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



ON TABLE SEE PG. 454

February 6, 2019

A **REGULAR MEETING** of CITY COUNCIL will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on Monday, February 11, 2019 to begin at **7:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

1. CALL MEETING TO ORDER

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for February 11, 2019 as circulated.

3. ADOPTION OF MINUTES

- | | |
|---|----------------|
| a) January 21, 2019 – Special Council (1310 and 1300 Block of Johnston Road) | Page 11 |
| b) January 23, 2019 – Special Council to Council (Semiahmoo First Nation) | Page 22 |
| c) January 28, 2019 – Regular Council | Page 25 |
| d) January 30, 2019 – Special Council (Community Forum - Dogs on the Promenade) | Page 30 |

RECOMMENDATION

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

- January 21, 2019 – Special Council (1310 and 1300 Block of Johnston Road);
- January 23, 2019 – Special Council to Council (Semiahmoo First Nation);
- January 28, 2019 – Regular Council; and
- January 30, 2019 – Special Council (Community Forum - Dogs on the Promenade).

4. QUESTION AND ANSWER PERIOD

Question and Answer period is an opportunity for the public to ask questions and make comments. There will be a Speaker's List available, each speaker will be given two (2) minutes and one (1) opportunity to ask a question(s) or make a comment. Question period shall be 15 minutes. A summary list of all questions, comment topics, and answers provided will be available on the [City's website under the Government tab](#).

The first installment will be uploaded to the website following the January 28, 2019 regular Council meeting minutes being adopted.

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

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

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

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

5.1.2 JAS GILL: UNUSED CITY ASSET (PORTION OF BREARLEY STREET)

J. Gill, resident, appearing as a delegation to request the City sell their unused portion of Brearley Street (north side of Marine Drive).

5.1.3 LAURIE MCFARLANE & DR. YASMIN JAL WADIA, WHITE ROCK/SOUTH SURREY STROKE RECOVERY BRANCH: REQUESTING EXPANSION OF EXISTING SPACE AND TO SECURE FUNDING

L. McFarlane & Dr. Y. Jal Wadia, appearing as a delegation to request the City’s support for an expansion of their existing space and to secure funding.

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

S. Relunasun, 100 Consulting, to appear as a delegation to speak to Affordable Housing and Volunteer Facilitation.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

6.1a RICK BAYER, PENINSULA HOMELESS TO HOUSING (PH2H) TASK FORCE: AFFORDABLE HOUSING

R. Bayer, Peninsula Homeless to Housing Task Force, to provide a presentation requesting three (3) proposed action steps to address homelessness in White Rock

6.1b JOSH HADLEY, BC ASSESSMENT: 2019 PROPERTY ASSESSMENT ROLL

J. Hadley, BC Assessment, to provide a presentation regarding the 2019 Property Assessment Roll

6.1c ABBY GEMINO, SOURCES BC: COLDEST NIGHT OF THE YEAR

A. Gemino, Sources BC, to provide a presentation regarding the Coldest Night of the Year event and request Council participate in the February 23, 2019 event taking place at 882 Maple Street. For more details regarding the event visit <https://cnoy.org/location/whiterock>

6.2 CORPORATE REPORTS

6.2.1 SPECIAL EVENTS FOR 2019

Page 45

Corporate report dated February 11, 2019 from the Director of Recreation and Culture titled “Special Events for 2019”.

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated February 11, 2019 from the Director of Recreation and Culture titled “Special Events for 2019”; and
2. Approve the following four (4) new events for reasons as outlined in this corporate report:
 - Spring Art Show
 - White Rock Multi-Cultural Festival
 - White Rock Moon Festival
 - Craft Beer Festival; and
3. Deny the following two (2) new event proposals for reasons outlined in this corporate report:
 - South Asian Festival; and
 - White Rock Sandcastle Competition.

6.2.2 FINANCIAL PLAN BYLAW (2018 TO 2022), 2018, NO. 2239, AMENDMENT NO. 2, 2019, NO. 2288

Page 89

Corporate report dated February 11, 2019 from the Director of Financial Services titled “Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019 No. 2288”.

RECOMMENDATION

THAT Council:

1. Receive for information the February 11, 2019 corporate report from the Director of Financial Services, titled “Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288;” and
2. Provide direction to staff on the process of public consultation to be undertaken prior to adopting Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288.

6.2.3 MARINE DRIVE PARKING – WEEKEND IMPROVEMENTS IN CONSTRUCTION ZONES

Page 94

Corporate report dated February 11, 2019 from the Director of Engineering and Municipal Operations titled “Marine Drive Parking – Weekend Improvements in Construction Zones”.

RECOMMENDATION

THAT Council receive for information the corporate report dated February 11, 2019 from the Director of Engineering and Municipal Operations, titled “Marine Drive Parking - Weekend Improvements in Construction Zones.”

6.2.4 BYLAWS AND INITIAL CONSULTATION SUMMARY FOR OCP AND ZONING AMENDMENTS FOR 1300-BLOCK / 1310 JOHNSTON ROAD Page 97

Corporate report dated February 11, 2019 from the Director of Planning and Development Services titled “Bylaws and Initial Consultation Summary for OCP and Zoning Amendments for 1300-Block / 1310 Johnston Road”.

RECOMMENDATION

THAT Council receive for information the corporate report dated February 11, 2019, from the Director of Planning and Development Services, titled “Bylaws and Initial Consultation Summary for OCP and Zoning Amendments for 1300-Block / 1310 Johnston Road”.

6.2.5 IMPLICATIONS FOR INCLUDING A TOWN CENTRE AREA HEIGHT AND DENSITY REVIEW IN THE 2019 OFFICIAL COMMUNITY PLAN (OCP) REVIEW Page 305

Corporate report dated February 11, 2019 from the Director of Planning and Development Services titled “Implications for Including a Town Centre Area Height and Density Review in the 2019 Official Community Plan (OCP) Review”.

RECOMMENDATION

THAT Council receive for information the corporate report dated February 11, 2019, from the Director of Planning & Development Services, titled “Implications for Including a Town Centre Area Height and Density Review in the 2019 Official Community Plan (OCP) Review”.

6.2.6 FREEDOM OF INFORMATION PROCEDURES UPDATE Page 325

Corporate report dated February 11, 2019 from the Director of Corporate Administration titled “Freedom of Information Procedures Update”.

RECOMMENDATION

THAT Council receives for information the corporate report dated February 11, 2019 from the Director of Corporate Administration, titled “Freedom of Information Procedures Update”.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING COMMITTEE MINUTES

- Land Use and Planning Committee – January 28, 2019

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RECOMMENDATION

THAT Council receive for information the January 28, 2019 Land Use and Planning Committee minutes as circulated.

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

None

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.1 BYLAW 2288 - WHITE ROCK FINANCIAL PLAN BYLAW (2018-2022), 2018, NO. 2239, AMENDMENT NO. 2, 2019, NO. 2288 Page 331

Bylaw 2288 addresses the addition of urgent expenditures related to the December 20, 2018 severe windstorm event that resulted in significant damage to the Pier and waterfront, and their recommended funding sources.

RECOMMENDATION

THAT Council give first, second, and third reading to “*White Rock Financial Plan Bylaw (2018-2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288*”.

***Note:** There will be an opportunity for public comments / submissions at the February 25, 2019 regular Council meeting. Written submissions may also be submitted to Mayor and Council by mail, drop off to City Hall (15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6) or by e-mailing ClerksOffice@whiterockcity.ca by 8:30 a.m., Wednesday, February 20, 2019.*

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

a) BYLAW 2289 - OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2210, AMENDMENT NO. 1 (1300 BLOCK JOHNSTON ROAD), 2019, NO. 2289 Page 335

Bylaws 2289 and 2290 pertain to proposed Official Community Plan (OCP) and Zoning Amendments for 1300-Block / 1310 Johnston Road. The corporate report outlining details of the proposed bylaws is noted on the agenda as Item 6.2.4. These bylaws are presented for consideration of first and second reading.

RECOMMENDATION

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

RECOMMENDATION

THAT Council consider the consultation strategy in the corporate report dated February 11, 2019 (noted in the agenda as item 6.2.4) as appropriate for consultation with persons, organizations and authorities that will be affected by “*Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289*,” pursuant to Section 475 of the *Local Government Act*”.

RECOMMENDATION

THAT Council consider “*Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289*” in conjunction with the City’s Financial Plan, and Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan.

b) **BYLAW 2290 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-61 AMENDMENT – 1310 JOHNSTON ROAD) BYLAW, 2019, NO. 2290** Page 338

RECOMMENDATION

THAT Council direct staff to schedule the public hearings for “*Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289,*” and “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2290*”.

c) **RESOLUTION AS PER SECTION 463(1) OF THE LOCAL GOVERNMENT ACT**

RECOMMENDATION

THAT Council:

“WHEREAS:

A. The following bylaws are under preparation:

(i) A bylaw (the “OCP Amendment”) to amend the “City of White Rock Official Community Plan Bylaw, 2017, No. 2200” by:

1. Replacing Figure 10 thereof with a new Figure 10; and
2. Replacing the excerpt from Figure 10 contained in Section 8.3 (Lower Town Centre) with an excerpt from the new Figure 10;

(ii) A bylaw (the “Zoning Amendment”) to amend the “White Rock Zoning Bylaw, 2012 No. 2000” as amended, by, *inter alia*:

1. Deleting the existing Section 7.60 “CD-60 Comprehensive Development Zone (1310 Johnston Road)” in Schedule “B” thereof; and
2. Adding a new Comprehensive Zone to Schedule “B” thereof, as Section 7.61 “CD-61 Comprehensive Development Zone (1310 Johnston Road);”
3. 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

(collectively “1310 Johnston Road”)

from “CD-60 Comprehensive Development Zone (1310 Johnston Road)” to “CD-61 Comprehensive Development Zone (1310 Johnston Road)”.

B. Preparation of the OCP Amendment and the Zoning Amendment commenced on November 7, 2018.

- C. Drafts of the proposed OCP Amendment and Zoning Amendment are attached hereto as Appendix “F” and Appendix “G”, respectively.
- D. Building Permit Application No. 020409 (the “BP Application”) was made with respect to 1310 Johnston Road on January 21, 2019.
- E. Council considers the development proposed in the BP Application to be in conflict with the OCP Amendment and the Zoning Amendment as set out herein.
- F. The Council of the City wishes to invoke the provisions of s. 463(1) of the *Local Government Act* RSBC 2015 c. 1 (the “LGA”) with respect to the BP Application.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Council hereby considers the development proposed in the BP Application to be in conflict with the OCP Amendment in the following particulars:
 - (a) The height of the development proposed in the BP Application exceeds the maximum permitted development height provided for in the OCP Amendment; and
 - (b) The density of the development proposed in the BP Application exceeds the maximum permitted development density provided for in the OCP Amendment.
2. Council hereby considers the development proposed in the BP Application to be in conflict with the Zoning Amendment in the following particulars:
 - (a) The height of the development proposed in the BP Application exceeds the maximum permitted development height provided for in the Zoning Amendment; and
 - (b) The density of the development proposed in the BP Application exceeds the maximum permitted development density provided for in the Zoning Amendment.
3. Pursuant to section 463(1) of the LGA, Council hereby directs that a building permit in respect of the BP Application be withheld for a period of 30 days beginning on January 21, 2019.”

Note: *If Council chooses to proceed with the proposed resolution, a special Council meeting will be held at 4:00 p.m. on Thursday, February 14, 2019 to extend the period for withholding the building permit by an additional sixty (60) days in order to complete the process (beginning on the date the initial 30 day period ends, for a total of 90 days).*

8.1.4 BYLAW 2282 - ANIMAL CONTROL AND LICENSING BYLAW, 2012, NO. 1959, AMENDMENT 2, 2019, NO. 2282 Page 343

Bylaw 2282 proposes an amendment to the Animal Control and Licensing Bylaw to permit a one (1) year trial program that permits dogs on the promenade during the off-season (September 1 to April 30). The following feedback was received in regards to proposed Bylaw No. 2282:

- Results of “*Survey: Dogs on the Promenade*” Page 344
- Correspondence received by 8:30 a.m. on February 4, 2019 through ClerksOffice@whiterockcity.ca, whiterockcouncil@whiterockcity.ca, and in hard copy Page 349

The minutes from the January 30, 2019 special Council meeting, which was a community forum to receive public input regarding Dogs on the Promenade, are included in the agenda for adoption as Item 3b.

This bylaw received three (3) readings at the January 14, 2019 regular Council meeting and received public comment at the January 30, 2019 special meeting, and is presented for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to “*Animal Control and Licensing Bylaw, 2012, No. 1959, Amendment 2, 2019, No. 2282*”.

8.2 PERMITS

None

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

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

Note: *Council may wish to refer this matter to staff for consideration and response.*

- 9.1.1** Letter dated January 18, 2019 from the 10th White Rock Scout Group regarding “*Scout Week*” (February 18-25) **Page 441**

Note: *As per Council Policy No. 146, Council has given approval for the Scout’s Flag to be flown annually without Council resolution. The correspondence is included on the agenda for information purposes.*

- 9.1.2** Letter dated February 1, 2019 from the Peace Arch Hospital Foundation (PAHF), regarding Council liaisons to the Foundation’s Board of Directors and Committees. The letter advises that a Council liaison is no longer required for the Board of Directors, and asks Council appoint liaisons to serve on the Healthy Community Grants Committee. **Page 442**

RECOMMENDATION

THAT Council appoint Councillor Fathers to serve as Council Liaison with Councillor Johanson as the Alternate to the Peace Arch Hospital Healthy Community Grants Committee for the 2018-2022 term.

Note: *On December 10, 2018, Councillor Fathers was appointed as a liaison to the Peace Arch Hospital Foundation with Councillor Johanson as the alternate. As noted, the City has been informed the PAHF bylaws have changed and the appointment is no longer necessary.*

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

10.2 COUNCILLORS REPORTS

10.2.1 METRO VANCOUVER BOARD IN BRIEF

METRO VANCOUVER BOARD IN BRIEF – JANUARY 25, 2019

Page 443

RECOMMENDATION

THAT Council receives for information the January 25, 2019 Metro Vancouver Board in Brief document.

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.1a E-COMM BOARD OF DIRECTORS

Page 449

In the past the City of White Rock, Township of Langley, and the City of Surrey shared a designated grouping for the appointment of E-Comm Board of Directors. The City of Langley has now been added to this grouping. Each year, the participating municipalities must forward a resolution to E-Comm 9-1-1 confirming the representatives.

Following consultation of the Mayors of each of the noted municipalities, Council is requested to consider the resolution below to ensure fair representation along with continuity. It is further noted that all the noted municipalities have the opportunity to send a representative to the Annual General Meeting (AGM) held in June, including the years they are not noted as having a designated representative.

RECOMMENDATION

WHEREAS the Township of Langley, and the Cities of Langley, Surrey and White Rock share a designated grouping for the appointment of E-Comm Board of Directors pursuant to section 4.2.1.5 of the E-Comm Members' Agreement;

AND WHEREAS the sharing of the two (2) Board of Director chairs for the grouping would be most equitable based on approximate population representation;

NOW THEREFORE BE IT RESOLVED THAT the **City of White Rock** confirms support of the following rotation of the two (2) shared E-Comm Board of Director seats beginning with the 2019 E-Comm Annual General Meeting and continuing forward using the rotation given below:

- City of Surrey – one (1) dedicated, continuing Board of Director seat;
- City of Langley – two year term (beginning the 2019 Annual General meeting);
- City of White Rock – two year term (beginning the 2021 Annual General meeting); and
- Township of Langley – four year term (beginning the 2023 Annual General meeting).

Note: Council has not yet appointed a member of Council to represent White Rock at the E-Comm Annual General Meeting. It is usually held in June, once the information has been

provided in regard to date and time it will come forward to the regular Council meeting so consideration may be given to who will be appointed.

11.2 NOTICES OF MOTION

None

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

13. OTHER BUSINESS

14. CONCLUSION OF THE FEBRUARY 11, 2019 REGULAR COUNCIL MEETING

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

ABSENT: Councillor Chesney

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

Press: 1
Public: 43

1. **CALL MEETING TO ORDER**
The Chairperson called the meeting to order at 6:00 p.m.

2. **ADOPTION OF AGENDA**

2019-027

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopts the agenda for its special meeting scheduled for January 21, 2019 as circulated.

CARRIED

3. **PRESENTATIONS AND REPORTS**

3.1 **STAFF PRESENTATION**

The Director of Planning and Development Services presented an overview of the corporate report titled “Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road,” as previously published in the Land Use and Planning Committee agenda of December 10, 2018. Attached for reference purposes:

- Land Use and Planning Corporate Report & PowerPoint dated December 10, 2018
- Story Boards presented at the January 17, 2019 Public Information Meeting

3.2 OPPORTUNITY FOR AFFECTED OWNERS TO PRESENT VIEWS TO COUNCIL

The Director of Corporate Administration read the procedure for public comments.

The Chairperson invited first the affected property owners in attendance to present their comments to Council, followed by the public.

- P. Randhawa, owner of property - 1310 Johnston Road: Gave background on himself: born and raised in Vancouver, and White Rock has a special place in his heart. He's grateful to be able to purchase the property 2.5 years ago. Has a personal interest in architecture and wanted to be a part of something iconic for White Rock. To do this he needed support from family and friends. He's a small developer and represents a small group of people who have invested their money because they have interest in the project. To date they have invested millions of dollars in the project and the investment has been significant for each involved. He is not a developer with deep pockets; they are not a pension fund or insurance company. They are a group of individuals who pooled their resources to build a beautiful building. They have been working on this application for more than two (2) years with the City of White Rock design team and Planning Department to create the development and they did so working in good faith with the City. The intention is to build a luxury mixed use development with large units and vibrant retail space (enhancing the southern portion of Johnston Road). They were working with the City's long-term vision with the goal of this building was to be around for many years. It was important to them to appeal to local buyers. The design of the building was to be slender to help others with views (resulting in a smaller footprint) and having two (2) units per floor. They are always working to be respectful of the views for the building but also aware of any impact to nearby views. The development is consistent with the City's Vision 2045 OCP (developed through a multiyear process). If this Council were to downsize the site to six (6) stories / 3.5 FAR it would mean the project as conceived would be dead and there will be very significant losses for each member of the group. They will not be able to build on the site for an undetermined period of time. The face of the area is already set to change in the near future due to the project to the north of this site (12 stories / 90 units) and at this point to penalize this 30-unit development to accommodate a revised vision of the new Council for the area is unfair and heavy handed.

They have spent years developing a project that is consistent with the City's long-term vision, the investment partners are simple, hardworking people that believed in the City's vision. They understood there were development risks (market, timing sales falsity) but it was not thought that a new Council in such a heavy-handed and punitive way would destroy the development and the investment. They hope that Council will seriously consider the impact of these decisions and the long-term view of what White Rock will look like 50/100 years from now. The impact of local residents that want to live in a vibrant Lower Town Centre and the impact on other land owners in this block. And finally the loses inflicted on the owner, his family and friends.

Question from Councillor: How many below market units are included in the project? None

- T. Casola, Architect and Agent for 1310 Johnston Road. Stated that the zoning amendments being proposed by Council will have a project killing consequence and in turn will incur severe financial losses for the ownership group. A reduction of density from 4.8 to 3.5 FAR and height from twelve (12) stories to six (6) would render the approved permit unviable.

The following reasons were given as to why the proposed amendments should not go forward:

- 1) Physical impact of proposed massing on immediate neighbouring parcels: stating that at twelve (12) stories the massing impact on lands to the south is minimal given the position, and orientation relative to the elementary school (little to no shadowing). The existing Blue Frog Studio to the north of the site would have shadowing effects and view impacts with as low as a four (4) storey development thus there would be no improvement. If the site were only permitted six(6) stories building massing will need to widen to obtain maximum building area (causing more shadows and view impact). To the east of the property it would have late day shadows on the water storage site only (no residential or pedestrian impact).
- 2) Minimal impact on the height on pedestrians at grade, due to the podium base with the tower above. It is a planning principle that the average pedestrian is most impacted by the first two (2) to three (3) stories (with this design a height modification will not change how it is experienced from the street level).
- 3) Minimum impact of FAR reduction on human density, with approved 30 units a reduction of 30% reflecting FAR of 3.5 would equate to a reduction of 8 or 9 residential units (little impact on actual human density). This is much effort to reduce the project by less than 10 units.
- 4) Fundamental fairness to the applicant and their financial commitment to the development and the White Rock economy. The Development Permit was adopted by Council seven (7) months ago. The DP with its allowable GFA and maximum height is the cornerstone vision of the owner's project.

The proposed amendments would not only cause an immediate devaluation of the site of approximately 35% (essentially several millions of dollars) it would also kill the development and waste all efforts to date from previous Council, planning administration, the community, the applicant and it's design team.

Once we analyze the real impacts of the proposed amendments it is clear

- a) that they won't add any significant improvement to the interface with neighbouring sites;
- b) will eliminate 8 – 9 residential units;
- c) destroy a quality development; and

- d) these changes will indeed cause undue hardship to the development group that placed good faith and commitment in the City of White Rock and taking on this endeavor and obtaining the approved Development Permit.

It is our hope that Council recognizes that these proposed zoning amendments will not provide material improvement or benefit to the community and only serve to unduly harm those that took significant financial risk with the goal of making a positive contribution to the City.

Question from Councillor: I do not understand how dropping the height from twelve (12) to six (6) stories makes the project unviable.

Example Oak Street Corridor has heights at three (3) – four (4) stories and it appears they have done well with that. What is it about White Rock land or this property that makes six (6) stores unviable given that would be higher than Morgan Crossing which appears to be profitable?

Mr. Casola: Every project has a vision, each are different, there are different categories such as end of market (low end or high end) this was done as a luxury building. The cornerstone for this was that the up zoning would occur (and it did) and planning occurred around that. If you do a six (6) storey project on the site, which could be done, but it would not match the work (2 years) done for the luxury building concept.

Question from Councillor: When was the project conceived and when were the designs done?

Mr. Casola: We came on board approximately seven (7) – eight (8) months ago, just prior to the release of the Development Permit. I understand original works began more than two (2) years ago.

- R. Proskiw, Investor for 1310 Johnston Road. Stated he works in a High School, works with students and while knowing this, the Owner, showed him the project and asked if he could help put the project together. He decided to put his RRSP's into the project. He was there with the owner at the City's Advisory Design Panel meeting when they were asked to include a garden and art into the project (to help showcase the local talent). They also amended the height at Council's request. The Owner then continued the process and paperwork and the project was approved. He has trouble understanding how after working with people at the City this is being discussed. This is a project they want to do, he believes in him (the Owner) and he believes in the project and hopes Council does too.

Comment by Councillor: When you have a building that is dedicated only to luxury units it is actually not contributing to the growth of the community (we have seen that throughout downtown Vancouver as it starts to hollow out neighbourhoods) all of the current projects underway in White Rock are focused on luxury units. I am not seeing any market or below market units/rentals. That is detrimental to the long term health of the community.

Mr. Proskiw: If no one else is doing it why only this one being **the** one (1) that has to supply affordable housing? He understands that the taxes will be paid by future owners so there are funds that come back to the community.

Comment by Councillor: It was noted that this building is not being singled out, it happens to be the only building with approval that does not yet have a building permit.

Question from Councillor: Clarification of the height of the project? Staff confirmed it is 44.72 metres.

Question from Councillor: Clarification of the height of the project at 1350 Johnston Road? Staff confirmed it is 5.5 metres less than the building at 1310 Johnston Road.

Question from Councillor: Clarification of the permitted height of the Blue Frog Studio in the OCP?

Staff confirmed the maximum height in the OCP 10.7 meters / six (6) stories. Correction made on this item in regard to the OCP designation it was corrected to state ten (10) to twelve (12) stories designation.

Question from Councillor: We are trying to avoid hardship and we are trying to balance the needs of the community and make sure the form and function is aligned with the rest of the community in that area. I apologize for any stress this must be causing you. My question is in regard to financial viability I am unclear as to why six (6) stories as opposed to twelve (12) would not be economically viable. Would you still make a profit at six (6) stories?

Mr. Proskiw: could not give an answer to this question.

Question from Councillor: In the May 29, 2017 staff report there is an excerpt regarding height on 1300 Johnston Road from the April 24, 2017 Land Use and Planning Committee. The increase appears to have come from Council and not the public. This is why we want to re-open a further review of the OCP. Do you recall the discussion around this decision?

It was noted by staff that this information / report was to give feedback from the final phase of the OCP review process. Council noted they wanted to see additional height between Thrift Avenue and Roper Avenue. There were two (2) applications in (1350 Johnston Road for a 20 storey building and 1310 Johnston Road for a 15 story building). The Director of Planning and Development Services, who started with the City in May 2017, reviewed the OCP consultation feedback, reviewed and walked the block, considered context of the zoning, the land use, and major features and then concluded that 10 – 12 storey height for this area would be appropriate. There is a large green space due to the school which would be a natural break between higher density and lower density. This approach would maintain a key view corridor south down Johnston Road by insuring any buildings are set back from the street.

On the east side and looking west even a two (2) to three (3) storey building would block views of the ocean.

The public hearing for the OCP was held July 10, 2017.

Comment by Councillor: Duty to respect land owners and residents and OCP's are to represent a vision of the community, the people and businesses.

Staff noted that public consultation process (for an OCP) is important but there are other factors to be considered such as policy, technical information and knowing the site. Staff also take direction from Council

- C. Levert, Investor for 1310 Johnston Road. Noted the developer discussed the project with her and she decided to participate in it through investment. Stated she is not rich, they are average people with a single income. These proposed changes would cause a significant loss for us. To change the project would be hard on us, we work hard.
- P. Cross, Previous Property Owner and Advisor for 1310 Johnston Road. Owned the property for 20 years and is involved in the new development. Started the project four (4) years ago. His dream for the site was to have a high density building that would compliment White Rock. He hired the original designers and worked in conjunction with the City for over a year. Very concerned about the wood frame structure (many of the buildings in the area are wood framed and approximately 50 years old). He would like to see concrete as it is a safer structure (Concrete building lifespan is 70 years). Approximately 10 years ago Community Amenity Contributions were discussed with the City. What is being proposed now by the new Council has not moved forward from years ago. White Rock has no more land.

Investor certainty, should be considered when there has been and Development Permit issued by the City.

Oak Street corridor was noted earlier, four (4) stories that went from single-family residential to townhouse / greater density.

Concerned what has been implied on the signage stating six (6) stories for this project, is misleading. Six (6) stories but due to land layout it would be four (4) stories at Roper Avenue.

Question from Councillor: Is there any flexibility with this project?
There is flexibility in most things in life, a big stumbling block would be concrete vs. wood as they are very different costs. Land is very expensive.

Question from Councillor: What is the maximum highest for wood construction? Staff noted six (6) stories.

- S. Marples, Investor for 1310 Johnston Road. Noted that none of the Councillors

are business owners. There is a different side to this; you are now running a City (which is a business). There are a lot of things to know and understand and there is a fiscal responsibility that comes with that. This project is already approved and approved for good reasons. It was not an over night decision. It followed a lot of work, energy, effort and expense. This was a meaningful project. It is a nice building; it would do a lot for White Rock bringing up standards for the surrounding area. People that were investing in the project were doing so to make it happen. I wanted to move into this building. I love this City; this is an opportunity to do an effective uplift to the property that will bring a positive impact to the community. This was to be a place I would retire in, but no longer viable. The cost to the City is not just whether you pass the project or not. Other considerations while taking fiscal responsibility would be the possible legal costs and battles that can easily occur due to making the project no longer viable. Fiscal responsibility, requires sound decision making. This project in the end will possibly lower taxes (more revenue from it). People will be hurt by a decision against this project. People that work hard for their money, not off shore funds, these are local White Rock people. Looking at where we are, we have opportunities ahead of us, this is a good strong project. He truly believes it would be a wrong decision to vote the project down. Believe it is the best thing thing for White Rock.

- K. Breaks, 1328 Johnston Road, stated he's very concerned about what is happening in the area. He invested in his business (Blue Frog Studio) and home. This was done based on meetings held nine (9) years ago where he was told that the immediate area below Thrift Avenue would be low to mid rise (four (4) to six (6) stories). Based on these assurances has invested heavily into the sound studio which brings over 30,000 people into White Rock. In 2017 in the final phase of the OCP review a new concept called the Lower Town Centre was introduced and nine (9) months later two (2) high-rises on either side of the Blue Frog Studio were approved. It was always noted there would be no high-rises below Thrift Avenue. During the public hearing we observed over 90% of the speakers (City Residents) that were opposed to this. Staff recommendation was for ten (10) stories. Proper planning principles were not followed. Blue Frog Studio was left out of the planning process. The City brought in a thirty (30) metre separation between the towers and the Blue Frog Studio site that orphaned and downzoned the property. A key planning principle is that one (1) property owner cannot be downzoned from the effect of a neighbouring development. Therefore whatever Council will approve for height and density the neighbouring properties should be given equal treatment. There will be large financial ramifications of Blue Frog Studio having five (5) years of construction noise on either side of the recording business. In the rear alley two (2) cars cannot pass at the same time and now with large scale development it will be a nightmare for the entire neighbourhood. High-rise construction will put the operations at our studio at risk. The higher the building the longer the construction period (more risk). The City has noted they are on their own for dealing with the developers for any mitigation of our issues. Prior to any construction occurring a comprehensive mitigation plan should be spearheaded by the City and agreed to by all parties. We feel that bringing the high-rises down the hill will have a severe impact on White Rock. When they built their home they had the option to build right up to the street.

the overall community and went with a better fit by building back from the street. The view corridor should be kept as wide as possible with new buildings having a deep setback and staggering the height. Connecting the beach and the uptown is a priority for the City. The Lower Johnston Road area can be an amazing transition zone from the high-rises and offices of uptown. This is a chance to get this right.

Question from Councillor: In regard to the 30 metre separation requirement, what options does Council have to waive the 30 meters?

The 30 meter separation requirement (distance between the high-rise and the next site) is noted in the Development Permit Guidelines, and the OCP for the Upper and Lower Town Centre. The separation requirement is noted for buildings once above eight (8) stories. Best practice to separate high rises by 30 metres / 100 feet.

With the FAR at 3.5, potential development that can be achieved on the Blue Frog Studio site would be six (6) to maybe seven (7) / eight (8) stories. Then the 30 metre separation may not be necessary. A variance consistent with the OCP, a comprehensive development zone tailored to the site there may be flexibility in this regard.

Question from Councillor: Mr. Breaks have the developers of 1310 or 1350 Johnston Road approached you regarding development collaboration? We cannot plan anything we want to keep going and are not interested in developing; we want to keep doing our business.

Question from Councillor: Did the City approach you prior to your addition of a third story to amend what you were building (additional height)?
Mr. Breaks, No, nothing like that

Staff information, the addition was done in 2013, not a subject of a public hearing as there were no variances or changes to zoning bylaw.

- R. Jackson, 1310 Johnston Road. Stated that for the last few years, while the OCP was being developed, he participated in many of the the OCP meetings (at least 2 years of consultation to help formate the OCP). Felt there was good input involving business owners, community (including community Pop Up participation opportunities) and landlords. Stating he felt it was an extensive and well thought out process.
Mr. Jackson is the owner directly opposite the proposed development and was surprised by potential changes being sought at this point. Stated there is a need to see innovation and progress of development. Cares about White Rock and is concerned about the current situation of the Johnston Road location. Some of the buildings are 50 years old (limited time span/life). Concerned what will happen if no development occurs on Lower Town Center.
If this project is not viable, is there a plan to help bring new business / tenants to the area?

- P. Cross, Previous Property Owner and Advisor for 1310 Johnston Road. Spoke a second time, the OCP took a number of years to develop and there was many meetings in regard to input (this would be a change to the current OCP). There was communication between 1310 Johnston Road and the property to the north (Blue Frog Studio) prior to the development. Area is quiet, not vibrant.

Question by Councillor: How do we find a way to make you successful and also be able to please the community who wanted change? We want to get it right.

Mr. Cross, Felt the Vision 2045 concept is good because times change. Buildings covering the entire lot area are solid and this is the old way, he wants to see quality buildings / concrete buildings.

- K. Breaks, 1328 Johnston Road, Spoke a second time, wanted to inform that the previous owner did not talk to him about the application. They had past discussions but it appeared to be more abstract (hopes and dreams). When the development was approved I tried to discuss interfacing Blue Frog Studio with their property by them putting in a “knock out wall” and that was shot down. Again the City should spearhead how two (2) properties should work together.
- G. Wolgemuth, White Rock, BC, stated he was surprised the City was going through this process - focus on one (1) property. This appears to be unfair to the developer as it is so far along in the process (City approvals given). The developer has noted they have put many funds into the project already. There could be repercussions, as the developer will have protection through the courts. The entire Town Centre should be part of the OCP review. Do not agree with anything being spot zoned.
- B. DeAngelis, White Rock, BC, owner along with her family (5 family owned houses since 1980 on Winter Street and Thrift Avenue), stated that she likes the look of the building and it will enhance the neighbourhood. It does not make sense after all the time and funds put into the project to have it scrapped. Those willing to invest in White Rock and especially those that are significantly into the development process should be able to expect stability and consistency between the Councils. The owners of this development are being treated unfairly and it appears anyone can face the same treatment when a new Council comes in.

Question from a Councillor: It was clarified which five (5) properties noted, and the current zone, it was noted by staff they are currently zoned RS 1 zone (designated as four 4 stories and 2 Gross Floor Area Ratio)

- D. Stonga, White Rock, BC, stated this proposed height is too high, 90% of the public did not like the idea of the proposal however Council approved it. In favour of amending the heights in the Town Centre (Johnson Road and North Bluff Road) however south of Thrift Avenue does not seem to fit in. Concerned with congestion and livability of White Rock. Would like to see more technology considerations (solar energy panels, preservation of water and outlets for electric cars). This development should not have gone this far.
- K. Jones, White Rock, BC, stated a further option to concrete vs wood frame construction being steel frame. Stated he had participated in OCP meeting, understood this area to be two (2) – three (3) three stories does not know where higher density came from. Concern with the towers that are permitted to overlook children playing in the playground. Those who speculate on land are gambling, they do need to be considered as they are making contributions to the community but there should be no consideration for any losses they may incur for taking a gamble.
- G. Wolgumeth, White Rock, BC, spoke a second time, stated Community Amenity Contributions are a benefit for construction inconvenience / change in City. Concerned with this process that allows for more height. Would like to see this element be taken out of the amendment. Would like to see an offer to the Blue Frog Studio to remove the corner from 1310 Johnston Road and the resulting impact would be for their view. Stated he does not agree with spot zoning. Utilizing the lot coverage could be a solution. What are we going to do in the future should be what Council addresses. Would like to see 12 stories in the Town Centre and would like to have input on this when the full OCP review process is done.
- L. Atitlair, White Rock, BC, stated that she had attended public hearings held for both 1350 Johnston Road and 1310 Johnston Road. The desires of the residents were they had spoken against the high-rises and then the Council of the day approved them. Residents want a community they can be happy in, high-rises take a toll on the community. The high-rises below Thrift Avenue are not necessary.

Question from a Councillor: Is there a happy medium in this area in terms of stories / height?

Ms. Atitlair, 6 stories in this circumstance however concerned that would leave the door open. Does not want to see a precedent set for high-rises.

- M. Hornak, White Rock, BC, stated that White Rock is not an inexpensive place to live, he made a choice to live in WR, affordable housing is an interesting term, it means something to each person, there are all types of financial situations. He won't judge those that have more or less than the does. Respects the process, there was an OCP public process, He had my say at the hearings, went online, attended and spoke at the public hearings as well made contact the Mayor and Council. The OCP was supported and voted upon.

- P. Kealey, White Rock, BC, stated the zoning on this block is CR-2, which is three (3) stories or 35 feet this is what people want (for it to stay this way). This item (1310 Johnston Road) is a problem but it should be dealt with separately from the rest of the block.
- D. Stonga, White Rock, BC, spoke a second time, stated he is not against development. This area south of Thrift Avenue should be a smaller version of what is being proposed. Does not believe we need more units for the kids to live in – this is not affordable. You need a mix of luxury and affordable housing for all income levels (so those living in the community can stay in the area).
- K. Jones, White Rock, BC, spoke a second time, stated the issue is height and the City does not need to compromise on this project, this is not what the public want for this area. The public want two (2) – three (3) stories and an open view down the corridor to the Upper Town Centre. They are asking for this area to be a livable area, suggested that the City modernize gradually but keep in mind the type of development that the public want.
- S. Marples, Architect and Agent for the development, spoke a second time, there was a question in regard to affordable housing and how much did this development contribute toward that. Stated this is not the right proposal for affordable housing, it is not the right place. It is needed however the Town Centre corridor does not make sense.
In addition further housing brings in higher population and this is required to help the business community, this is a proposal to be valued. Changes could be made moving forward not in the way this is being proposed. There has been a lot invested into this project already, it went through due process.
- F. MacDermid, White Rock, BC, stated that she had purchased her condominium and lost property value due to a tower being built next to her. This is a small community, does not know how many towers are needed. A proper plan is required. Towers appear to distress a lot of people.

Question: How much do you believe you have lost in property value?
\$120,000.

4. **CONCLUSION OF THE JANUARY 21, 2019 SPECIAL COUNCIL MEETING**

The Chairperson declared the meeting concluded at 8:40 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

PRESENT: **WHITE ROCK COUNCIL**

Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

SEMIAHMOO FIRST NATION

Chief H. Chappell
Councillor Charles
Councillor Cook

ABSENT: Councillor Chesney (sent his regrets)

STAFF: T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations
F. Farrokhi, Manager of Communications and Government Relations
S. Lam, Deputy Corporate Officer

Press: 1
Public: 10

1. CALL MEETING TO ORDER

The meeting was called to order at 4:35 p.m.

At the January 14, 2019 regular Council meeting, Council endorsed that a Council to Council meeting to be held outside of the City of White Rock boundary:

“THAT Council, pursuant to Section 134.1 of the Community Charter, authorize and direct staff to schedule a Special Council to Council meeting with representatives of the Semiahmoo First Nation as follows:

- *Date and Time: Wednesday, January 23, 2019 at 4:30 p.m.*
- *Address: 15622 Marine Drive”*

2. ADOPTION OF AGENDA

2019-028

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopts the agenda for the special Council to Council meeting held January 23, 2019 at 15622 Marine Drive as circulated.

CARRIED

3. SEMIAHMOO FIRST NATION HISTORY

Chief Chappell, Councillor Joanne Charles, and Councillor Genine Cook welcomed the City of White Rock and members of the public with a traditional song.

A brief history of Semiahmoo First Nation (SFN) and the Semiahmoo Bay was shared.

SFN noted that there has been a boil-water advisory for years, and spoke to the City's termination of service issued previously. SFN looks forward to working with the City of White Rock in drafting municipal service agreements. Once a Communications Protocol has been established, both parties will be able to move forward in creating the agreements.

SFN advised that they met with the City of Surrey in July 2018 in order to draft a municipal service agreement for sewer and water designs.

Moving forward, SFN is working towards finding economic opportunities with the goal to gain economic independence. It was noted that this could be beneficial to all involved, SFN, City of Surrey and the City of White Rock.

It was also recognized that UBCM has provided funding for a facilitator to assist with forums/discussions when creating the protocols/agreements.

SFN noted there are three (3) items they wish to occur through discussion:

1. Developing a government to government recognition protocol, noting that this may be a good session to utilize a facilitator
2. Ensure a recognition and understanding of SFN land, and the history with Semiahmoo Bay. It was noted that a better understanding will be good step towards improving the relationship
3. Establish working groups between the City and SFN to address and work towards resolving some of the outstanding issues

4. COMMUNICATIONS PROTOCOL

Each group is governed in different ways through culture and legislation. The Communications Protocol will be an important tool for understanding and will give a clear path to move forward successfully.

The importance of ensuring there is leadership at the table during the discussions/development of the protocol was highlighted.

2019-029

It was MOVED and SECONDED

THAT the City of White Rock Council directs staff to work with Semiahmoo First Nation to develop a Communications Protocol for moving forward.

CARRIED

5. **OTHER BUSINESS**

The City and SFN agreed that City staff will continue to work with SFN in preparing for upcoming meetings.

6. **CONCLUSION OF THE JANUARY 23, 2019 SPECIAL COUNCIL TO COUNCIL MEETING WITH THE SEMIAHMOO FIRST NATION**

Chief Chappell, Councillor Charles, and Councillor Cook thanked the City and the public for attending the Council to Council meeting, and closed the meeting with a traditional song.

Mayor Walker declared the Special Council to Council meeting concluded at 6:38 p.m.



Mayor Walker

Stephanie Lam, Deputy
Corporate Officer

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

ABSENT: Councillor Chesney

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
S. Kurylo, Director of Financial Services
J. Gordon, Director of Engineering and Municipal Operations
E. Stepura, Director of Recreation and Culture
C. Isaak, Manager of Planning
E. Keurvorst, Manager, Cultural Development
S. Lam, Deputy Corporate Officer

Press: 1
Public: 39 (approx.)

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

2. **ADOPTION OF AGENDA**

2019-030

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopts the agenda for its regular meeting scheduled for January 28, 2019 as amended as follows:

- Removal from Item 7.2 Council Policy 147 Term of Reference: Public Art Advisory Committee; and
- Add as Item 12.1 correspondence from Saskatchewan Research Council – Environmental Analytical Laboratories in relation to Water Quality Results / Merklin and Oxford Wells.

CARRIED

3. **ADOPTION OF MINUTES**

a) January 14, 2019 – Regular Council meeting

2019-031

It was MOVED and SECONDED

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

a) January 14, 2019 – Regular Council meeting

CARRIED

4. QUESTION AND ANSWER PERIOD

Question and Answer period is an opportunity for the public to ask questions and make comments. There will be a speaker's list available, each speaker will be given two (2) minutes and one (1) opportunity to ask a question(s) or make a comment. Question period shall be 15 minutes. A summary list of all questions, comment topics, and answers provided will be available on the [City's website under the Government tab](#)

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

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- G. Howes, White Rock, BC, Commented that January 23, 2019 it was the highest tide of the month and it was half a meter higher than it was on December 20, 2018 (without any storm surges), does the City know what the geodetic height of the breakwater is now and how does it compare to what it was twenty (20) years ago?

Answer: Staff will get back in regard to the geodetic height but also noted this will be reviewed and information on this will be provided in conjunction with the upcoming corporate report regarding the pier repair.

- L. Campbell, White Rock, BC, noted concern with the new permit parking decal regulations / costs. Does not mind paying for visitor parking but as she does not have a driveway she does not think it is fair she has to pay for a decal to park (this fee should not be charged to those who do not have driveways or an option for them).

Answer: The City has recently announced the establishment of a Parking Task Force. The Parking Task Force's work plan will include a review of the parking decal program.

- K. Jones, White Rock, BC, stated as a result of the December 2018 storm the City will be re-doing the "riprap" on East Beach, would like staff to review the use a soft berm approach instead; and further requested Council to assess the Marina Concept with the question what is the expense to re-build vs. the revenue.
- G. Cruiskshank, White Rock, BC, commented their home was built in 1947 and has no driveway, with the new parking decal regulations it is unfair that there is now a \$12 annual decal fee that she must pay for when family and friends visit.

Answer: The City has recently announced the establishment of a Parking Task Force. The Parking Task Force's work plan will include a review of the parking decal program.

- S. Crozier, White Rock, BC, stated it would be helpful for the public if the City were to live stream the meetings.

Clarified: The City does offer live streaming of the Council and Standing Committee meetings held in the Council Chamber at City Hall on its website.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

5.1.1 ALEX NIXON & JENNY BRAY, WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION (BIA): MARINE DRIVE BUSINESSES, CHALLENGES AND OPPORTUNITIES

A. Nixon and J. Bray, White Rock BIA and Marine Drive Business Owner S. McLean, appeared as a delegation regarding the challenges and opportunities for Marine Drive Businesses. Further discussion included construction fencing around parking spaces and the ability to move the fencing or reduce the size of the area.

2019-032

It was MOVED and SECONDED

THAT Council directs staff bring forward a corporate report, at the next regular meeting, in regard to the possibility and option in regard to opening more of the parking spaces at the waterfront, in particular by Memorial Park.

CARRIED

5.1.2 GAIL CRUIKSHANK: FEE FOR PERMIT PARKING ON MARINE DRIVE

G. Cruikshank, resident, appeared at Question and Answer Period instead of during the delegation items on the agenda in regard to permit parking fees along Marine Drive.

5.1.3 GEOFF GIFFIN, PENINSULA PRODUCTIONS SOCIETY: INTRODUCTION

G. Giffin, Peninsula Productions Society, appeared as a delegation to provide an introduction to the Peninsula Productions Society.

2019-033

It was MOVED and SECONDED

THAT Council:

- Receives the information provided by G. Giffin, Peninsula Productions Society; and
- Refers to staff the information so it may be brought forward to the upcoming Financial Planning Process the request for support: as follows.
 - 25 % partnership / \$8,000 per year for the next three (3) years.

CARRIED

5.1.4 LYNDA CAMPBELL: CONCERNS WITH PAY/PERMIT PARKING

L. Campbell, resident, resident, appeared at Question and Answer Period instead of during the delegation items on the agenda in regard to permit parking fees.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

6.1a STAFF SERGEANT DARYL CREIGHTON, WHITE ROCK RCMP: UPDATES

Staff Sergeant D. Creighton provided a PowerPoint giving an update regarding White Rock Policing Services.

Included were the following stated imminent priorities for the RCMP:

- Volunteer Logistics: our volunteers require a larger, proper work area, and the space they currently occupy is required by Support Staff.
- Annual Performance Planning (APP): An RCMP practice that involves Mayor and Council (as representatives of their residents) working with their local police to determine policing priorities for the upcoming year.
- Further increase to RCMP establishment: Two (2) additional members were approved in 2017, and arrived in November, 2018. No request will be made until the end of 2019

2019-034

It was MOVED and SECONDED

THAT Council receives the information provided by Staff Sergeant D. Creighton within a PowerPoint outlining an update regarding White Rock Policing Services.

CARRIED

6.2 CORPORATE REPORTS

6.2.1 BUSINESS PLAN: UPDATE ON THE POLICING OPERATIONS OF THE WHITE ROCK RCMP

Corporate report dated January 28, 2019 from Staff Sergeant Daryl Creighton titled "Business Plan: Update on the Policing Operations of the White Rock RCMP".

2019-035

It was MOVED and SECONDED

THAT Council receives for information the corporate report, dated January 28, 2019 from the White Rock RCMP Detachment Commander, titled "Business Plan: Update on the Policing Operations of the White Rock RCMP."

CARRIED

6.2.2 WHITE ROCK RCMP RESPONSE TO THE MID-SPAN COLLAPSE OF THE WHITE ROCK PIER

Corporate report dated January 28, 2019 from Staff Sergeant Daryl Creighton titled "White Rock RCMP Response to the Mid-Span Collapse of the White Rock Pier".

2019-036

It was MOVED and SECONDED

THAT Council receives for information the corporate report, dated January 28, 2019 from the White Rock RCMP Detachment Commander, titled "White Rock RCMP Response to the Mid-Span Collapse of the White Rock Pier".

CARRIED

6.2.3 **PIER AND EAST BEACH STORM REPAIR SCHEDULE AND REPAIR STRATEGIES**

Corporate report dated January 28, 2019 from the Director of Engineering and Municipal Operations titled “Pier and East Beach Storm Repair Schedule and Repair Strategies”.

It was clarified that there is a “Fisheries Window” (permitted timeframe to work on repairing the pier) that concludes at the end of February. Permission must be obtained to work past that permitted timeframe. An extension has been applied for by staff.

2019-037

It was MOVED and SECONDED

THAT Council:

1. Receives for information the corporate report dated January 28, 2019, from the Director of Engineering and Municipal Operations, titled “Pier and East Beach Storm Repair Schedule and Repair Strategies;”
2. Endorses the repair strategies and schedules outlined in this corporate report;
3. Endorses that staff submit an application for grant funding for the White Rock Pier Reconstruction (Project No. IC0132) through the *ICIP – Community, Culture, and Recreation Program*; and
4. Supports the project and commit to its share (\$4,277,195) of the project costs, as outlined in the *ICIP – Community, Culture, and Recreation Program* grant application.

CARRIED

6.2.4 **OUR PIER: A RETROSPECTIVE AND CELEBRATION EXHIBITION AT LANDMARK POP-UP-TOWN GALLERY**

Corporate report dated January 28, 2019 from the Director of Recreation and Culture titled “Our Pier: A Retrospective and Celebration Exhibition at Landmark Pop-Up-Town Gallery”.

2019-038

It was MOVED and SECONDED

THAT Council receives for information the corporate report dated January 28, 2019 from the Director of Recreation and Culture, titled “Our Pier: A Retrospective and Celebration Exhibition at Landmark Pop-Up-Town Gallery.”

CARRIED

6.2.5 **CITY PROPERTY INVENTORY 2019**

2019-039

It was MOVED and SECONDED

THAT Council receives for information this corporate report dated January 28, 2019 from the Director of Corporate Administration, titled “City Property Inventory 2019”.

CARRIED

2019-040 **It was MOVED and SECONDED**
 THAT Council directs staff to bring forward a corporate report listing the City
 Road Ends.

CARRIED

7. **MINUTES AND RECOMMENDATIONS OF COMMITTEES**

7.1 **STANDING AND SELECT COMMITTEE MINUTES**
 - Governance and Legislation Committee – January 14, 2019

Staff advised that there is an additional comment and correction to resolution No. 2019-G/L-023 added to the January 14, 2019 Governance and Legislation Committee minutes. The revisions pertain to *Council Policy No. 147 – Terms of Reference: Public Art Advisory Committee*. The amendment is reflected in the revised minutes provided on table. This correction will be reflected in the January 14, 2019 Governance and Legislation Committee minutes when they are brought forward to their next meeting for adoption.

2019-041 **It was MOVED and SECONDED**
 THAT Council receives for information the amended January 14, 2019 Governance
 and Legislation Committee minutes provided on-table for information.

CARRIED

7.2 **STANDING AND SELECT COMMITTEE RECOMMENDATIONS**

a. The following recommendations have been brought forward from the Governance and
 Legislation Committee meeting held on January 14, 2019:

2019-042 **It was MOVED and SECONDED**
 THAT Council endorses the following policies as circulated and discussed at the
 Governance and Legislation Committee:

- Council 119 - Communication Mayor/Staff
- Council 126 - CAO Performance Review
- Council 133 – Internal Handling of Social Media
- Council 134 – Press Releases
- Council 135 – Recognition/Strategic Messages
- Council 137 – Terms of Reference: Economic Investment Committee

2019-043 **Amendment to the Main Motion**
 It was MOVED and SECONDED
 THAT Council amends policy Council 137 – Terms of Reference: Economic Investment
 Committee by striking from the policy mandate “and Staff”.

CARRIED

Noting further concern with the policy as follows:

- in regard to the CAO setting the direction of the committee; and
- how the work plan is developed (committee should not develop).

- 2019-044 **Amendment to the Main Motion**
It was MOVED and SECONDED
THAT Council directs policy Council 137 – Terms of Reference: Economic Investment Committee be referred by to staff for further review.
- CARRIED**
- Council 138 – Terms of Reference: Environmental Advisory Committee mandate for the term: committee should have relevant experience in environmental matters.

- 2019-045 **Amendment to the Main Motion**
It was MOVED and SECONDED
THAT Council amends policy Council 138 – Terms of Reference: Environmental Advisory Committee’s mandate as follows in regard to membership:
- should have relevant experience in environmental matters.
- DEFEATED**
Councillors Fathers, Trevelyan and Mayor Walker voted in the negative
- Council 142 – Terms of Reference: Governance and Legislation Committee
 - Council 143 – Terms of Reference: Cultural Advisory Committee
 - Council 145 – Terms of Reference: Finance and Audit Committee
 - Council 154 – Terms of Reference: Intergovernmental Affairs Committee
 - Council 155 – Terms of Reference: Land Use and Planning Committee
 - Recreation and Culture 710 – Community Events Policy

Question called on the Main Motion as amended and it was

CARRIED

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.1 **BYLAW 2283 - WHITE ROCK REVENUE ANTICIPATION BORROWING BYLAW, 2019, NO. 2283**

Bylaw 2283 would permit the City to borrow money to meet 2018 expenditures prior to the collection of property taxes. The City is authorized to consider the proposed bylaw as per section 177 of the *Community Charter*. This bylaw was given three readings at the January 14, 2019 regular meeting was presented for consideration of final reading.

- 2019-046 **It was MOVED and SECONDED**
THAT Council gives final reading to “*White Rock Revenue Anticipation Borrowing Bylaw, 2019, No. 2283*”.

CARRIED
Councillor Kristjanson voted in the negative

8.1.2 **BYLAW 2284 – COUNCIL AND COMMITTEE PROCEDURE BYLAW, 2018, NO. 2232, AMENDMENT NO. 2, NO. 2284**

Bylaw 2284 proposes to amend the City's Council and Committee Procedure bylaw to change corresponding sections in relation to a new agenda deadline to one (1) day prior (the Wednesday prior the scheduled Council meeting). This bylaw received three readings at the January 14, 2019 regular Council meeting, was advertised in the Peace Arch News January 18 and 25, 2019 and was presented for consideration of final reading

2019-047

It was MOVED and SECONDED

THAT Council gives final reading to the "Council and Committee Procedure Bylaw, 2018, No. 2232, Amendment No. 2, No. 2284".

CARRIED

8.1.3 **BYLAW 2285 – FEES AND CHARGES BYLAW, 2017, NO. 2230, AMENDMENT NO. 2, 2019, NO. 2285**

Bylaw 2285 proposes amendments to the Fees and Charges Bylaw with respect to pay parking (Schedule K).

This Bylaw received three (3) readings at the January 14, 2019 regular Council meeting and was presented for consideration of final reading.

Prior to the vote being considered there was discussion regarding how lost funds would be recovered without there being an increase in property taxes. It was noted that the impact was approximately \$182,000 for the two (2) months free parking (February and March 2019) at the waterfront and \$44,000 annually for the free parking around the Peace Arch Hospital midnight to 10:00 a.m.

Due to timing (summer rates for April 1st) and as the Parking Task Force is still getting underway (appointments are still required) the Chief Administrative Officer stated a corporate report will be brought forward that will outline options to address the revenue loss.

2019-048

It was MOVED and SECONDED

THAT Council gives final reading to "Fees and Charges Bylaw, 2017, No. 2230, Amendment No. 2, 2018, No. 2278".

CARRIED

8.2 **PERMITS**

None

9. CORRESPONDENCE

9.1 **CORRESPONDENCE - RECEIVED FOR INFORMATION**

2019-049

It was MOVED and SECONDED

THAT Council receives for information correspondence under Items 9.1.1 an 9.1.2:

- 9.1.1 Email dated January 16, 2019 from P. Gravett, Heritage BC, requesting a proclamation of February 18-24, 2019 as “*Heritage Week*”; and
- 9.1.2 Email from K. Todd, Provincial Eating Disorders Awareness Week (PEDAW), requesting the City of White Rock participate in the 2019 campaign by “lighting up purple” on February 1.

CARRIED

Subsequent Motion

2019-050

It was MOVED and SECONDED

THAT Council authorizes the City to participate in the 2019 Provincial Eating Disorders Awareness Week campaign by displaying purple lighting on City Hall on Friday, February 1, 2019.

CARRIED

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR’S REPORT

Mayor Walker noted the following community events and information:

- Jan 15 and 16, Local Government Leadership Academy Seminar for Elected Officials
- Jan 17, Boat Tour to view the damage of the White Rock Pier, shoreline and Promenade with MP Gordon Hogg, The Honourable Selina Robison, and Daniela Gardea, Ministerial Staff
- Jan 17, Public Information Meeting, OCP Lower Town Centre
- Jan 21, Special Council Meeting regarding the Official Community Plan and Zoning Amendments for the Lower Town Centre / 1310 Johnston Road
- Jan 22, TransLink Mayor’s Committee on Regional Transportation’s Joint Sub-Committee related to Executive Compensation
- Jan 23, Special Council to Council meeting with the Semiahmoo First Nation
- Jan 24, TransLink Mayor’s Committee on Regional Transportation
- Jan 25, Provincial Government announcement regarding Construction of a New Emergency Department
- Jan 25, White Rock business forum hosted by BIA and White Rock and Surrey Chamber of Commerce

Reminder / Announcement:

- Jan 30, A Special Council meeting – Community Forum will be held at the White Rock Community Centre regarding dogs and the promenade.
- Announced the Mayor’s Task Force on the Revitalization of Marine Drive. Former Mayor Catherine Ferguson will serve as the Chairperson for the Task Force.

10.2 COUNCILLORS REPORTS

Councillor Kristjanson noted the following community events / information:

- Jan 23, Special Council to Council meeting with the Semiahmoo First Nation

Councillor Fathers noted the following community events / information:

- Jan 15, Canadian Federation of Independent Business Owners
- Jan 17, Public Information meeting for 1300 block of Johnston Road
- Jan 21, Special Council Meeting regarding the Official Community Plan and Zoning Amendments for the Lower Town Centre / 1310 Johnston Road
- Jan 23, Special Council to Council meeting with the Semiahmoo First Nation
- Jan 24, Soroptimist Society Women's Days
- Jan 25, White Rock Social Justice Film Society film Plantpure Nation with guest speakers
- Jan 27, Funeral for Dave Carroll of the White Rock Players Club

Councillor Trevelyan noted the following community events / information:

- Jan 15, Canadian Federation of Independent Business Owners
- Jan 17, Public Information meeting for 1300 block of Johnston Road
- Jan 23, Special Council to Council meeting with the Semiahmoo First Nation
- Jan 25, White Rock business forum hosted by BIA and White Rock and Surrey Chamber of Commerce

Councillor Manning noted the following community events / information:

- Meeting with Doug Tenant, Semiahmoo House Society regarding housing in White Rock
- Jan 10, White Rock Museum Board meeting.
- Jan 31, will attend a neighbourhood planning and triple net leases information session and the Vancouver Museum
- Coldest Night of the Year will be held on February 23, 2019 along Marine Drive in White Rock.

Councillor Johanson noted the following community events / information:

- Jan 15 and 16, Local Government Leadership Academy Seminar for Elected Officials
- Jan 17, Public Information meeting for 1300 block of Johnston Road
- Jan 21, Council and City employee Appreciation Lunch
- Jan 21, Special Council Meeting regarding the Official Community Plan and Zoning Amendments for the Lower Town Centre / 1310 Johnston Road
- Jan 23, Special Council to Council meeting with the Semiahmoo First Nation
- Jan 24, CARP Seminar
- Jan 25, White Rock business forum hosted by BIA and White Rock and Surrey Chamber of Commerce.

It was further noted: Saturday, February 2, 2019 a Community Conversation would be held at the White Rock Library at 10 a.m. with Councillor Fathers, Johanson and Trevelyan would all be in attendance

10.2.1

METRO VANCOUVER BOARD IN BRIEF

None

11. MOTIONS AND NOTICES OF MOTION

10.1 MOTIONS

10.1.1 The following motions were brought forward by Councillor Manning for Council's consideration:

a. DECEMBER 20: SEARCH AND RESCUE FROM WHITE ROCK PIER

2019-051 **It was MOVED and SECONDED**

THAT Council requests the Mayor send the following correspondence to:

1. Search and Rescue, requesting full reimbursement of costs incurred for rescuing individuals who can be proven to have willfully disregarded warnings against trespass in dangerous areas, such as the Pier; and
2. The local RCMP detachment to thank them for stopping and fining other individuals for trespass along the pier and promenade.

CARRIED

Councillor Fathers voted in the negative

b. SHORT-TERM RENTALS

2019-052 **It was MOVED and SECONDED**

THAT Council directs staff to prepare a corporate report with options on amending Section 5 of the City's Zoning Bylaw to address Short-Term Rentals in the City of White Rock and that staff use an aggregator, such as AirDNA, to ensure all properties listed for rent are identified in the search.

Amendment to the Motion

019-053 **It was MOVED and SECONDED**

THAT Council authorizes the corporate report include options included in the newly adopted bylaw on short term rentals by the City of Victoria (requiring a responsible person must be identified to the City and they must be available to be onsite within two (2) hours if the owner of the owner is not present).

CARRIED

Question was called on the Main Motion as amended and it was

CARRIED

c. PROPOSED VACANCY TAX

2019-054

It was MOVED and SECONDED

THAT Council directs staff to prepare a corporate report regarding White Rock's implementation of a proposed vacancy tax, similar to the bylaw adopted by the City of Vancouver with the following considerations:

- 5% of taxed assessed level of the property municipal levy on commercial and residential properties
- 2.5% municipal levy on sale of assignments ("flipping"); this is in addition to new provincial levy
- Earmark all receipts for acquisition and construction of affordable (at or below market rate) housing in White Rock

CARRIED

Note: Prior to Council consideration it was clarified that the motion is an outline plan for both residential and commercial properties; and further that the information brought back to Council is to be vetted through the City's Legal Counsel.

10.2 NOTICES OF MOTION

None

11. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

12. OTHER BUSINESS

12.1 On Table Environmental Analytical Laboratories

Correspondence from Saskatchewan Research Council – Environmental Analytical Laboratories in relation to Water Quality Results / Merklin and Oxford Wells – stating that Radium/226 and 228 has not been detected in the City's water system.

It was confirmed that the information would be posted on the City's website (Agenda "On Table" and under Water Quality Results).

12.2 On Table: Water Quality Assessment Task Force

Councillor Kristjanson brought forward a motion for Council to consider:

2019-055

It was MOVED and SECONDED

THAT Council endorses:

- The establishment of a Water Quality Assessment Task Force with Councillor Kristjanson, Councillor Fathers, Mayor Walker and the Chief Administrative Officer as members;
- A Mandate and Terms of Reference for the Task Force be established by the Task Force.

CARRIED

Councillor Father and Mayor Walker voted in the negative

Prior to the vote being taken it was clarified the Task Force was being established:

To facilitate water testing in the City to scientifically and rigorously evaluate White Rock water before and after the filtration plant comes online (operational). The data will be used to judge the effectiveness of the filtration plant and be compared to Metro Vancouver water quality. This will be done through work with staff, residents and experts to ensure there are definitive results for the community. It is anticipated that the Task Force would operate complimentary to the Water Services Community Advisory Panel (the Panel), as the findings of the Task Force would be presented to the Panel.

13. CONCLUSION OF THE JANUARY 28, 2019 REGULAR COUNCIL MEETING

The Chairperson declared the meeting concluded at 9:59 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

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

ABSENT: Councillor Chesney

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Nyhus, Manager of Building and Bylaw Enforcement
S. Lam, Deputy Corporate Officer

1. **CALL MEETING TO ORDER**
The meeting was called to order at 6:04 p.m.

2. **ADOPTION OF AGENDA**

2019-056

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopts the agenda for its special meeting scheduled for January 30, 2019 as circulated.

CARRIED

3. **PRESENTATION AND PUBLIC INPUT**

3.1 **STAFF PRESENTATION**

The Manager of Building and Bylaw Enforcement stated the purpose of the special meeting was to provide an opportunity for public input with respect to *Animal Control and Licensing Bylaw, 2012, No. 1959, Amendment 2, 2019, No. 2282*, which would permit a one (1) year trial program that permits dogs on the promenade during the off-season.

3.2 **OPPORTUNITY FOR PUBLIC INPUT**

Director of Corporate Administration read the statement of procedure for the speakers. Following that, the Chairperson called for speakers to deliver their remarks.

- A. Hudson, Surrey, spoke in support of the proposed bylaw. Reported that he fosters dogs and has experience with rescue animals. Recognized potential concerns of those opposed to the proposed bylaw, and suggested that the biggest issue with having dogs on the promenade will likely come from those who do not respect the rules that are in place.
- Dr. S. Baker, White Rock, spoke in opposition of the proposed bylaw and expressed concerns regarding cost, enforcement, environmental impacts of animal waste, city liability, and safety (eg: animal aggression, biting, tripping,

- concerns that those with mobility issues cannot react quickly if a potential incident were to occur).
- M. Armstrong, White Rock, spoke in support of the proposed bylaw, noting that dogs positively impact lives through companionship, health, and fitness. Suggested that the trial period be extended to one (1) year, adding that other municipalities have year-round dog programs.
 - B. O'Malley, White Rock, spoke in opposition to the proposed bylaw, and stated the program runs contrary to public interest. Concerns were expressed regarding safety in the event there is an incident with an aggressive dog. Also expressed concerns regarding the cost of the program and the potential negative impacts to the environment (due to animal waste)
 - C. Richards, Surrey, spoke in support of the proposed amendment, and reported that the City of New Westminster permits dogs on their promenade. It was reported that there are containers along the walkway where the community can donate their grocery bags (for animal waste pick-up). Requested the trial period be permitted to see if the program works.
 - P. Kealy, White Rock, spoke in opposition to the proposed bylaw and expressed concerns regarding the environment with respect to impacts on wildlife (eg: fish and birds), toxicity (animal waste), lack of dog-licenses being issued, enforcement noting that staff resources are already sparse and stated the status quo works for the Community.
 - S. MacDonald, White Rock, spoke in support of the proposed bylaw amendments and requests the trial period be approved. Requests the promenade be shared.
 - D. Johnson, Surrey, spoke in opposition to the proposed bylaw. Advised that he is not against dogs and highlighted some benefits of dogs; however, suggested that it is not Council's responsibility to clean-up after the waste and related costs. Expressed concerns of potential health risks as a result from dog waste/urine (around trees/benches).
 - M. Bernet, White Rock, spoke in support of the proposed bylaw and advised that though she is not a dog owner, recognized that pets are a part of the family and spoke to the overall health benefits (mental, physical, therapy, etc.). It was noted that waste along the waterfront does not pertain only to dogs, adding that there is often debris and litter as well.
 - K. Hahn, White Rock, spoke in opposition to the proposed bylaw amendment. Expressed concerns regarding irresponsible dog owners, adding that there could be daily issues with leashes, dog waste, and litter. Concerns regarding the cost of the program, noting they should be allocated to other city projects. Those with mobility issues could have issues with dogs on the promenade, adding that wheelchairs or scooters could roll through the dog waste.
 - C. Klassen provided authorization to speak on behalf of Kim Sanderson of Surrey. Expressed support for the proposed bylaw, noted that dogs on the promenade could support tourism, that many people visit Surrey to walk their dogs, not all dogs would misbehave, and would like to see a compromise by permitting dogs on the promenade for part of the year.
 - P. Hahn, White Rock, spoke in opposition to the proposed bylaw. Expressed concerns regarding the cleanliness of the waterfront if dogs were permitted.

- Suggested that there could eventually be a negative incident between a person and a dog. Requests the promenade continue to be an open space free of dogs.
- S. Prins, Surrey, spoke in support of the proposed bylaw, reported that other municipalities have programs in place that support dog owners (eg: bag dispensers). Would support having dogs on leashes along the waterfront. Noted many dog owners are good stewards.
 - S. Potzold, White Rock, spoke in opposition to the proposed bylaw, stated the program is contrary to the City's corporate vision/priorities, speaking to safety issues. Spoke to experience of dogs interacting with each other, noting that with mobility issues, could have problems moving away from potential situations while others could be harmed. Does not support taxes funding this program. Suggested the waterfront is visited year-round, and that there is not much of an off-season. Concerns of dogs biting children.
 - S. Heerspink, Surrey, reported that he owns the company that provides the dog waste dispensers for the City. Expressed support for the proposed bylaw, reported that part partnership programs can assist in covering the funding of waste dispensers.
 - S. Yarmaloy, White Rock, spoke in opposition of the proposal, questioned what the criteria/method would be of measuring the program's success.
 - J. Thrall, White Rock, spoke in support of the proposed bylaw, and shared statistics regarding the minimal rate of giardia as a result from animal feces. Stated that permitting dogs along the promenade could have positive impacts to the economy as visitors could increase. Noted that while there is concerns regarding dog waste, that humans are a large contributor to pollution, etc. Suggested that dog license registration may be low as owners do not see value in participating. If the program were approved, suggested that licensing fees could increase.
 - V. Nicola, spoke in opposition of the proposed bylaw, noted that the promenade is narrow, and there could be issues with dogs and visitors on busy days. Reported that there are owners who do not clean-up after their dogs in the area behind the Washington Grill, and this could carry further along the waterfront if approved.
 - J. Gilbert, White Rock, spoke in support of non-aggressive leashed and controlled dogs along the promenade. Suggested this area of the country is not dog friendly. Reported many dog owners visit and spend money in other communities because they are permitted to bring their dog. Reported that the existence of bacteria can be caused by many factors, not just dog waste. Supports higher fines for those contravening the bylaws in place. Spoke to the health benefits of having a dog.
 - J. Gilbert, White Rock, provided authorization to speak on behalf of Marg Dranfield of South Surrey. Reported that Ms. Dranfield is in support of the proposed bylaw. Spoke to the health benefits of having a dog, including companionship. Suggested that there is minimal risk of giardia or negative impact to the waterfront habitat, adding that there is general animal waste in the area (eg: geese). Noted that dog owners are generally responsible.
 - G. Wolgemuth, White Rock, provided comments regarding the proposed bylaw. Questioned if Burlington Northern Santa Fe (BNSF) was in support of the

proposed amendments. Noted that dog owners should be purchasing dog licenses. Noted that while an estimated 40% of residents have dogs, less than 10% license their animals. Suggested that the existing revenue incurred by licensing does not balance the cost of the proposed program.

- T. Waaben, White Rock, spoke in support of the proposed bylaw for a trial period. Supportive of programs that make the City friendlier and more inclusive. Noted that owners who are responsible are the people who are excluded from using the promenade – adding that it is the most beautiful area of the City. Suggested that areas be designated as dog-free as a compromise. Spoke to the health and companion benefits of owning a dog.
- A. Robinson, White Rock, spoke in opposition to the proposed bylaw, reported that she loves dogs, but expressed concerns with regard to having them on the narrow promenade with the trains running nearby and negative impacts to wildlife.
- M. Pederson, White Rock, spoke in support of the proposed bylaw, requested Council make their decision regarding the proposed program based on fairness with a holistic approach.
- R. Pederson, White Rock, spoke in opposition of the proposed bylaw, reported that her son is autistic and carries a fear of dogs. As such, her family moved to East Beach because they do not permit dogs. Because it is a dog-free area, her son is able to enjoy the promenade every day. Expressed concern for all those that fear dogs who may use the promenade.
- M. Woods, White Rock, spoke in support of the proposed bylaw, suggested that allowing dogs on the promenade could support the local economy/businesses. Stated the dog owners are overall conscious and look out for each other.
- M. Klassen, Surrey, spoke in support of the proposed bylaw, suggested the trial period be approved, noting that citizens may bring up this request in the future if it is not tested. Advised that she and her partner enjoy walking the promenade at night because it is well lit and they are able to communicate through sign language. It would be nice if they could bring their dog with them as well.
- S. McNamee, White Rock, spoke in support of the proposed bylaw, reported she does not walk the promenade because her dog is not permitted and will often visit Crescent Beach. Acknowledged that there are individuals who may have a fear of dogs, or have concerns about safety and suggested the waterfront be shared by allowing them during the off-season.
- J. Fussberg, White Rock, spoke in support of the proposed bylaw and the trial period. It was suggested that permitting dogs on the promenade could positively impact the local economy, animal friendly areas become destinations where people can spend money on food, etc.
- W. Tatlow, Surrey, spoke in support of the proposed bylaw, reported that their dog is included in all family outings and so they are purposeful in choosing where they visit. Reported that he has not encountered a negative experience in dog friendly areas, and is supportive of inclusion of dogs during the off-season. Suggested the program could benefit businesses along the waterfront.
- A. Green, White Rock, spoke in support of the proposed bylaw, reported she is experienced in animal education and works in the field of animal welfare. Noted that other municipalities, such as the City of Calgary, have implemented

legislation and bylaws in place that support public dog-friendly areas. Suggested that the City of White Rock does not have a good reputation for being a friendly City towards animal owners, and permitting dogs along the promenade would be a step in the right direction. Requested Council consider evidence based models when making a decision on the program. There are many responsible dog owners, and the program could welcome more visitors in the City.

- D. Dinsmore, White Rock, spoke in support of the proposed bylaw and advised that he feels excluded as a dog owner. Supports access for dogs to the promenade, noting it is the hub of the community. Permitting dogs along the promenade supports a feeling of being welcome.
- S. Marlyn, White Rock, spoke in support of the proposed bylaw, suggested that much of the concerns will be alleviated as the months pass. Supportive of permitting dogs on the promenade as it is a public place. Suggested dog licensing may increase if permitted, which would help offset the cost of enforcement. Reported that Fort Langley permits dogs and is well visited.
- B. Magill, White Rock, spoke in support of the proposed bylaw, suggested that dog owners have proven that they can be in popular places with little or no incident, using the Farmers' Market as an example. Suggested that a trial period of the program could be an opportunity to promote dog licence registration. This could create quantifiable data to determine if dogs should continue to be permitted along the waterfront when the trial period concludes.
- S. Crozier, White Rock, spoke in support of the proposed bylaw amendments, and concurred with much of the supporting comments made. Dogs can bring a positive connectedness to interactions.
- C. Thornton-Veltri, White Rock, spoke in support of the proposed bylaw, advised that it is her preference to walk her dog during the rainy/off-season as the waterfront is too busy during the summer. Suggested that a "waterfront dog walking permit" could be implemented, where there could be a fee (a coloured dog tag for the collar) to assist enforcement officers. Permitted dogs on the promenade could encourage people to support local businesses
- K. Ewart, White Rock, spoke in support of the proposed bylaw, reported that she often leaves the community to walk her dog. If she wants to enjoy the beach/waterfront, she needs to leave her dog at home. Suggested White Rock consider allowing dogs on the other side of the fence that parallels the walkway (similar to West Vancouver).
- L. Lindeman, White Rock, spoke in support of the proposed bylaw, questioned the current value for an owner to register their dog with the City. Suggested that this could be an important element to permitting dogs on the promenade. Opposes some of the concerns conveyed this evening. Suggested that the proposed program could help support the waterfront economy.
- K. McAuliffe, White Rock, spoke in support of the proposed bylaw and many of the comments made. Suggested that many dog owners are generally friendly, and that there is a connectedness with dog owners.
- Jeevan, White Rock, spoke in support of the proposed bylaw, suggested that the existing rules are antiquated.

Mayor Walker called again for first time speakers. There was no response. Mayor Walker invited second time speakers:

- G. Wolgemuth, White Rock, speaking for a second time, recognized that West Vancouver permits dogs along the opposite side of the promenade's fence; however, noted it is parallel to the train tracks. Reported there is no proof that approval of the program would support local businesses. Advised that the White Rock promenade is 8 feet wide, and Crescent beach (where dogs are permitted) is 14 feet wide. Suggested the City could consider widening the pathway. Suggested a dedicated dog park/area along the waterfront could be a compromise.
- S. Potzold, White Rock, speaking for a second time reported that science supports the concerns for increased bacteria along the waterfront as a result from dog excrement. Suggested that dog waste is higher in toxicity than geese waste due to the animal's diet. Money that would have been allocated to this proposed project should be directed towards other city projects such as beautification (hanging baskets), adding that landscape is also a tourist attraction.
- R. Hudson, White Rock, opposed the proposed bylaw, suggested that there have been many injured due to leash incidents on the boardwalk. If the program were permitted, suggested the City could be held liable if someone was injured by a dog.
- Dr. S. Baker, White Rock, speaking for a second time, opposed the proposed bylaw, reported that dog owners are a minority does not agree with comparisons in regard to dogs and children/family members. Expressed concerns of potential dog bites.
- S. Crozier, White Rock, speaking for a second time, advised that he does not dispute the science of bacteria in feces.
- T. Waaben, White Rock, speaking for a second time, advised that while walking her dog, was approached by someone who asked if she was concerned her dog could eat poison.
- M. Pederson, White Rock, speaking for a second time, expressed support for the proposed bylaw, suggested that many individuals may not have registered their dogs because they did not see value in the City's program.
- M. Woods, White Rock, speaking for a second time, encouraged Council to keep an open mind when making their decision.
- R. Hudson, White Rock, speaking for a second time, thanked Council for the opportunity to speak to the matter.

Council provided the following comments:

- The City of Calgary has a good program of enforcement/compliance with similar projects. Suggested their policies be considered for best practices;
- The liability along the promenade would be the same as on other city properties.

4. CONCLUSION OF THE JANUARY 30, 2019 SPECIAL COUNCIL MEETING

The Chairperson declared the meeting concluded at 8:57 p.m.

Mayor Walker

S. Lam

S. Lam, Deputy
Corporate Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 11, 2019
TO: Mayor and Council
FROM: Eric Stepura, Director of Recreation and Culture
SUBJECT: Special Events for 2019

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 11, 2019, from the Director of Recreation and Culture, titled "Special Events for 2019;"
 2. Approve the following four (4) new events for reasons as outlined in this corporate report:
 - Spring Art Show;
 - White Rock Multi-Cultural Festival;
 - White Rock Moon Festival;
 - Craft Beer Festival; and
 3. Not approve the following two (2) new event proposals for reasons outlined in this corporate report:
 - South Asian Festival; and
 - White Rock Sandcastle Competition.
-

INTRODUCTION

Special events in White Rock provide a wide variety of entertainment choices and community gathering opportunities for residents and visitors to the community. The purpose of this corporate report is to provide Council with information related to the six (6) events proposed and to seek approval from Council for four of the six events.

PAST PRACTICE / POLICY / LEGISLATION

The Parks and Recreation Master Plan 2017-2027 includes the following goal:

"To celebrate, nurture and strengthen the sense of community, identity, pride and culture."

It has been past practice that each year at this time, Council has been notified of all upcoming significant community special events, and has been asked to consider and either approve or deny any new events as per a review and recommendations by City staff. Community special events that have previously been held in White Rock that have not been problematic, and small crowd events such as sports tournaments, art exhibits etc. are typically reviewed and approved by the Director of Recreation and Culture.

ANALYSIS

Application guidelines and selection criteria for special events held at White Rock owned or leased facilities or properties are governed by Special Event Policy #710 (Appendix A).

Community special events are defined for the purposes of this Policy as:

“assemblies or activities ranging in time from hours to days, produced by the City of White Rock, non-profit organizations, private businesses or a combination of partnerships, for community and/or visitor participation, or to attract a significant potential audience.”

This definition includes but is not limited to community celebrations, anniversaries, festivals, concerts, sport tournaments, foot and bicycle races and fundraising functions.

The City’s role in the delivery of community special events falls into three (3) categories:

- **Category A - City Produced Event:** events where all details are organized and/or coordinated by City staff, usually working with a community volunteer committee to ensure the highest level of community engagement.
- **Category B – City as a Producing Partner:** events where a high level of staff support is required to work with event organizer partners to coordinate City services and to ensure that the event content optimizes civic engagement.
- **Category C – City as a Supporter:** events where the role of staff is to provide advice and assistance with basic logistical planning, promotion and/or loan of City owned special event equipment.

2018

In 2018, 32 community special events were held in the City. The 2018 Event List is attached (Appendix B). New events held last year are highlighted in yellow, including:

- Buskers Festival;
- Hockey for ER; and
- 360 Strong Fitness Challenge for White Rock Hospice.

2019

All previous year’s event organizers were asked to submit a Special Event application by September 22, 2018 for the 2019 year. The list of proposed events for 2019 is attached (Appendix C). New events are highlighted in yellow.

New Event Applications for 2019

There are six new special event applications for 2019. The following applications are attached as Appendices D-I:

- Spring Art Show – Category C (City as Supporter);
- White Rock Multicultural Festival – Category B (City as a Producing Partner);
- South Asian Festival – Category B (City as a Producing Partner);
- White Rock Sandcastle Competition – Category B (City as a Producing Partner);
- White Rock Moon Festival – Category B (City as a Producing Partner); and
- Craft Beer Festival – Category C (City as a Supporter).

Details of these events and recommendations are as follows:

1. Spring Art Show June 8-9

This event is proposed by the White Rock BIA in celebration of the 60th Anniversary of the South Surrey/White Rock Artists Society. A public display of art is planned for Memorial Park from 10:00am to 5:00pm each day. The City has been asked to support the event as a Category C event by providing advice and assistance with basic logistical planning, some event equipment and promotion.

Staff recommend that Council approve the Spring Art Show as a Category C event.

2. White Rock Multicultural Festival August 16-17

The International Community Celebrations Society of BC (organizers of 2017 White Rock Festival of Lights: Diwali Integration Festival) have had several discussions with staff to propose a new community festival (building upon the success of the 2015-2017 Diwali Integration Festivals), to launch a multicultural festival to celebrate the broad diversity of our community. The first day would be held indoors uptown at the White Rock Community Centre, and the second day would feature multicultural food, entertainment and outdoor activities at Memorial Park.

Considering the potential of the festival to attract many residents and out of town visitors, increased community engagement, the involvement of local residents as organizers and volunteers, a good record of accomplishment of this group organizing successful events in White Rock in the past, this is likely to be very successful.

Due to the size and complexity of the event, involvement by City staff will be considerable, and therefore categorized as a Category B event.

Staff recommend that Council approve the White Rock Multicultural Festival August 16-17 as a Category B event.

3. South Asian Festival August 16-18

This event is proposed by the Sanskriti Cultural Awareness Society of BC. The event is expected to attract very large numbers of people to the waterfront for a three (3) day celebration of Southeast Asian culture. Event organizers have previously held this festival at Holland Park in Surrey, however, because the City of Surrey will not grant them more than a one day festival, the organizers are wanting to move the event to White Rock. Due to the expected large crowd attendance, the unknown risks and the logistics of planning and organizing such a complex three (3) day festival, this event would require a very high level of City involvement in the planning and execution. Staff checked with City of Surrey staff on their past history of this event, and were told that it required significant security and staff time to administer and supervise. In addition, the proposed festival dates conflict with the proposed White Rock Multicultural Festival dates.

Staff recommend that Council not approve this event, but invite organizers to work with staff and the International Community Celebrations Society of BC to integrate South Asian cultural programming into the White Rock Multicultural Festival planned for the same weekend.

4. White Rock Sandcastle Competition August 17

At the Regular Council meeting held June 11, 2018, members of the White Rock Events Society appeared as a delegation to request Council support for hosting the 40th anniversary of the first Canadian Open Sand Castle Competition held in White Rock in 1979. Support requested from Council included approval to host a one-day sand castle competition on White Rock beach, plus a grant of \$25,000 to help offset festival hosting expenses. Following

considerable discussion, Council gave direction to the Society to first consult with Semiahmoo First Nation, the Friends of Semiahmoo Bay Society and the Province of BC for their support before coming back to Council. The following motion was then approved:

“THAT the City of White Rock Council refers to staff the information and request provided by the delegation from the White Rock Events Society with respect to the Canadian Open Sand Castle Competition.”

The following is a response by staff to this Council referral.

History of the Canadian Open Sand Castle Festival

The Canadian Open Sandcastle Competition was held on White Rock Beach from 1979 to 1985, and again in 1987. The founders of the event were local residents Chip Barrett and Tom Kirstein. The competition involved hundreds of volunteer organizers, attracted sand sculpture artists from around the world, created a sense of community pride and drew huge crowds to White Rock. Unfortunately, in its later years, the original family focus of the event was lost as it attracted a “rowdy” element that resulted in high policing and cleanup costs (in excess of \$75,000 in 1987). Following the 1987 event, City Council hired a company to conduct a telephone and mail out poll of residents on the event’s impact. The majority of residents opposed paying more in taxes to support the increasing event costs. On October 24, 1988, White Rock City Council voted to cancel the Canadian Open Sand Castle Festival. This event has not been held in White Rock since.

Since the Canadian Sand Castle Competitions were held at White Rock beach, the Boundary Bay Wildlife Management Area (WMA) was established by the Province of BC. The City has consulted with the Province of British Columbia regarding the proposed Canadian Open Sand Castle Competition for a response. Appendix K is a letter from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, which states, “events of this nature will likely not be authorized within the WMA, in order to maintain and protect the values for which the WMA was created.” Further, “Any activities (particularly of this size) within the WMA would require approval and a permit by the Fish and Wildlife Regional Manager as per the *Wildlife Act*.”

Staff have consulted with Semiahmoo First Nation about the proposed Sand Castle Festival taking place on White Rock beach, and were advised that Semiahmoo First Nation will not support the event being held on a live beach due to the damage to the living ecosystem that will occur.

Staff have also consulted with Friends of Semiahmoo Bay Society and the Society is not supportive of a sand castle competition on White Rock Beach. Attachment L is a letter from Margaret Cuthbert, President of Semiahmoo Bay Society in which she states, “our concerns are for the environmentally sensitive, living beach that such an event would heavily impact.” The Society suggests that rather than hosting a sand castle competition on the live beach, follow the Parksville Sand Castle Competition model where sand is trucked into a level upland area (such as a parking lot) and hold the competition there. Following the event, the sand would be removed and disposed of elsewhere.

It is clear from the research done by staff that the three primary stewards responsible for the protection of White Rock beach (the Province of BC, Semiahmoo First Nation and the Friends of Semiahmoo Bay Society) all oppose the proposed Canadian Open Sand Castle Competition being held on White Rock’s beach.

Discussions with members of the White Rock Event Society have indicated that the Society is not prepared to host the 40th Anniversary of the first Canadian Open Sand Castle Competition in White Rock unless they can hold it on the natural sand beach.

Staff recommend that council not approve this event unless the organizers are willing to revise the event to host it on property other than White Rock's beach using trucked in sand (such as the highly successful Parksville Sandcastle Festival model).

5. White Rock Moon Festival September 6-8

This annual event was successfully organized and hosted by a local Chinese Cultural group, the "White Rock Chinese Arts Centre" from 2013-2017, however, it was not held in 2018 as the organizing committee ceased operation. For 2019, another local Chinese cultural group, the "White Rock Chinese Association" has applied to organize and host a Moon Festival at the White Rock waterfront from September 6-8, 2019. A Moon Festival is a traditional Chinese harvest festival celebrated in conjunction with the autumn full moon.

Considering the size and complexity of the event, the extensive use of the beach, and the inclusion of pyrotechnics, this event requires a high level of involvement by City staff beyond basic logistics planning and is considered a Category B event.

Staff recommend that Council approve the White Rock Moon Festival as a Category B (City as a Producing Partner) event.

6. Craft Beer Festival September 21

This event is proposed by the White Rock BIA to be held in Memorial Park as a celebration of local craft breweries and restaurants. The City is being asked to support the event as a Category C event by providing a venue, advice, and assistance with basic logistical planning and promotion.

Staff recommend that Council approve the Craft Beer Festival as a Category C (City as a Supporter) event.

BUDGET IMPLICATIONS

With the exception of regular special event staff time to support logistics on City property, costs for the following community events will be paid by the event organizers, including any extraordinary services from the City (i.e. parking):

- Spring Art Show – Category C (City as a Supporter); and
- Craft Beer Festival – Category C (City as a Supporter).

Funding for the following community special events is identified in the Recreation and Culture Operating Budget for 2019, which will be brought forward to Council as part of the City's Financial Plan in order to support anticipated extraordinary staff time in the planning and execution as well as any City services for the following events:

- White Rock Multicultural Festival – Category B (City as a Producing Partner); and
- White Rock Moon Festival – Category B (City as a Producing Partner).

CONCLUSION

The City of White Rock recognizes that special events are an important part of enjoying life in White Rock and each year produces and supports a vibrant calendar of festivals and events.

While special events enhance tourism, culture, and recreation, and provide an economic benefit to businesses in the City, volunteer and sponsorship resources are limited and special events must be financially sustainable, well managed, safe, and planned to ensure optimal success.

Properly planned, resourced and managed special events minimize negative impacts to the City, its residents, local businesses, the environment and neighbouring communities, The special events recommended for approval in this report are a good fit for the community, and will help promote White Rock as a vibrant, seaside community where people “can live, work and play in an enjoyable atmosphere.”

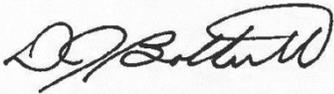
Respectfully submitted,



Eric Stepura
Director of Recreation and Culture

Comments from the Chief Administrative Officer:

I concur with the recommendation of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Special Event Policy #710
- Appendix B: Community Special Events List 2018
- Appendix C: Community Special Events List 2019
- Appendix D: Spring Art Show Application
- Appendix E: White Rock Multi-Cultural Festival
- Appendix F: South Asian Festival Application
- Appendix G: White Rock Sandcastle Competition Application
- Appendix H: White Rock Moon Festival Application
- Appendix I: Craft Beer Festival Application
- Appendix J: Letter from Ministry of Forest, Lands and Natural Resources
- Appendix K: Letter from Friends of Semiahmoo Bay Society

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

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



POLICY TITLE: COMMUNITY SPECIAL EVENTS

POLICY NUMBER: RECREATION AND CULTURE - 710

<i>Date of Council Adoption:</i>	<i>Date of Last Amendment:</i>
<i>Council Resolution Number:</i>	
<i>Originating Department: Recreation and Culture</i>	<i>Date last reviewed by the Governance and Legislation Committee:</i>

Policy:

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2. DEFINITIONS..... 2

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4. COUNCIL’S STRATEGIC DIRECTION AND MONITORING..... 4

5. FUNDING..... 4

6. RATIONALE..... 4

1. **INTRODUCTION**

Purpose

The purpose of the Community Special Event Policy (Policy) is to:

- a) Provide a framework for approval of community special events that support community engagement and civic celebration as well as public safety, fiscal responsibility and environmental stewardship.
- b) Guide staff in the selection and recommendation to Council of community special events based on adherence to the Policy, available budget resources and value to the community.
- c) Manage community special events in order to provide effective opportunities for citizen engagement, enhancing civic pride and community building;

- d) Serve as an act of public trust and stewardship for the provision of City resources to support sustainable, locally created events that uniquely showcase and promote White Rock and its local businesses.
- e) Ensure that Federal and Provincial laws, permits and requirements, and City policies, by-laws and guidelines are followed.

Principles

The Policy ensures that community special events are:

- a) Being selected through an informed and fair process
- b) Being planned and managed effectively and sustainably to optimize civic and community resources.
- c) Balancing the City's annual schedule of events.
- d) Ensure public safety.
- e) Providing positive community engagement unique to White Rock.
- f) Reflecting the diversity and values of the community to foster a sense of belonging, identity and community pride.
- g) Generating economic and tourism activity.
- h) Inclusive so White Rock residents and visitors feel welcome to participate.
- i) Demonstrating sensitivity to environmental stewardship and First Nation culture.
- j) Adhering to all Federal and Provincial laws, regulations, permits and requirements, and all City policies, by-laws and guidelines.

2. DEFINITIONS

The definition of Community Special Events for the purposes of this Policy are *"assemblies or activities ranging in time from hours to days, produced by the City of White Rock, non-profit organizations, private businesses or a combination of partnerships, for community and/or visitor participation, or to attract a significant potential audience."* This definition includes but is not limited to community celebrations, anniversaries, festivals, concerts, sport tournaments, foot and bicycle races and fundraising functions.

The City's role in the delivery of community special events falls into three categories:

Category A - City Produced Events

City produced events are events where all details are organized and/or coordinated by staff usually working with a community volunteer committee to ensure the highest level of community engagement. Examples include Canada Day by the Bay, White Rock Sea Festival and Tour de White Rock.

Category B – City as a Producing Partner

When the City is a producing partner, a high level of staff support is required to work with the organizers ensuring that the event content optimizes civic

engagement, planning and production details, as well as marketing needs are sufficient to achieve strategic objectives. Examples include the TD Concerts at the Pier for which the City is as a producing partner with the White Rock BIA.

Category C – City as a Supporter

When the City is a supporter, the role of staff is to provide advice and assistance with basic operations and logistical planning such as public safety considerations, coordinating the use of City staff, facilities, property and/or equipment such as tents, stage, barricades, parking lots, community centres, road use, etc. Examples include Remembrance Day supporting the Royal Canadian Legion, the Polar Bear Swim supporting the White Rock and South Surrey Rotary Clubs, Christmas on the Peninsula supporting the Christmas on the Peninsula Society, and Picnic on the Pier supporting the Peace Arch Hospital Foundation.

3. COMMUNITY SPECIAL EVENTS APPLICATION PROCESS

Community special events require approval from the City when any one of the following applies:

- a. Event requires the use of any civic facilities, parks or City owned or leased properties.
- b. Event attendance is anticipated to exceed 200 people.
- c. Event impacts traffic flows or would require road and/or sidewalk closures.
- d. Event involves the sale or distribution of alcoholic beverages and/or cannabis.
- e. Event involves food to be sold or distributed.
- f. Fireworks or pyrotechnics are being used.
- g. Event footprint or activities will have an environmental impact.

Community Special Event Applicants must:

- a. Show relevance of the event's purpose to the City's strategic priorities.
- b. Include a plan to engage White Rock residents and businesses as volunteers, participants and potential sponsors.
- c. Have the expertise and resources to plan and execute the event successfully.
- d. Provide an event budget including projected revenue, expenses and funding from other sources.
- e. Demonstrate financial and legal accountability (i.e. a not for profit society, charity or registered business association), and the ability to obtain adequate liability insurance as required.
- f. Provide a detailed timeline, business case and implementation plan.
- g. Provide a detailed a map of the event location(s) requested.
- h. Provide a detailed request of City support required including funding, in-kind services, use of civic facilities, etc.
- i. Provide a description of the target audience and expected volunteer, participant and spectator attendance.
- j. Provide a communications and promotional plan including how the City's support will be recognized.
- k. Provide a plan for volunteer engagement.
- l. Detail the expected impact on the natural and built environment.
- m. Provide a public safety plan (i.e. first aid, security, traffic control, etc.).

- n. Demonstrate sensitivity for environmental stewardship and First Nations culture in the planning and implementation of the event plan.
- o. Adhere to the protocol and communication guidelines as provided by the City.
- p. Provide event management experience references if requested.

Timelines for Special Event Approvals

The following timeline sets out the schedule to receive, review and recommend community special events to take place the following year:

September: Community Special Event applications are due from event organizers

October/November: Staff review event submissions based on the Policy and available budget resources

December/January: New events are brought to Council for review and/or approval

4. **COUNCIL'S STRATEGIC DIRECTION AND MONITORING**

The Policy will be updated as needed in keeping with the strategic priorities and direction set by Council.

5. **FUNDING**

Consideration will be given to fund Council supported community special events through the City's annual financial planning process.

6. **RATIONALE**

The Policy has been created to set application guidelines, selection criteria and administrative processes in regards to approving and providing support to community special events.

APPENDIX B

2018 SPECIAL EVENTS	
Event Title	Brief Description
Polar Bear Swim	Organized by Rotary Clubs of WR/SS. Includes a dip in Semiahmoo Bay on New Years Day.
TedxWhite Rock	Annual event organized by the White Rock Museum & Archives.
SOURCES "Coldest Night of the Year"	2, 5 or 10k walk around White Rock to raise funds for the food bank and to raise awareness about homelessness prevention.
Hockey for ER	Hockey game and Beer Garden.
Buskers Festival	First time event organized by staff and committee
White Rock Farmers' Market	Held around Miramar Plaza at the White Rock Community Centre every Sunday from early May to late Oct.
Move for Health Day	Annual event organized by Recreation & Culture and Walk with Your Doc
Peace Arch Hospital Foundation Gala	Annual fundraiser organized by the Peace Arch Hospital Foundation. Held at Centennial Arena.
KSAC Volunteer Appreciation Event	Recognition of Kent Street volunteers. Held in the KSAC Auditorium.
Law Enforcement Torch Run for Special Olympics	Hosted by the White Rock RCMP and Special Olympics BC.
Cystic Fibrosis Bike Ride	Ride through White Rock with start at Balsam Comfort Station.
Canada Day by the Bay	Celebrating Canada's birthday with live music, vendors, kids activities and fireworks.
Canada Day 10K Run	5k run early morning of July 1st. Begins from Semiahmoo Park, travels westbound down Marine Drive and back to Semi Park.
Six TD Concerts	City/BIA co-hosted outdoor concerts (2018 included East Beach, 5 Corners)
Tour de White Rock Volunteer Banquet and Tour de White Rock	Held at White Rock Community Centre Thursday before race. A 2-day international cycling race attracting over 150 high caliber cyclists from across Canada, the United States, and Europe.
Pride Flag Raising	Community organized event held at City Hall flag pole.
White Rock Sea Festival /Semiahmoo Days	Annual August long weekend celebration. A variety of events span more than 2 kilometers along the waterfront including live entertainment at Memorial Park and Semiahmoo Park, vendors along the promenade, kids activities and pirate parade, Torchlight Parade along Marine Drive (Sunday PM) and fireworks.
"Picnic on the Pier"	Fundraiser for Peace Arch Hospital. New location to be looked at for 2019.
360 STRONG Fitness Challenge for White Rock Hospice	Held at Centennial Oval - Fitness/Activity Challenge.
National Kids Cancer Ride	12th annual event that starts at East Beach. Organized and hosted by Coast to Coast Against Cancer Foundation. No requirements from City except Mayor's presence, if available.
National Seniors Day	Celebration of contributions of older adults across Canada.
Great Pumpkin Run/Walk	1K or 5K walk/run in support of Peace Arch Hospital.
Fall Festival of the Arts & Culture Day with PACA	This festival included all arts and culture events that occurred in White Rock from Sept 1 to Oct 31, allowing residents a single source for info, links to dates and material, and other relevant news about these events and culminated in Culture Days at WRCC.
Remembrance Day Ceremony	Held at White Rock cenotaph. Organized by the White Rock Royal Canadian Legion.
Christmas Craft Fair	Event organized and hosted at the White Rock Museum & Archives.
Christmas on the Peninsula Festival	Organized by Christmas on the Peninsula Society includes a Christmas Parade, Christmas Village and entertainment at WRCC and Miramar Plaza to promote special Christmas events all around the Peninsula.
KSAC Mistletoe Lunch	Christmas themed lunch for the members of Kent Street Activity Centre.

APPENDIX C

2019 PROPOSED SPECIAL EVENTS			
Event Title	Brief Description	2019 DATE	CATEGORY
SOURCES "Coldest Night of the Year"	2, 5 or 10k walk around White Rock to raise funds for the food bank and to raise awareness about homelessness prevention.	Saturday, February 23, 2019	C
White Rock Farmers' Market	Held around Miramar Plaza at the White Rock Community Centre every Sunday from early May to late Oct.	Sundays May 5-Oct 27	C
Peace Arch Hospital Foundation Gala	Annual fundraiser organized by the Peace Arch Hospital Foundation. Held at Centennial Arena.	Saturday, May 4, 2019	C
Move for Health Day	Annual event organized by Recreation & Culture and Walk with Your Doc	Friday, May 10, 2019	B
KSAC Volunteer Appreciation Event	Recognition of Kent Street volunteers. Held in the KSAC Auditorium.	Friday, May 24, 2019	A
Law Enforcement Torch Run for Special Olympics	Hosted by the White Rock RCMP and Special Olympics BC.	TBD - First week of June 2019	C
Spring Art Show	Free community event at Memorial Park. Organized by the White Rock BIA in support of the South Surrey White Rock Artist Society celebrating their 60th anniversary.	Saturday, June 8 - Sunday, June 9, 2019	C
Cystic Fibrosis Bike Ride	Ride through White Rock with start at Balsam Comfort Station.	Saturday, June 22, 2019	C
Canada Day by the Bay	Celebrating Canada's birthday with live music, vendors, kids activities and fireworks.	Monday, July 1, 2019 10am - 10pm	A
Canada Day 10K Run	5k run early morning of July 1st. Begins from Semiahmoo Park, travels westbound down Marine Drive and back to Semi Park.	Monday, July 1, 2019 8AM Start	C
Six TD Concerts	City/BIA co-hosted outdoor concerts (2018 included East Beach, 5 Corners)	Dates and locations TBA	B
Tour de White Rock Volunteer Banquet & Tour De White Rock	Dinner at White Rock Community Centre held Thursday before race. A 2-day international cycling race attracting over 150 high caliber cyclists from across Canada, the United States, and Europe.	Thursday, July 11, 2019 Saturday, July 13 & Sunday, July 14, 2019	A
Pride Flag Raising	Ceremony at City Hall flag pole.	TBD - Friday, July 26, 2019	A
White Rock Sea Festival /Semiahmoo Days	Annual August long weekend celebration. A variety of events span more than 2 kilometers along the waterfront including live entertainment at Memorial Park and Semiahmoo Park, vendors along the promenade, kids activities and pirate parade, Torchlight Parade along Marine Drive (Sunday PM) and fireworks.	August 2, 3 & 4, 2019	A
Multicultural Festival	Multicultural event organized by the International Community Celebrations Society of BC. Venue is WRCC for Friday and Memorial Park on Saturday. Was previously held as Diwali Festival	Friday, August 16 & Saturday, August 17, 2019	B
Sandcastle Competition	Proposed by the White Rock Events Society on the sand, West Beach to East Beach with vendors along promenade.	Saturday, August 17, 2019	B
South Asian Festival	Proposed by the Sanskriti Cultural Awareness Society of BC	August 17 and 18, 2019	B
360 STRONG Fitness Challenge for White Rock Hospice	Centennial Oval - Fitness/Activity Challenge.	Sunday, August 18, 2019 7am-2pm	C
National Kids Cancer Ride	12th annual event that starts at East Beach. Organized and hosted by Coast to Coast Against Cancer Foundation.	Wednesday, September 4, 2019	C
Moon Festival	Organized by White Rock Chinese Association to take place at Memorial Park and Pier. Was previously held in 2017	Friday, September 6 - Saturday, September 7 or the following weekend	B
Craft Beer Festival	Hosted by the White Rock BIA.	Saturday, September 21, 2019	C
National Seniors Day	Celebration of contributions of older adults across Canada.	Monday, September 30, 2019	A
Great Pumpkin Run/Walk	1K or 5K walk/run in support of Peace Arch Hospital.	TBD - Sunday, October 20, 2019	C
Fall Festival of the Arts & Culture Day with PACA	This festival seeks to include all arts and culture events that occur in White Rock and culminates in Culture Days at WRCC.	Sept & Oct 2019	A
Remembrance Day Ceremony	White Rock cenotaph organized the White Rock Royal Canadian Legion.	Monday, November 11, 2019	C
Christmas Craft Fair	Organized and hosted at the White Rock Museum & Archives.	Mid November - Mid December, 2019	C
Christmas on the Peninsula Festival	Organized by Christmas on the Peninsula Society. Christmas Parade, Christmas Village and entertainment at WRCC and Miramar Plaza to promote special Christmas events all around the Peninsula.	Saturday, November 30, 2019	C
KSAC Mistletoe Lunch	Christmas lunch for the members of Kent Street Activity Centre.	Early December, 2019	A

City of White Rock | Special Event Application

All events proposed to take place on City of White Rock property during the 2019 calendar year must complete and return this form no later than September 26, 2018.

Please submit completed forms via email, mail or fax to:

White Rock Recreation & Culture
Attention: Courtney Westwood
14600 North Bluff Rd
White Rock, BC
V4B 3C9

Inquires:
Tel: 604.541.2252
Fax: 604.541.2176
email: cwestwood@whiterockcity.ca

Section One: Organization Information

Organization Name:

White Rock BIA

Street Address:

1174 Fir St

Website:

whiterockbia.com

Is your organization a registered non-profit? Yes No

If yes, please provide the Society #:

Applicant Name:

Alex Nixon

Position within the Organization:

Executive Director

Phone #:

Email:

alex@whiterockbia.com

Section Two: Event Information

Name of Event:

Spring Art Show

Proposed Date(s):

June 8 & 9 2019

City of White Rock | Special Event Application

Proposed Location: (street address, park name, city building)

Memorial Park

Please provide a full description of the event including how and when you plan to start promoting your event:

It is the 60th Anniversary of the South Surrey - White Rock Artists Society, and they want to celebrate with a large public display from their 200 Artists.
We will promote through BIA social media & our Community partners.

Expected # of participants:

~ 100

Expected # of spectators:

~ 500

Expected # of volunteers:

~ ~~10~~ 20

Event Category:

Free Public Event Ticketed Public Event Private Event

Event Sub-Category:

Celebration/Public Festival - 1 Day Celebration/Public Festival - Multiday
 Religious/School Event Parade Walk/Run
 Sporting Event (other than walk/run) Corporate Function/Promotion
 Block Party

Other:

Art show for South Surrey & White Rock Artists

City of White Rock | Special Event Application

Set-Up & Takedown Times: Please fill in the times as accurately as possible. This information can be confirmed closer to your event date.

Activity	Set up Start	Event Start	Event Finish	Takedown Complete
Setup Artist Displays	9am	10am	5pm	6pm

Parking: Please fill in the approximate number of stalls needed for the event setup as well as any needed for organizers/staff/participants

Location / Approximate # of stalls	Event Location Needs		Organizer/Staff/Participants Needs	
4 - West Beach	Start Date/Time:		Start Date/Time:	9am
	End Date/Time:		End Date/Time:	6pm

Programming & Activities:

Activity	Yes or No	Requirements
Will fundraising be included? Raffles/Bingo Draws (eg 50/50)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	BC Gaming license https://www.gaming.gov.bc.ca/licences (604)660-2421
Will there be amplified sounds? Speeches/music	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City Approval required / as per City noise bylaws.
Will Fireworks or Pyrotechnics be included?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City approval required / White Rock Fire Department permit required
Will animals be included? Pony rides -petting zoo	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City approval required.
Will vendors be invited to participate?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City approval required.
Are you planning a parade?	Yes <input checked="" type="checkbox"/> No	City approval required
Is alcohol being served?	Yes <input checked="" type="checkbox"/> No	City approval required / B.C. Liquor license required

City of White Rock | Special Event Application

Equipment & Logistics

Item	Yes or No	Details	Requirements
Access to Electricity *exact power requirements are req'd 3 weeks in advance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		City approval required
Will the event affect transit routes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Trankslink must be notified if event will have an impact on bus routes.

Section 3: City Requirements

Please attach a detailed site map that includes the following:

- First Aid Station(s) (applicant provides)
- Portable washrooms (applicant provides)
- Temporary structures – tent(s), stage(s) (applicant provides)
- Vendor booths
- Parking

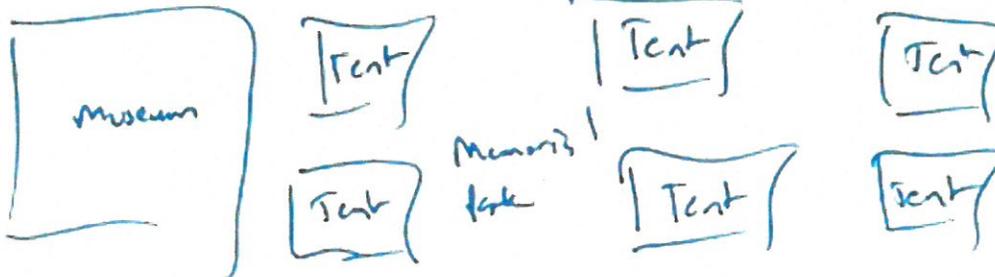
ROW Permits

- If the proposed event is located on City streets/roads/boulevards, an ROW permit must be obtained by the City of White Rock Operations Department. The City Engineer must approve all requests involving road use. A permit fee and refundable damage deposit will be required at the time the permit is issued.

Event Insurance

- All events taking place on City property must have insurance. A copy of Comprehensive General Liability Insurance naming the "City of White Rock" as additional insured for the duration of the event, with a minimum limit of \$5,000,000 must be provided **30 days in advance**.

March Dr



Partypotties are not expected

Section 4: Additional Information

It is the event organizer's responsibility to make the following arrangements:

- Medical Assistance
-St. John's Ambulance can provide First Aid for a fee. All events taking place on City property need to have First Aid available onsite.
- Power requirements
-exact power requirements are needed at minimum, 3 weeks in advance.
- Extra garbage clean-up
-the event organizer is responsible for leaving the area clean and litter free and may be billed for any subsequent cost incurred by the City of White Rock for clean up.
- Drinking water
- Security & Safety
- Extra Washrooms
- Parking and traffic control
- barricades, cones, trained traffic control attendants

Signatures:

Director of Recreation & Culture
City of White Rock

Date



Event Organizer

Nw 23 2018

Date

City of White Rock | Special Event Application

All events proposed to take place on City of White Rock property during the 2019 calendar year must complete and return this form no later than September 26, 2018.

Please submit completed forms via email, mail or fax to:

White Rock Recreation & Culture
Attention: Courtney Westwood
14600 North Bluff Rd
White Rock, BC
V4B 3C9

Inquires:
Tel: 604.541.2252
Fax: 604.541.2176
email: cwestwood@whiterockcity.ca

Section One: Organization Information

Organization Name: WHITE ROCK MULTICULTURAL SOCIETY

Street Address: 14933 BEACHVIEW AVE WHITE ROCK V4B 1P2

Website: _____

Is your organization a registered non-profit? Yes No

If yes, please provide the Society #: BN: 739123511

Applicant Name: MOTI BALI

Position within the Organization: CHAIRMAN & PRESIDENT

Phone #: _____

Email: _____

motib604@telus.net

Section Two: Event Information

Name of Event: _____

WHITE ROCK MULTICULTURAL SOCIETY

Proposed Date(s): _____

AUG. 16th & 17th 2019

City of White Rock | Special Event Application

Set-Up & Takedown Times: Please fill in the times as accurately as possible. This information can be confirmed closer to your event date.

Activity	Set up Start	Event Start	Event Finish	Takedown Complete
WRA Sponsors and volunteers get lights	3:00 pm	3 pm	6 pm	6 pm
17th Aug Stage and Tents	7 am	12 noon	10 pm	10 pm

Parking: Please fill in the approximate number of stalls needed for the event setup as well as any needed for organizers/staff/participants

Location / Approximate # of stalls	Event Location Needs		Organizer/Staff/Participants Needs	
50	Start Date/Time:	17th Aug.	Start Date/Time:	7 am
	End Date/Time:	.	End Date/Time:	10 pm

Programming & Activities:

Activity	Yes or No	Requirements
Will fundraising be included? -Raffles/Bingo -Draws (eg.50/50)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	BC Gaming license https://www.gaming.gov.bc.ca/licences (604)660-2421
Will there be amplified sounds? -Speeches/music	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Approval required / as per City noise bylaws.
Will Fireworks or Pyrotechnics be included?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City approval required / White Rock Fire Department permit required.
Will animals be included? -Pony rides -petting zoo	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City approval required.
Will vendors be invited to participate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City approval required.
Are you planning a parade?	Yes <input checked="" type="checkbox"/> No	City approval required.
Is alcohol being served?	Yes <input checked="" type="checkbox"/> No	City approval required / BC Liquor license required.

Section 4: Additional Information

It is the event organizer's responsibility to make the following arrangements:

- Medical Assistance
-St. John's Ambulance can provide First Aid for a fee. All events taking place on City property need to have First Aid available onsite.

- Power requirements
-exact power requirements are needed at minimum, 3 weeks in advance.

- Extra garbage clean-up
-the event organizer is responsible for leaving the area clean and litter free and may be billed for any subsequent cost incurred by the City of White Rock for clean up.

- Drinking water

- Security & Safety

- Extra Washrooms

- Parking and traffic control
- barricades, cones, trained traffic control attendants

Signatures: M. Boul.

Director of Recreation & Culture
City of White Rock

Date

Event Organizer

Date

City of White Rock | Special Event Application

All events proposed to take place on City of White Rock property during the 2019 calendar year must complete and return this form no later than September 26, 2018.

Please submit completed forms via email, mail or fax to:

White Rock Recreation & Culture
Attention: Courtney Westwood
14600 North Bluff Rd
White Rock, BC
V4B 3C9

Inquires:
Tel: 604.541.2252
Fax: 604.541.2176
email: cwestwood@whiterockcity.ca

Section One: Organization Information

Organization Name:

SANSKRITI CULTURAL AWARENESS SOCIETY OF BC

Street Address:

15165 91AVE SURREY V3R 1B6 BC

Website:

WWW.HUMARISANSKRITI.CA

Is your organization a registered non-profit? Yes No

If yes, please provide the Society #: 50054514

Applicant Name:

SANJEEV SHARMA

Position within the Organization:

DIRECTOR PROGRAMS

Phone #:

Email:

HUMARISANSKRITI@GMAIL.COM

Section Two: Event Information

Name of Event:

SOUTH ASIAN FESTIVAL

Proposed Date(s):

17th & 18th August 2019

City of White Rock | Special Event Application

Proposed Location: (street address, park name, city building)

Memorial Park at waterfront

Please provide a full description of the event including how and when you plan to start promoting your event:

Event is to showcase classical dance forms, folk, instrumental concert, vocal Bollywood, yoga, handicrafts, food. I will start promoting the event atleast three month in advance on social media, news papers advertisement, local white rock, connecting with white rock bussiness house, radio, ethnic TV channel, show TV, CBC, all leading news papers, News letters of city of white rock, radio interviews.
The purpose of the festival is to create awareness among people a healthy and hobby society.

Expected # of participants:

150-200

Expected # of spectators:

2000 PLUS

Expected # of volunteers:

50

Event Category:

Free Public Event Ticketed Public Event Private Event

Event Sub-Category:

Celebration/Public Festival - 1 Day Celebration/Public Festival - Multiday
 Religious/School Event Parade Walk/Run
 Sporting Event (other than walk/run) Corporate Function/Promotion
 Block Party

Other:

May be seven-eight hours for two days.

City of White Rock | Special Event Application

Set-Up & Takedown Times: Please fill in the times as accurately as possible. This information can be confirmed closer to your event date.

Activity	Set up Start	Event Start	Event Finish	Takedown Complete
16 th August	10.00 AM	Set up of stage, sound, light & other stalls of handicrafts, food, sponsors.		
17 th August	11.30 AM	Event Start	May be 9-10 PM	
18 th August	11.30 AM	Event Starts	9-10 PM	After 10 PM or next day

Parking: Please fill in the approximate number of stalls needed for the event setup as well as any needed for organizers/staff/participants

Location / Approximate # of stalls	Event Location Needs	Organizer/Staff/Participants Needs
	<i>Not decided now will let you know after confirmation</i>	
	Start Date/Time:	Start Date/Time:
	End Date/Time:	End Date/Time:

Programming & Activities:

Activity	Yes or No	Requirements
Will fundraising be included? -Raffles/Bingo -Draws (eg.50/50)	<input type="checkbox"/> Yes <input type="checkbox"/> No	BC Gaming license https://www.gaming.gov.bc.ca/licences (604)660-2421
Will there be amplified sounds? -Speeches/music	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Approval required / as per City noise bylaws. <i>will be followed</i>
Will Fireworks or Pyrotechnics be included?	<input type="checkbox"/> Yes <input type="checkbox"/> No	City approval required / White Rock Fire Department permit required.
Will animals be included? -Pony rides -petting zoo	<input type="checkbox"/> Yes <input type="checkbox"/> No	City approval required.
Will vendors be invited to participate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City approval required. <i>we will take permission.</i>
Are you planning a parade?	Yes No	City approval required. <i>not sure now</i>
Is alcohol being served?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City approval required / BC Liquor license required. <i>sure, if served</i>

City of White Rock | Special Event Application

Equipment & Logistics:

Item	Yes or No	Details	Requirements
Access to Electricity <i>*exact power requirements are req'd 3 weeks in advance.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>only for sound & light</i>	City approval required.
Will the event affect transit routes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>It will <u>only</u> at the venue.</i>	Trankslink must be notified if event will have an impact on bus routes.

Section 3: City Requirements

Please attach a detailed site map that includes the following:

- First Aid Station(s) (applicant provides)
- Portable washrooms (applicant provides)
- Temporary structures – tent(s), stage(s) (applicant provides)
- Vendor booths
- Parking

ROW Permits

- If the proposed event is located on City streets/roads/boulevards, an ROW permit must be obtained by the City of White Rock Operations Department. The City Engineer must approve all requests involving road use. A permit fee and refundable damage deposit will be required at the time the permit is issued.

Event Insurance

- All events taking place on City property must have insurance. A copy of Comprehensive General Liability Insurance naming the "City of White Rock" as additional insured for the duration of the event, with a minimum limit of \$5,000,000 must be provided 30 days in advance.

City of White Rock | Special Event Application

Section 4: Additional Information

It is the event organizer's responsibility to make the following arrangements:

- **Medical Assistance**
-St. John's Ambulance can provide First Aid for a fee. All events taking place on City property need to have First Aid available onsite.
- **Power requirements**
-exact power requirements are needed at minimum, 3 weeks in advance.
- **Extra garbage clean-up**
-the event organizer is responsible for leaving the area clean and litter free and may be billed for any subsequent cost incurred by the City of White Rock for clean up.
- **Drinking water**
- **Security & Safety**
- **Extra Washrooms**
- **Parking and traffic control**
- barricades, cones, trained traffic control attendants

Signatures:

Director of Recreation & Culture
City of White Rock

Date

Event Organizer

Date

Appendix G



Special Event Application/Permit

Please submit via mail, fax, or email to:

Attention: Special Events
 Centennial Park Leisure Centre
 14600 North Bluff Road
 White Rock BC V4B 3C9

Tel: 604.541.2161
 Fax: 604.541.2176
 Email: specialevents@whiterockcity.ca

Section One: Organization Information

Organization Name: <u>WHITE ROCK EVENTS SOCIETY</u>	
Address: <u>470 214-12890 17AVE, SURREY BC V4P 1T6</u>	
Website:	
Is your organization a registered non-profit? <input checked="" type="radio"/> YES or NO <small>(please circle one)</small>	
Society #:	
Event Contact Name: <u>DEANNA PEDERSEN</u>	
Position: <u>TREASURER</u>	
Email: <u>deanna541@shaw.ca</u>	Fax: <u>N/A</u>
Alternate Contact: <u>TRACEY LAMARRE</u>	Phone: <u>(</u>

Section Two: Event Information

Name of Event: <u>WHITE ROCK SANDCASTLE COMPETITION</u>	
Date(s): <u>AUGUST 17, 2019</u>	
Full Description of Event <small>(please attach additional pages if needed)</small> :	
Expected numbers of: Participants <u>300</u>	Spectators _____ Volunteers/Personnel <u>150</u>
Event Category: <small>(please circle one)</small>	
Ticketed Public Event <input checked="" type="radio"/> Free Public Event Private Event	
Event Sub Category: <small>(please circle all that apply)</small>	
<input checked="" type="checkbox"/> Celebration/Public Festival – 1 Day <input type="checkbox"/> Celebration/Public Festival – Multi Day	
<input type="checkbox"/> Religious/School Event <input type="checkbox"/> Parade <input type="checkbox"/> Walk/Run <input type="checkbox"/> Sport Event (Non-Walk/Run)	
<input type="checkbox"/> Corporate Function/Promotion <input type="checkbox"/> Block Party <input type="checkbox"/> Other: _____	

Continued - Section Two: Event Information

Event Location (<u>Street Address; Park Name; City Building</u>):			
WEST BEACH TO EAST BEACH ON THE SAND VICAL TO MAPLE			
Event Schedule (<u>Please fill in as accurately as possible with date(s) and time(s)</u>):			
Set up Start	Event Start	Event Finish	Takedown Complete
0800	10:00 AM	16:00	17:00
Programming and Activities: (<u>Please fill in as accurately as possible</u>):			
Activity	YES or NO	Details	Requirements
Fundraising activities (Ex: bingo, raffles, draws etc.)	YES or <input checked="" type="radio"/> NO		BC gaming license 604.660.0245
Amplified sounds (Ex: speeches, background music, sound system etc.)	<input checked="" type="radio"/> YES or NO	SOUND SYSTEM	City approval required
Fireworks or pyrotechnics	YES or <input checked="" type="radio"/> NO		Fire department permit 604.541.2121
Animals (Ex: pony rides, petting zoo, etc.)	YES or <input checked="" type="radio"/> NO		City approval required
Entertainers/Vendors	<input checked="" type="radio"/> YES or NO	VENDORS ALONG PROMENADE	City approval required
Parade	YES or <input checked="" type="radio"/> NO		Ops/Fire/RCMP approval required
Merchandise sales/Goods or services sales	YES or <input checked="" type="radio"/> NO		City approval required

Continued – Section Two: Event Information

Food, Beverage, and Alcohol: <i>(Please fill in as accurately as possible):</i>			
Item	YES or NO	Details	Requirements
Alcoholic beverages	YES or NO		Liquor license and City Council approval
Food preparation/caterers (open food – served or sold)	YES or NO		Food permit 604.507.5478
Prepackaged food served or sold	YES or NO		City approval required
Equipment and Logistics: <i>(Please fill in as accurately as possible):</i>			
Item	YES or NO	Details	Requirements
Street banner (Johnston @ 16 th Ave)	YES or NO		City approval required Installation cost \$325 (Event organizer is responsible for production costs for the banner)
Electricity/Water	YES or NO		City approval required
Tent(s) (10x10 or 20x20)	YES or NO		City approval required
Stage(s) (Outdoor only – 20x20)	YES or NO		City approval required
Will the event affect transit routes?	YES or NO		Translink notification 604.953.3052

Section Three: City Requirements

Please **attach a detailed site map** that includes the following:

- First aid station(s)/Attendant(s) (applicant provides)
- Portable washrooms (applicant provides)
- Temporary structures – tent(s), stage(s), etc. (applicant provides unless otherwise arranged)
- Garbage/Recycling Cans (City provides)

Continued – Section Three: City Requirements

Will the event be located on City streets/roads/boulevards? YES or **(NO)** (please circle one)

Please note:

The City engineer MUST approve all requests involving road use. All events undertaken within City Right of Ways require an R.O.W use permit issued by the engineering department. A fee of \$50 will be charged and a \$1000 refundable damage deposit will be required at the time that the permit is issued.

The following is required a minimum of 30 days in advance:

- A map/detailed list that outlines the barricade locations and trained traffic control attendants (applicant to provide barricades, cones, and attendants)
- Copy of Comprehensive General Liability Insurance naming the "City of White Rock" as an additional insured for the whole event with a minimum limit of \$5 000 000

Section Four: Additional Information

It is the event organizer's responsibility to make the following arrangements:

- Medical assistance (First Aid)
- Electricity – exact power requirements needed 3 weeks prior to event
- Extra garage clean up –the event organizer is responsible for leaving the area clean and litter free and may be billed for any subsequent cost incurred by the City of White Rock for clean up
- Drinking water
- Security and Safety
- Extra washrooms
- Parking and traffic control –barricades, cones, trained traffic control attendants

Insurance requirements:

*The event organizer must obtain Comprehensive General Liability Insurance protecting the City of White Rock against liability for bodily injury, death or property damage, arising out of the activity with the City named as an additional insured on the policy. The policy is to include inclusive coverage for the event from set up through to dismantling with a **minimum limit of \$5 000 000**. In addition, the event organizer will ensure sufficient insurance coverage is obtained for all event participants, vendors, and events. Proof of insurance must be received **30 days prior** to the use of any park/facility covered under the special event agreement.*

Additional agreements with the City of White Rock/ Notes:

Signatures:

Director of Leisure Services

Date

Hederson, Treasurer

Event Organizer

September 11, 2018

Date

By signing this permit, the event organizer agrees to provide the below information to the City of White Rock upon completion of the event. This information shall be used for reporting and tracking purposes.

For Office Use Only:

Attendance:			
Participants _____	Spectators _____	Volunteers/Personnel _____	
Monies Raised:			
Sponsorship _____	Fundraising _____	Tickets Sold # _____	\$ per ticket _____
Event Highlights:			

Appendix H

City of White Rock | Special Event Application

All events proposed to take place on City of White Rock property during the 2019 calendar year must complete and return this form no later than September 22, 2018.

Please submit completed forms via email, mail or fax to:

White Rock Recreation & Culture
Attention: Courtney Westwood
14600 North Bluff Rd
White Rock, BC
cwestwood@whiterockcity.ca V4B 3C9

Inquires:
Tel: 604.541.2252
Fax: 604.541.2176
email:

Section One: Organization Information

Organization Name: White Rock Chinese Association

Street Address: 1399 Kerfoot Road, White Rock BC V4B 3L5

Website: www.whiterockchineseassoc.com

Is your organization a registered non-profit? Yes

If yes, please provide the
Society #: S-0059643

Applicant Name: Leslie Zhao

Position within the Organization: Vice President

Email: lesliezhaooffice@gmail.com

Section Two: Event Information

Name of Event:
Moon Festival 2019

Proposed Date(s):

Sept 6-Sept 8, 2019 (In consideration of weather cooperation)

Proposed Location: (street address, park name, city building)
White Rock Memorial Park, Pier, Museum and West Beach

Please provide a full description of the event including how and when you plan to start promoting your event:

The Moon Festival (Also called The mid-Autumn Festival) is a harvest festival celebrated notably by the Chinese people. The festival is held on the 15th day of the 8th month of the lunar calendar with full moon at night, corresponding to late September to early October of the Gregorian calendar with a full moon at night. We are happy to work with City of White Rock in 2019 to hold the event with a new image branding. The followings are the key features to present in short:

1. 100 meters long dragon dances showcase.
2. Approximately 200-300 pieces of Traditional Chinese Lanterns display in the event area.
3. Giant Panda and Polar bear Characters interact with spectators and residents at the event.
4. Opening ceremony features: Professional orchestra and fashion show, performances, Music and tea combo presentation in a floating boat at the pier.
5. All day performances consist of variety of large sections among Chinese and other communities on Saturday and Sunday. Vendors both for food and retail ties in the engagement with the residents from different areas.
6. Closing ceremony is expected with longer and more stunning fireworks.
7. A special guest artist group from China will deliver their awarded performances based on their availability of Canadian Visa to Canada.

Our association will start promoting the event upon the City approval through all sources of media as below: All Chinese local paper medias (at least 5 of them) , radio, social networks including WeChat, instagram, facebook, our website, other chinese organizations, etc.

Expected # of participants: 300-400

Expected # of spectators: 60,000

Expected # of volunteers: 100

Event Category:

Free Public Event X Ticketed Public Event Private Event

Event Sub-Category:

Celebration/Public Festival - 1 Day Celebration/Public Festival - Multi day (X)

Religious/School Event Parade Walk/Run

Sporting Event (other than walk/run) Corporate

Function/Promotion Block Party

Other:

City of White Rock | Special Event Application

Set-Up & Takedown Times: Please fill in the times as accurately as possible. This information can be confirmed closer to your event date.

To be confirmed by White Rock Chinese Association

Activity	Set up Start	Event Start	Event Finish	Takedown Complete
Lanterns				

Parking: Please fill in the approximate number of stalls needed for the event setup as well as any needed for organizers/staff/participants

Location / Approximate # of stalls	Event Location Needs		Organizer/Staff/Participants Needs	
East of the Pier Parking lot, 5 stalls	Start Date/Time:	Sept 01 10:00 am	Start Date/Time:	?
	End Date/Time:	Sept 6 5:00 PM	End Date/Time:	

Programming & Activities:

Activity	Yes or No	Requirements
Will fundraising be included? -Raffles/Bingo -Draws (eg.50/50)	No	BC Gaming license https://www.gaming.gov.bc.ca/licences (604)660-2421
Will there be amplified sounds? -Speeches/music	Yes	City Approval required / as per City noise bylaws.
Will Fireworks or Pyrotechnics be included?	Yes	City approval required / White Rock Fire Department permit required.
Will animals be included? -Pony rides -petting zoo	Yes	City approval required.
Will vendors be invited to participate?	Yes	City approval required.
Are you planning a parade?	No	City approval required.
Is alcohol being served?	Yes	City approval required / BC Liquor license required.

City of White Rock | Special Event Application

Equipment & Logistics:

Item	Yes or No	Details	Requirements
Access to Electricity <i>*exact power requirements are req'd 3 weeks in advance.</i>	Yes		City approval required.
Will the event affect transit routes?	No		Trankslink must be notified if event will have an impact on bus routes.

Section 3: City Requirements (To Be Confirmed by White Rock Chinese Association)

Please attach a detailed site map that includes the following:

- First Aid Station(s) (applicant provides)
- Portable washrooms (applicant provides)
- Temporary structures – tent(s), stage(s) (applicant provides)
- Vendor booths
- Parking

ROW Permits

- If the proposed event is located on City streets/roads/boulevards, an ROW permit must be obtained by the City of White Rock Operations Department. The City Engineer **must** approve all requests involving road use. A permit fee and refundable damage deposit will be required at the time the permit is issued.

Event Insurance

- All events taking place on City property must have insurance. A copy of Comprehensive General Liability Insurance naming the "City of White Rock" as additional insured for the duration of the event, with a minimum limit of \$5,000,000 must be provided **30 days in advance**.
-

Section 4: Additional Information

It is the event organizer's responsibility to make the following arrangements:

- Medical Assistance

-St. John's Ambulance can provide First Aid for a fee. All events taking place on City property need to have First Aid available onsite.
- Power requirements
-exact power requirements are needed at minimum, 3 weeks in advance.
- Extra garbage clean-up
-the event organizer is responsible for leaving the area clean and litter free and may be billed for any subsequent cost incurred by the City of White Rock for clean up.
- Drinking water
- Security & Safety
- Extra Washrooms
- Parking and traffic control
– barricades, cones, trained traffic control attendants

Signatures:

Director of Recreation & Culture
City of White Rock

Date

Event Organizer

Date

All events proposed to take place on City of White Rock property during the 2019 calendar year must complete and return this form no later than September 26, 2018.

Please submit completed forms via email, mail or fax to:

White Rock Recreation & Culture
Attention: Courtney Westwood
14600 North Bluff Rd
White Rock, BC
V4B 3C9

Inquires:
Tel: 604.541.2252
Fax: 604.541.2176
email: cwestwood@whiterockcity.ca

Section One: Organization Information

Organization Name:

White Rock BIA

Street Address:

1174 Fir St

Website:

www.whiterockbia.com

Is your organization a registered non-profit? Yes No

If yes, please provide the Society #: 50047824

Applicant Name:

Alex Nixon

Position within the Organization:

Executive Director

Phone #:

Email:

alex@whiterockbia.com

Section Two: Event Information

Name of Event:

White Rock Craft Beer Festival

Proposed Date(s):

September 21 2019

City of White Rock | Special Event Application

Proposed Location: (street address, park name, city building)

Memorial Park

Please provide a full description of the event including how and when you plan to start promoting your event:

This would be White Rock's first Craft Beer Festival, celebrating White Rock breweries & those in the Fraser Valley. Breweries would offer samples of their products for a small charge. Local restaurants would sell their food as well.

Expected # of participants:

500 max

Expected # of spectators:

N/A

Expected # of volunteers:

20

Event Category:

Free Public Event Ticketed Public Event Private Event

Event Sub-Category:

Celebration/Public Festival - 1 Day Celebration/Public Festival - Multiday
 Religious/School Event Parade Walk/Run
 Sporting Event (other than walk/run) Corporate Function/Promotion
 Block Party

Other:

City of White Rock | Special Event Application

Set-Up & Takedown Times: Please fill in the times as accurately as possible. This information can be confirmed closer to your event date.

Activity	Set up Start	Event Start	Event Finish	Takedown Complete
Setup	6am	1pm	5pm	7pm
Takedown				

Parking: Please fill in the approximate number of stalls needed for the event setup as well as any needed for organizers/staff/participants

Location / Approximate # of stalls	Event Location Needs		Organizer/Staff/Participants Needs	
3 - near municipal park	Start Date/Time:	6am	Start Date/Time:	
	End Date/Time:		End Date/Time:	

Programming & Activities:

Activity	Yes or No	Requirements
Will fundraising be included? - Raffles/Bingo - Draws (eg. 50/50)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	BC Gaming license https://www.gaming.gov.bc.ca/licences (604)660-2421
Will there be amplified sounds? - Speeches/music	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Approval required / as per City noise bylaws.
Will fireworks or Pyrotechnics be included?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City approval required / White Rock Fire Department permit required.
Will animals be included? - Pony rides - petting zoo	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City approval required.
Will vendors be invited to participate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City approval required.
Are you planning a parade?	Yes <input checked="" type="checkbox"/> No	City approval required.
Is alcohol being served?	Yes <input checked="" type="checkbox"/> No	City approval required / BC Liquor license required. <i>Special Fund license will be needed</i>

City of White Rock | Special Event Application

Equipment & Logistics

Item	Yes or No	Details	Requirements
Access to Electricity <i>*exact power requirements are req'd 3 weeks in advance.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		City approval required.
Will the event affect transit routes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Trankslink must be notified if event will have an impact on bus routes.

Section 3: City Requirements

Please attach a detailed site map that includes the following

- First Aid Station(s) (applicant provides)
- Portable washrooms (applicant provides)
- Temporary structures – tent(s), stage(s) (applicant provides)
- Vendor booths
- Parking

ROW Permits

- If the proposed event is located on City streets/roads/boulevards, an ROW permit must be obtained by the City of White Rock Operations Department. The City Engineer **must** approve all requests involving road use. A permit fee and refundable damage deposit will be required at the time the permit is issued.

Event Insurance

- All events taking place on City property must have insurance. A copy of Comprehensive General Liability Insurance naming the "City of White Rock" as additional insured for the duration of the event, with a minimum limit of \$5,000,000 must be provided **30 days in advance**.

Section 4: Additional Information

It is the event organizer's responsibility to make the following arrangements:

- Medical Assistance
-St. John's Ambulance can provide First Aid for a fee. All events taking place on City property need to have First Aid available onsite.
- Power requirements
-exact power requirements are needed at minimum, 3 weeks in advance.
- Extra garbage clean-up
-the event organizer is responsible for leaving the area clean and litter free and may be billed for any subsequent cost incurred by the City of White Rock for clean up.
- Drinking water
- Security & Safety
- Extra Washrooms
- Parking and traffic control
- barricades, cones, trained traffic control attendants

Signatures:

Director of Recreation & Culture
City of White Rock

Date

Event Organizer

Date

November 27, 2018



July 9, 2018

Reference: 240307

VIA EMAIL: CMagnus@whiterockcity.ca

His Worship Mayor Wayne Baldwin
City of White Rock
15322 Buena Vista Avenue
White Rock, British Columbia
V4B 1Y6

Dear Mayor Baldwin:

Your letter of June 18, 2018, to Honourable George Heyman, Minister of Environment and Climate Change Strategy, regarding the proposed Canadian Open Sand Castle Competition for 2019, has been referred to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for a response.

The information package shared with the letter is insufficient to determine exactly which provincial authorizations may be required. A map showing the location of the proposed event is required to determine whether or not a Crown Land Authorization is necessary for this event.

In the intervening years since the last White Rock Sand Castle event, the Boundary Bay Wildlife Management Area (WMA) has been established. Events of this nature would likely not be authorized within the WMA, in order to maintain and protect the values for which the WMA was created. Any activities (particularly of this size) within the WMA would require approval by the Fish and Wildlife Regional Manager as per the *Wildlife Act*.

Similar events in other areas reportedly utilize sand imported for the purpose to locations that minimize impacts. I understand that a sand castle competition located in Parksville is held in a municipal park using sand that is trucked in, rather than the adjacent WMA.

If you wish to pursue this matter further, please contact Donna Myketa, Resource Manager, Authorizations, by email at donna.myketa@gov.bc.ca or by phone at (604) 586-4426.

Thank you for taking the time to inquire regarding this planned event.

Sincerely,

Allan Johnsrude
Regional Executive Director

pc: Honourable George Heyman, Minister of Environment and Climate Change Strategy

Donna Myketa, Resource Manager, Authorizations, South Coast Natural Resource Region, Ministry of Forests, Lands, Natural Resource Operations and Rural Development



Friends of Semiahmoo Bay Society
www.birdsonthebay.ca

June 19, 2018

Mayor & Council, City of White Rock
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

File No. 0220-20 Transmitted by email: wbaldwin@whiterockcity.ca

Dear Mayor Baldwin and Councilors:

Thank you for reaching out to Friends of Semiahmoo Bay Society (FoSBS) to inform us more fully of the 'Canadian Open Sand Castling Competition' idea proposed by the White Rock Events Society (WRES). We did receive a letter from the WRES requesting us to meet with them dated June 15th after the Peace Arch News article of June 13th.

In the past FoSBS has interacted with Sea Festival organizers many times over sandcastling on White Rock Beach, with very mixed results.

The Parksville Sandcastle event takes place off the beach where they bring in sand and contain the event to a flat area just next to the parking lot. It also allows the sculptures to avoid being washed away by the tide. This means more people can enjoy the event. The Parksville organizers are going with an environmental theme this year, <https://nanaimonewsnow.com/article/571299/wild-things-chosen-theme-2018-parksville-sand-sculpting-competition> Perhaps the organizers of this event could go with a theme relevant to Boundary Bay, birds, migration and bird food from the intertidal flats.

In the endgame all recreation and conservation conflicts will likely resolve to deliberations over scale and segregation from sensitive areas, deliberations made within the authority having jurisdiction.

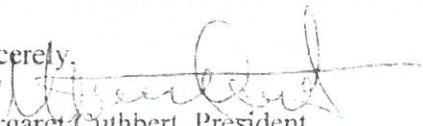
As committed and invested stakeholders in the Boundary Bay Wildlife Management Area and the top rated Important Bird Area in Canada of 600 designated sites, **our concerns are for the environmentally sensitive, 'living' beach that such an event would heavily impact.**

It is not perfectly understood how human trampling (let alone excavation) kills invertebrates. However, it is well known that the sandcastling events of the 80's had a huge impact on Semiahmoo Bay invertebrate populations.

The already heavy and concerning impacts on the Semiahmoo Bay beach are out of control – dogs off leash, extensive poaching of crab, living fish and invertebrates and motorized vehicles through eelgrass meadows – require enforcement of regulations and conscientious stewardship.

We have indicated to both the Province and Semiahmoo First Nation that we would appreciate their guidance.

Sincerely,


Margaret Cuthbert, President

15425 Columbia Avenue, White Rock, BC, Canada, V4B 1K1
Ph: 604-536-3552 Fax: 604-542-9882
www.birdsonthebay.ca

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 11, 2019

TO: Mayor and Council

FROM: Sandra Kurylo, Director of Financial Services

SUBJECT: Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288

RECOMMENDATIONS

THAT Council:

1. Receive for information the February 11, 2019 corporate report from the Director of Financial Services, titled “Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288;” and
 2. Provide direction to staff on the process of public consultation to be undertaken prior to adopting Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288.
-

INTRODUCTION

The purpose of this corporate report is to introduce Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288, which is presented for first, second and third readings. The only amendment included in this Bylaw is the addition of urgent expenditures related to the December 20, 2018 severe windstorm event that resulted in significant damage to the Pier and waterfront, and their recommended funding sources.

PAST PRACTICE/POLICY/LEGISLATION

Section 173 of the *Community Charter* authorizes that Council may make an expenditure for an emergency that was not contemplated for that year in its financial plan, as follows:

Limit on expenditures

- 173** (1) *A municipality must not make an expenditure other than one authorized under subsection (2) or (3).*
- (2) *A municipality may make an expenditure that is included for that year in its financial plan, so long as the expenditure is not expressly prohibited under this or another Act.*
 - (3) *A municipality may make an expenditure for an emergency that was not contemplated for that year in its financial plan, so long as the expenditure is not expressly prohibited under this or another Act.*
 - (4) *The following apply in relation to the authority under subsection (3):*
 - (a) *the council must establish procedures to*

- (i) authorize expenditures under that subsection, and*
- (ii) provide for such expenditures to be reported to the council at a regular meeting;*
- (b) if an expenditure is made under that subsection, as soon as practicable, the council must amend the financial plan to include the expenditure and the funding source for the expenditure;*
- (c) the authority under that subsection does not include the authority to borrow for the purpose of making the expenditure.*

Council Policy #322 – Emergency Expenditures, requires that in these situations:

- “1. All expenditures that are not included in the Financial Plan be approved by the Chief Administrative Officer (CAO) or the Director of Financial Services in the absence of the CAO;*
- 2. That at the next Council meeting following the emergency the CAO or designate report to Council on the nature of the emergency and the funds expended; and*
- 3. That as soon thereafter as practicable, the Director of Financial Services put forward a bylaw to amend the City’s Financial Plan to reflect the emergency expenditures.”*

ANALYSIS

To date, all aspects of the *Community Charter* and Council Policy No. 322, as they relate to the emergency expenditures, have been met, except for an amendment to the City’s Financial Plan. Reference is made to the corporate reports dated January 14, 2019 from the Chief Administrative Officer, and January 28, 2019 from the Director of Engineering and Municipal Operations involving the December 20, 2018 severe windstorm event.

In order to meet legislative requirements, it is necessary that emergency expenditures related to the December 20, 2018 severe windstorm event, be incorporated into the City’s five-year financial plan as soon as practicable. This provides the legal authority to enter into contracts and authorize expenditures.

Staff are in the process of developing the draft 2019 to 2023 Financial Plan, which is scheduled to be presented to the Finance and Audit Committee later this month. As this is the first full Financial Plan to be considered by the current Council, it is expected that the 2019 to 2023 Financial Plan Bylaw will not be adopted until mid to late April. In the meantime, legal authority for the City to incur 2019 expenditures in advance, is provided by Financial Plan Bylaw (2018 to 2022), 2018, No. 2239 as amended.

Rather than wait for completion of the full 2019 to 2023 Financial Plan process, it is more expedient to add the emergency expenditures to the 2018 to 2022 Financial Plan Bylaw. Although Council has not had the opportunity to review the current 2018 to 2022 Financial Plan, this is an urgent technical amendment dealing with the December 20, 2018 sever windstorm related expenditures only. Other than those described below, there are no other changes reflected in Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288.

The following new 2018 and 2019 expenditures, and their recommended funding sources are

incorporated into Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288:

General Fund Asset Improvement Budget

Add a new project to complete immediate repairs to the Pier with a budget of \$4.3M, and phasing of \$20,000 in 2018 (preliminary engineering assessment work) and \$4,280,000 in 2019. This incorporates the steel pile and concrete deck option as previously presented by the Director of Engineering and Municipal Operations, as well as related design and construction management, environmental and regulatory, electrical and lighting, arch, as well as conduit costs in the damaged areas. It also includes a temporary telecom connection. In addition, there is provision in this budget for some ground improvement (if needed). This budget does not include repair work to the west wharf, as those repairs will be addressed at a later date.

Some, but not all of this amount will be covered by insurance. Typically, insurance will cover the cost (subject to policy limits) of bringing the Pier back to the condition it was in before the severe windstorm event, incorporating applicable updated codes. The City's insurers are currently reviewing the cost estimates, and this needs to be completed before it can confirm which components will be covered by the policy. For budget purposes, it is assumed that \$3.1M will be funded by insurance proceeds at this time.

In order to assist in financing the remaining costs, the City has applied for an *Investing in Canada Infrastructure Program – Community, Culture and Recreation* grant (73.33% funding) and is seeking recovery cost under provincial "Disaster Financial Assistance" (80% funding). As well, further requests for provincial funding were made. At this time, it is not known if this government funding will be provided.

As a result, staff are proposing that the remaining \$1.2M be funded, for budget purposes, as follows:

- \$280,000 from the Pier Preservation Reserve;
- \$186,000 from the Infrastructure Reserve (amount that was put aside for seabed dredging); and
- \$734,000 from uncommitted community amenity contributions on-hand.

These funding sources may only be temporary and may be amended if additional external funding sources are confirmed.

Add a new 2019 project to complete repairs and restoration on East Beach, with a budget of \$600,000.

If the City's application for recovery cost Disaster Financial Assistance is approved, up to 80% of these costs may be funded from that program. Further relief may also result from the City's additional request to the Provincial government. However, at this time, none of this funding is confirmed, so for budget purposes, the recommended funding source incorporated into Bylaw No. 2288 is the City's accumulated surplus fund. It should be noted that this will reduce the balance in the fund to slightly below the minimum level required by Council Policy No. 307. This Policy requires the minimum balance to be 10% of the City's general fund operating budget. Allocating \$600,000 to this project will reduce the uncommitted balance to 9.4% of the general fund operating budget. This funding source will be amended if Disaster Financial Assistance funding is approved.

General Fund Operating Budget

Add a 2018 expenditure budget, in the amount of \$40,000 for unanticipated emergency response costs on the waterfront and throughout the rest of the City. This includes staff overtime from the Fire, Engineering and Municipal Operations, and Recreation and Culture departments, as well as contracted costs such as debris removal and supplies such as signage incurred on December 20 and 21. Debris removal costs on access routes needed for emergency services are also included to December 28 (the latest date the Province has declared is eligible to claim for reimbursement).

Since the Province declared this event to be eligible for Disaster Financial Assistance, it is expected that 100% of these immediate response costs will be funded from that program, which is the funding source included in Bylaw No. 2288.

Add an expenditure budget of \$460,000 (\$118,000 in 2018 and \$342,000 in 2019) for storm recovery costs incurred on the waterfront and in the rest of the City. This includes staff overtime worked, contracted debris removal, and other general clean-up costs that were not in direct response to the event at the time it occurred. A portion of this may be recoverable through the City's insurance policy, however, this has not yet been confirmed. Also, up to 80% of these costs may be recoverable through the Disaster Financial Assistance program, but that also has not yet been confirmed.

For budget purposes at this time, the recommended funding source, which is included in Bylaw No. 2288, is the City's accumulated surplus fund. This will further reduce the uncommitted balance of that fund below the minimum Council policy level. This funding source will be adjusted if proceeds from insurance and/or the Disaster Financial Assistance program are confirmed.

Process of Public Consultation

These are the only amendments incorporated into Bylaw No. 2288 and they are necessary to meet legislative requirements and allow the City to enter into contracts and continue paying these costs, pending the adoption of the 2019 to 2023 Financial Plan Bylaw. Schedule A of Bylaw No. 2288 summarizes, in the required format, what the approved 2018 to 2022 Financial Plan would be, after making the above changes. As this is a Financial Plan Bylaw, a process of public consultation is required before this Bylaw can be adopted. The *Community Charter* does not define what this public consultation process should be. In determining what that is, Council may wish to consider the magnitude and purpose of the amendments compared to the overall components of the 2018 to 2022 Financial Plan, as well as the fact that in due course Council will be considering a new 2019 to 2023 Financial Plan, which will reflect its upcoming priorities. Options for public consultation are to put an ad in the Peace Arch News requesting public written comments (possibly combined with similar requests made through social media), scheduling a public meeting, or another more comprehensive process. Staff are seeking direction from Council, so staff can proceed with the next steps prior to adoption of Bylaw No. 2288.

CONCLUSION

It is recommended that Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288 be given first, second and third readings, that Council provide direction on a

process of public consultation, and that a process of public consultation be undertaken prior to adoption of this Bylaw.

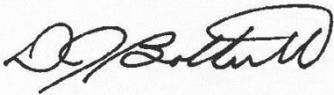
Respectfully submitted,



Sandra Kurylo
Director of Financial Services

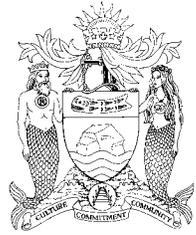
Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 11, 2019
TO: Mayor and Council
FROM: Jim Gordon, Director of Engineering and Municipal Operations
SUBJECT: Marine Drive Parking – Weekend Improvements in Construction Zones

RECOMMENDATION

THAT Council receive for information the corporate report dated February 11, 2019 from the Director of Engineering and Municipal Operations, titled “Marine Drive Parking - Weekend Improvements in Construction Zones.”

INTRODUCTION

Construction activities along Marine Drive have reduced the parking stalls available for local businesses, visitors and residents. This report describes the steps contractors are taking to ameliorate parking losses and the number of parking spaces available.

PAST PRACTICE / POLICY / LEGISLATION

WorkSafeBC requires that contractors provide a First Aid station and a secure construction staging and material delivery area. Contractors are legally responsible for this area as well as the construction site and the usual practice is to secure the perimeter with fencing and provide an office on site. Visitors to the site are required to complete a safety briefing before passing onto the construction site.

ANALYSIS

The secured construction and staging areas on East and West Beach result in a reduction in parking spaces available for local businesses, visitors and residents. Given the challenges that Marine Drive businesses are facing, it is imperative that the reduction in parking spaces is minimized, particularly on weekends.

Staff met with the contractors and developed plans whereby additional parking spaces will be made available on weekends. These are:

West Beach

The Memorial Park Project is scheduled to be complete by March 31, 2019. However, starting at 4:00 p.m. on February 22, a total of 15 parking stalls will be made available for public parking on weekends in the parking lot east of Memorial Park. Access will be from the west and egress from the east.

The total available West Beach weekend parking along Marine Drive east of Oxford will be 203 stalls. For restaurants on the eastern end of West Beach, there will be 15 stalls across the street, plus 187 stalls starting at the Museum parking lot, 240 metres to the west and extending a further 360 metres to Oxford Street(Attachment I).

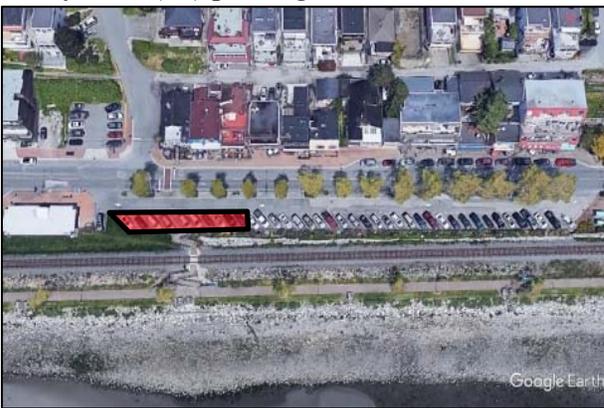
East Beach

The City contractor is constructing pedestrian railway crossings at Finlay Street, Ash Street, Balsam Street and Cypress Street. Additionally, reconstruction of the storm damaged Promenade south of the railway is underway.

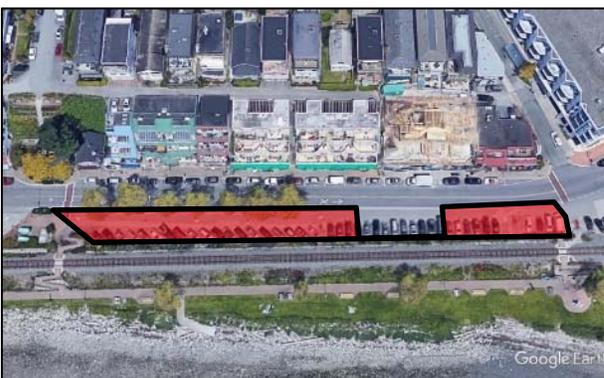
1. Cypress Street – The construction and staging area is reduced so that approximately half of the spaces are used in the parking lot east of Totem Park. Twenty-six (26) parking stalls will be available.



2. Balsam Street – Approximately 25% of the parking is used for construction and staging. Thirty-nine (39) parking stalls will be available.



3. Ash Street and Finlay Street – The contractor is using the entire area for construction, staging and equipment and material movement between the two projects. On weekends, five (5) to nine (9) spots will be freed up for parking.



There will be a total of 74 parking stalls available on East Beach on weekends until the projects are completed in early May. During the week, there will typically be 65 parking stalls available.

BUDGET IMPLICATIONS

There will be costs for labour and fencing to implement the weekend parking additions described in this report; however, these will be accommodated within the contingencies in the project budgets.

CONCLUSION

City contractors will take steps to increase the weekend parking available on East and West Beach. The total number of weekend spaces available as shown on Attachments I and II are 203 spaces on West Beach and 74 on East Beach.

Respectfully submitted,



Jim Gordon,
Director of Engineering and Municipal Operations

Comments from the Chief Administrative Officer:

This corporate report is provided for information.



Dan Bottrill
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 11, 2019

TO: Mayor and Council

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Bylaws and Initial Consultation Summary for OCP and Zoning Amendments for 1300-Block / 1310 Johnston Road

RECOMMENDATIONS

THAT Council receive for information the corporate report dated February 11, 2019, from the Director of Planning and Development Services, titled "Bylaws and Initial Consultation Summary for OCP and Zoning Amendments for 1300-Block / 1310 Johnston Road".

EXECUTIVE SUMMARY

Following Council's direction on December 10, 2018, to undertake public consultation regarding proposed Official Community Plan (OCP) and the Zoning Bylaw amendments for the properties in the 1300-block of Johnston Road, staff hosted a Public Information Meeting on January 17, 2019. Following, a Special Council Meeting took place on January 21, 2019, to provide an additional opportunity for affected property owners to share their views with Council. This report provides the written feedback that was received at, or following the Public Information Meeting, and the minutes from the Special Council meeting. This information is provided to Council for consideration prior to the bylaw readings.

The scheduling of the public hearings for the 1300-block of Johnston Road OCP Amendment and the 1310 Johnston Road Zoning Bylaw amendment can occur after Council gives first and second readings to the draft bylaws, and Council passes resolutions regarding the OCP consultation and adoption procedure pursuant to provisions of the *Local Government Act*, relative to the subject OCP Amendment Bylaw, as set out later in this report.

In addition to documenting the public and landowner consultation and adoption procedure considerations for the OCP amendment, this corporate report also notes that a Building Permit application for 1310 Johnston Road was submitted to the City on January 21, 2019. Council also has the option to pass a resolution to withhold the building permit for 1310 Johnston Road for 30 days (beginning on the date the permit was submitted on January 21, 2019) due to the conflict between the development proposed in the application for the building permit and the OCP and Zoning Amendment bylaws that are under preparation.

Should Council decide to direct staff to withhold the building permit for 30 days, at a subsequent meeting occurring prior to the 30-day expiry date (February 20, 2019), Council will also need to consider the application for the permit. At that time, Council may extend this withholding period by an additional 60 days, pursuant to section 463(3) of the *Local Government Act*, in order to

have a Public Hearing and consider adoption of the bylaws before the applicant would be entitled to the issuance of the building permit.

Upon Council's adoption of the recommendations of this corporate report, staff, following Council's direction, will proceed to schedule the required public hearing for the two bylaws. The draft OCP and Zoning Amendment Bylaws are included as Appendices F and G to this corporate report and included in the "Bylaws" section of the Regular Council agenda of February 11, 2019.

PAST PRACTICE / POLICY/LEGISLATION

On December 10, 2018, Council passed the following resolution:

"That Council directs staff to:

1. Send an invitation, along with a copy of this report [*staff report to the Land Use and Planning Committee dated December 10, 2018, titled "Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road*], to landowners affected by the proposed bylaw amendments (all those in the 1300-block of Johnston Road) to meet with Council and/or submit written correspondence to Council regarding the proposed amendments; and
2. Proceed with the public consultation process for the proposed bylaw amendments outlined in this report. [2018-438]"

DISCUSSION

The public consultation process outlined in the December 10, 2018 report included two specific engagement events:

- A Public Information Meeting hosted by the City of White Rock at the White Rock Community Centre (Gallery Room) on January 17, 2019, included poster boards summarizing the December 10, 2018 staff report. Images of the poster boards are attached to this corporate report as Appendix B.
- A Special Council Meeting to allow an opportunity for affected property owners or their representatives to share their views with Council, was held in Council Chambers on January 21, 2019.

In addition to providing views to Council at the Special Council Meeting, affected property owners and members of the public also had the opportunity to share their views by providing written comments. The December 10, 2018 corporate report to the Land Use and Planning Committee is attached to this corporate report as Appendix A. Further details regarding the written and verbal submissions received are noted later in this report.

OCP Consultation Provisions and Adoption Procedures in the *Local Government Act*

Section 475 of the *Local Government Act* is titled "Consultation during development of official community plan" and reads as follows:

- "475 (1) *During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.*
- (2) *For the purposes of subsection (1), the local government must*
- (a) *consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and*
 - (b) *specifically consider whether consultation is required with the following:*

- (i) *the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;*
 - (ii) *the board of any regional district that is adjacent to the area covered by the plan;*
 - (iii) *the council of any municipality that is adjacent to the area covered by the plan;*
 - (iv) *first nations;*
 - (v) *boards of education, greater boards and improvement district boards;*
 - (vi) *the Provincial and federal governments and their agencies.*
- (3) *Consultation under this section is in addition to the public hearing required under section 477 (3) (c).*
- (4) *If the development of an official community plan, or the repeal or amendment of an official community plan, might affect agricultural land, the proposing local government must consult with the Agricultural Land Commission.”*

Section 477 (3) (a) of the *Local Government Act* requires additional adoption procedures for official community plans as follows:

“477 (3) *After first reading of a bylaw under subsection (1), the local government must do the following in the indicated order:*

- (a) *first, consider the proposed official community plan in conjunction with*
 - (i) *its financial plan, and*
 - (ii) *any waste management plan under Part 3 [Municipal Waste Management] of the Environmental Management Act that is applicable in the municipality or regional district;”*

Both Sections 475 and 477 apply to OCP amendments as well as the development of an OCP. This corporate report documents the consultation requirements as they relate to the subject OCP amendment bylaw, namely “Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road).”

Consultation on Official Community Plan Bylaw Amendment (1300 Block Johnston Road) **Legislative and Policy Background**

Section 475 of the *Local Government Act* requires that Council consider whether there should be early and ongoing consultation with any of the following: regional district; adjacent regional district; adjacent municipality; first nations; school district or other boards; and/or Provincial and federal governments.

Council also has a policy guiding considerations regarding requirement, Council Policy 512 (Official Community Plan Consultation Policy). Policy 512 is attached to this corporate report as Appendix E.

In the case of this OCP amendment, in accordance with Council Policy 512, it was determined that early and ongoing consultation with one or more of the persons, organizations and authorities listed in Section 475 (2) be considered in accordance with the strategy and rationale provided in the table below.

It is also noted that the subject property is already designated for mixed-use development (commercial and residential development), and while the OCP amendment would reduce the maximum height of buildings on the block (and the maximum floor area permitted for 1310 Johnston Road), it would not fundamentally change the future uses of the properties.

The following table identifies the person, organization, and authority noted in section 475 and staff's review and determination if consultation is required with these entities in relation to the proposed OCP amendment.

Section 475 (2) person, organization and authority		Determination if consultation is required and should be early and ongoing
(i)	Metro Vancouver Regional District	Not required; the subject area is designated "General Urban" in the Regional Growth Strategy and in the opinion of the Director of Planning, the change is not inconsistent with the regional context statement.
(ii)	Adjacent regional district	Not applicable; the subject area is not adjacent to another regional district.
(iii)	City of Surrey	Not required; the subject area is not adjacent to and has no foreseeable impacts on the City of Surrey.
(iv)	first nations;	Not required; the subject area is not adjacent to and has no foreseeable impacts on the rights or interests of a First Nation or a Reserve.
(v)	School District 36 Surrey	Staff also have ongoing annual contact with school district staff regarding their Eligible School Sites Proposal and other matters and discuss current development proposals. No change to the number of units permitted in this area is proposed, only the height of buildings.
(v)	Greater boards and improvement district boards;	Not applicable.
(vi)	Provincial and federal governments and their agencies (including Greater Vancouver Sewerage and Drainage District Board and TransLink per Council Policy 512)	Not required.

Public Information Meeting

As per section 3.5.5 of Council Policy 512, the City held a public information meeting on Thursday, January 17, 2019 at the White Rock Community Centre. Notification letters were mailed to 622 property owners and occupants within 100 metres of the subject property. Ninety-one people signed the attendance sheet at the meeting. Copies of the attendance sheets and written feedback from the public information meeting and received afterward by staff are attached as Appendix C. The written feedback received up until February 1, 2019 is also included in the Appendix, and items received following that date will be provided for Council's review prior to any public hearing(s) related to the proposed amendments. Sixty-seven written comments (feedback form, letter, or email) were submitted on this bylaw. Of these, 63 indicated support for the proposed changes (height at or below six storeys), three indicated non-support for the proposed changes (supporting height up to 12 storeys), and one submission was a general

comment supporting height up to eight storeys. Individuals who submitted more than one letter were counted once in this tally).

Special Council Meeting

In addition to the public information meeting noted above, and in accordance with section 3.5.4 of Council Policy 512, Council held a Special Council Meeting on Monday, January 21, 2019 in Council Chambers to meet with individual landowners, their representatives, and the public. Draft (unadopted) minutes of the January 21, 2019 meeting are included in the “Adoption of Minutes” section of the Regular Council Meeting agenda of February 11, 2019.

Financial Plan and Waste Management Plan

Section 477 (3) (a) of the *Local Government Act* requires that local government must consider the official community plan, in this case, the subject OCP amendment bylaw, in conjunction with its Financial Plan and any waste management plan.

While the OCP amendment would reduce the maximum height of buildings on the block (and the maximum floor area permitted for 1310 Johnston Road), it would not fundamentally change the future uses of the properties, therefore no impact on liquid and solid waste. Staff recommend that Council consider the proposed OCP amendment as consistent with the City’s financial plan and Metro Vancouver’s waste management plans.

As there may be a reduced amount of community amenity contributions received as a result of reducing the density for the building at 1310 Johnston Road, the impact will be considered in conjunction with the development of the 2019 to 2023 Financial Plan. City amenity projects within the current Financial Plan that may have benefitted from these amenity contributions may be delayed or be removed, which would also be the case if this project or others that have committed to provide community amenity contributions were to be postponed due to market or other conditions beyond the City’s control. As the 2019 to 2023 Financial Plan process proceeds, Council may be reconsidering the projects and amenities it wishes to fund using community amenity contributions.

Section 463(1) – Direction to Withhold Building Permit for A Period of 30 Days

On January 21, 2019, the property owner at 1310 Johnston Road submitted a building permit application in accordance with the City’s Building Bylaw requirements. Due to Council’s resolution on November 7, 2018 to prepare bylaw amendments to reduce the height and density permitted on this property, staff determined that a conflict existed between the building permit application and Council’s resolution.

In order to direct staff to withhold the application for thirty (30) days (beginning on the day the complete building permit application was submitted), Council must pass a resolution identifying what it considers to be a conflict between the development proposed in the application for the building permit and the OCP and zoning amendment bylaws under preparation (consistent with section 463(1) of the *Local Government Act*). A recommended motion to this effect is provided below and is referred to in Recommendation #7 at the beginning of this corporate report.

Draft Resolution (Recommendation #7):

“WHEREAS:

- A. The following bylaws are under preparation:
 - (i) A bylaw (the “OCP Amendment”) to amend the “City of White Rock Official Community Plan Bylaw, 2017, No. 2200” by:
 - 1. Replacing Figure 10 thereof with a new Figure 10; and

2. Replacing the excerpt from Figure 10 contained in Section 8.3 (Lower Town Centre) with an excerpt from the new Figure 10;
- (ii) A bylaw (the “Zoning Amendment”) to amend the “White Rock Zoning Bylaw, 2012 No. 2000” as amended, by, *inter alia*:
1. Deleting the existing Section 7.60 “CD-60 Comprehensive Development Zone (1310 Johnston Road)” in Schedule “B” thereof; and
 2. Adding a new Comprehensive Zone to Schedule “B” thereof, as Section 7.61 “CD-61 Comprehensive Development Zone (1310 Johnston Road);”
 3. 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
(collectively “1310 Johnston Road”)
from “CD-60 Comprehensive Development Zone (1310 Johnston Road)” to “CD-61 Comprehensive Development Zone (1310 Johnston Road)”.
- B. Preparation of the OCP Amendment and the Zoning Amendment commenced on November 7, 2018.
- C. Drafts of the proposed OCP Amendment and Zoning Amendment are attached hereto as Appendix “F” and Appendix “G”, respectively.
- D. Building Permit Application No. 020409 (the “BP Application”) was made with respect to 1310 Johnston Road on January 21, 2019.
- E. Council considers the development proposed in the BP Application to be in conflict with the OCP Amendment and the Zoning Amendment as set out herein.
- F. The Council of the City wishes to invoke the provisions of s. 463(1) of the *Local Government Act* RSBC 2015 c. 1 (the “LGA”) with respect to the BP Application.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Council hereby considers the development proposed in the BP Application to be in conflict with the OCP Amendment in the following particulars:
 - (a) The height of the development proposed in the BP Application exceeds the maximum permitted development height provided for in the OCP Amendment; and
 - (b) The density of the development proposed in the BP Application exceeds the maximum permitted development density provided for in the OCP Amendment.

2. Council hereby considers the development proposed in the BP Application to be in conflict with the Zoning Amendment in the following particulars:
 - (a) The height of the development proposed in the BP Application exceeds the maximum permitted development height provided for in the Zoning Amendment; and
 - (b) The density of the development proposed in the BP Application exceeds the maximum permitted development density provided for in the Zoning Amendment.
3. Pursuant to section 463(1) of the LGA, Council hereby directs that a building permit in respect of the BP Application be withheld for a period of 30 days beginning on January 21, 2019.”

Section 463(3) – Direction to Extend Withhold of Building Permit for A Period of 60 Days

The thirty (30) day period would elapse prior to the first opportunity to hold a Public Hearing on the proposed amendments (elapse on February 20, Public Hearing on February 25, 2019). Should Council decide to direct staff to withhold the building permit for 30 days, Council may consider the building permit application and direct staff at a subsequent meeting to extend the period for withholding the building permit by an additional sixty (60) days in order to complete the process (beginning on the date the initial 30 day period ends, for a total of 90 days).

Should Council direct staff to extend the withholding period, and then not adopt a bylaw, the owners of the land for which a building permit was withheld are entitled to compensation for damages arising from the withholding of the building permit, as per section 463(4) of the *Local Government Act*. Typical damages can include income losses (from building’s being available for occupancy later than planned), increases in construction costs over the period of delay, and financing charges. If compensation is due under these provisions and the City and property owner cannot agree on the amount, the process for resolving the dispute would follow the process in the *Community Charter* dealing with compensation for expropriation of land (section 33).

OPTIONS

The following options are available for Council’s consideration:

1. Give first and second readings to OCP Amendment Bylaw No. 2289, consider the provided consultation strategy as appropriate and consider the proposed “Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289,” in conjunction with the City’s financial plan and relevant Metro Vancouver waste management plans, give first and second readings to Zoning Amendment Bylaw No. 2290, direct staff to schedule the required public hearings for the bylaws, and direct staff to withhold the building permit for 1310 Johnston Road for thirty (30) days; or
2. Defer consideration and instruct staff to provide further information on any specific aspects relating to the attached Bylaw Amendments, consultation strategy, financial plan, waste management plans or the extension of the building permit withholding period.

Option 1 would be consistent with the direction given by Council on December 10, 2018, and the recommendations pertaining to this option are reflected under the Bylaws section of the Regular Council agenda as item 8.1.2 for consideration.

CONCLUSION

The consultation and adoption procedures in the *Local Government Act* have been documented in this corporate report as they relate to Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289.

This corporate report includes the written feedback from the Public Information Meeting as well as the draft (unadopted) minutes from the Special Council Meeting related to this process, for Council's consideration.

It would now be in order to schedule the required public hearings for the OCP Amendment and Zoning Amendment Bylaws, and for Council to pass a resolution to direct staff to withhold the building permit for 1310 Johnston Road for thirty (30) days.

Respectfully submitted,



Carl Johannsen, MCIP, RPP
Director of 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: Corporate report dated December 10, 2018 titled "Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road"

Appendix B: Sign In Sheets from Public Information Meeting on January 17, 2019

Appendix C: Poster Boards from Public Information Meeting on January 17, 2019

Appendix D: Feedback Forms and Written Feedback Received up to February 1, 2019

Appendix E: Council Policy 512: Official Community Plan Consultation

THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: December 10, 2018

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road

RECOMMENDATIONS

THAT Land Use and Planning Committee:

1. Receive for information the corporate report dated December 10, 2018 from the Director of Planning and Development Services, titled “Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road;”
 2. Recommend that Council direct staff to send an invitation, along with a copy of this report, to landowners affected by the proposed bylaw amendments (all those in the 1300-block of Johnston Road) to meet with Council and/or submit written correspondence to Council regarding the proposed amendments; and
 3. Recommend that Council direct staff to proceed with the public consultation process for the proposed bylaw amendments outlined in this report.
-

INTRODUCTION

The purpose of this report is to introduce and receive Council’s endorsement for a process, including property owner and public consultation, of considering amendments to the Official Community Plan (OCP) Bylaw provisions related to properties adjacent to Johnston Road between Thrift Avenue and Roper Avenue within the Lower Town Centre land use designation (the 1300-block of Johnston Road), and considering an amendment to the CD-60 zone of 1310 Johnston Road. This report is also intended to provide an analysis of the proposed amendments.

Council passed a series of resolutions at the November 7, 2018 Special Council meeting in relation to the area identified above, including directing staff to prepare amendments to the OCP that would limit the height of buildings in the area to a maximum range of 4 to 6 storeys, to prepare amendments to the zoning bylaw for two developments with Comprehensive Development (CD) zoning to limit their height and density to 6 storeys and 3.5 FAR, respectively, (thereby initiating the process enabled by section 463 of the *Local Government Act* for withholding building permits) and to prepare a corporate report that includes:

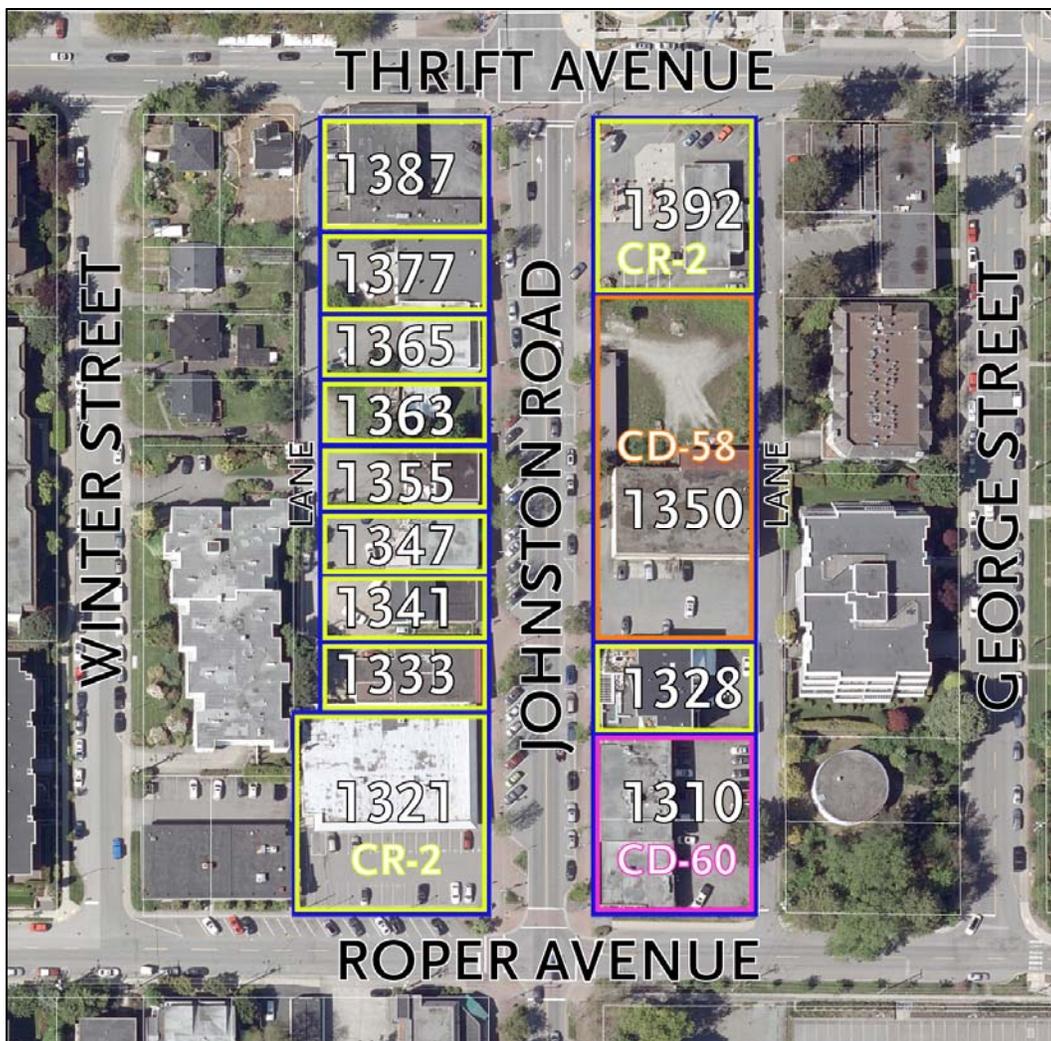
- discussion of a process to inform the owners of affected parcels of the proposed changes to the zoning bylaw and give these owners and any other affected owners an opportunity to make representations to Council in addition to the opportunity of attending a statutory public hearing;

- discussion of a process to treat the owners of the affected parcels with fairness in procedure; [among other items, see “Past Practice section for full resolution”]

While the Council resolutions related to the Zoning Bylaw amendments were for two proposed developments in the 1300-block of Johnston Road, since Council’s November 7, 2018 resolution one of the property owners (1350 Johnston Road) has submitted a complete Building Permit application in the applicable CD-58 zone, is entitled to the current zoning provisions which allow a development of a 12-storey residential and commercial building with an approximate density of 4.8 FAR. This submission occurred during the seven (7) day period between section 463 being enacted by Council and when it comes into effect. Therefore, the Zoning Bylaw amendment in this report only relates to the development application at 1310 Johnston Road and the applicable CD-60 zone. 1310 Johnston Road has a valid Development Permit but has not applied for a Building Permit.

Draft amendment bylaws to the OCP and Zoning Bylaw are attached to this report (as Appendices D and E, respectively) for Council’s information and to promote discussion with the public and affected landowners, but are not being provided for any readings by Council as further consultation and technical review is required prior to Council considering any bylaw readings.

An aerial map of the 1300-block of Johnston Road is below, including the respective zones.



PAST PRACTICE / POLICY / LEGISLATION

Council Resolutions 2018-371 to 378

At the Special Council Meeting held on November 7, 2018, Council passed the following resolutions:

THAT Council directs staff to prepare a corporate report regarding options for scope and for potential processes for a City-wide review of the Official Community Plan, 2017, Bylaw No. 2220, for consideration, further direction and endorsement by Council.”

THAT Council considers the City's Regional Context Statement in preparing a proposed scope and process for a City-wide review of the Official Community Plan, 2017, Bylaw No. 2220.

THAT Council directs staff to prepare amendments, for Council’s consideration under section 463 (2) of the *Local Government Act*, to:

- the Official Community Plan, 2017, Bylaw No. 2220, as amended, that if enacted would have the legal effect of an official plan policy to limit the height of buildings on properties in the ‘Lower Town Centre’ land use designation, that are located adjacent to Johnston Road and between Thrift Avenue and Roper Avenue, to a maximum range of 4 to 6 storeys (with the higher end being closer to Thrift Avenue).

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum height of any building located at 1310 Johnston Road, from 12 storeys to 6 storeys.

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum density of any building located at 1310 Johnston Road from 4.8 FAR to 3.5 FAR, in the CD-60 Zone and despite sections of the current Zoning Bylaw.

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum height of any building located at 1350 Johnston Road from 12 storeys to 6 storeys.

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum density of any building located at 1350 Johnston Road from 4.8 FAR to 3.5 FAR, in the CD-58 zone and despite sections of the current Zoning Bylaw; and
- prepare a corporate report to Council that addresses the following in relation to Council motions 2018-373/378 (including 1310 Johnston Road) noted as items 3 through the November 7th special meeting:
 - i. information and studies concerning the subject lands and existing and proposed zoning;
 - ii. identification of the interests of the community as a whole, in the context of the good planning principles evidenced by any plans, studies and reports the City has prepared and commissioned in respect of the parcels affected and this area;

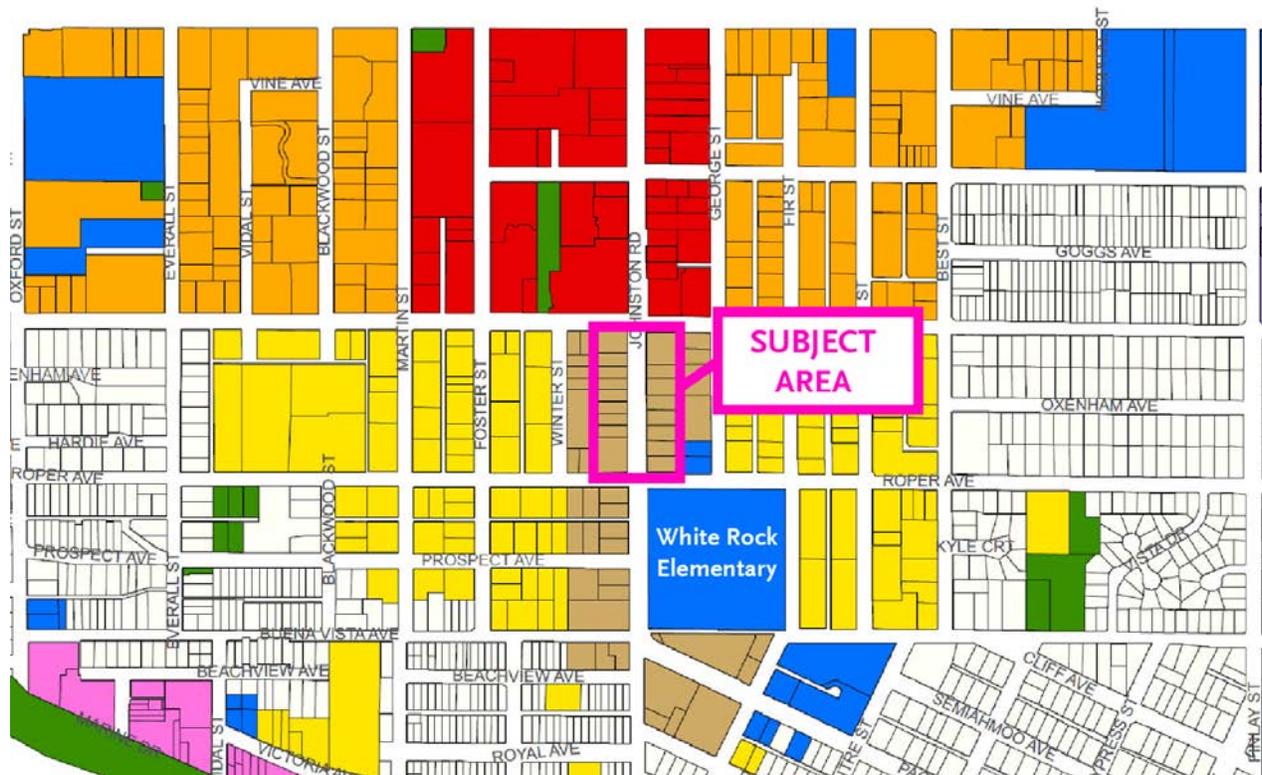
- iii. discussion of aesthetic values, views, sunlight access, traffic, parking, shadowing, and preserving and protecting the unique character of the neighbourhood;
- iv. ensuring that there are practical and economic uses permitted on the subject land;
- v. discussion of a process to inform the owners of affected parcels of the proposed changes to the zoning bylaw and give these owners and any other affected owners an opportunity to make representations to Council in addition to the opportunity of attending a statutory public hearing;
- vi. discussion of a process to treat the owners of the affected parcels with scrupulous fairness in procedure; and
- vii. description of how the rezoning will be consistent with the applicable portion of the OCP.

Current Official Community Plan

Chapter 8 (Land Use) of the current OCP includes a description of a variety of land use designations, including the Lower Town Centre, which is described as follows: “The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.” The objectives of the Lower Town Centre land use designation are: “To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.”

The Lower Town Centre area is coloured in brown, with the subject area highlighted in pink in the excerpt from Schedule A: Land Use Plan below:

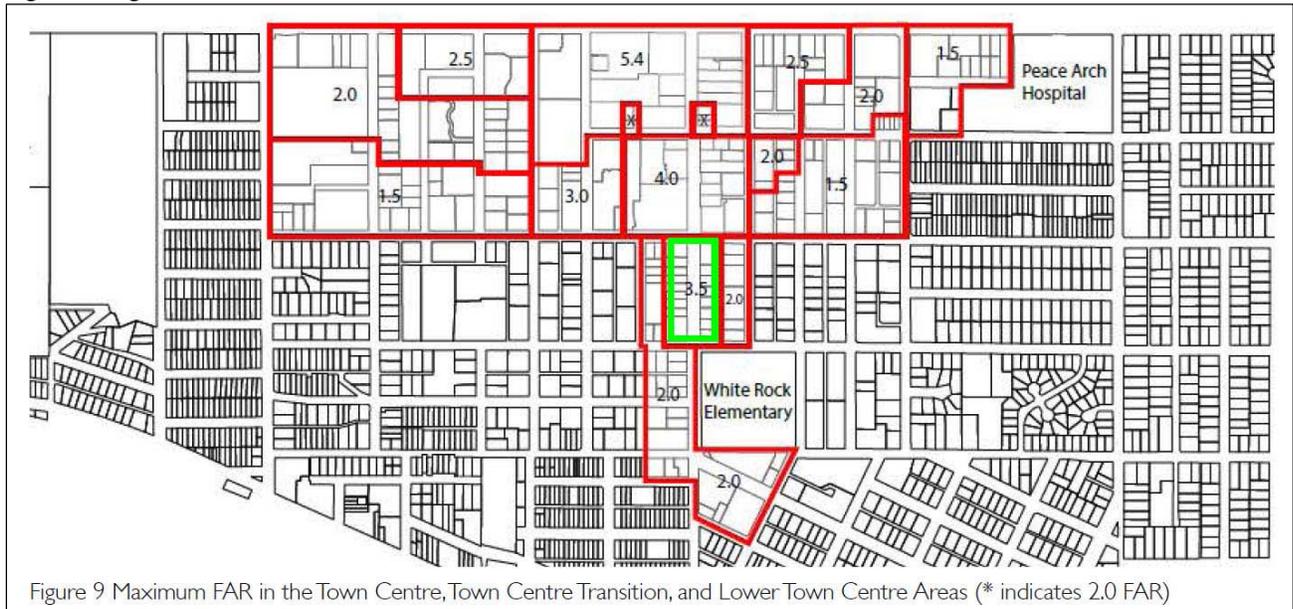
Figure 1: Excerpt from OCP Land Use Plan (Lower Town Centre land use designation shown in brown)



Permitted uses in the Lower Town Centre land use designation include multi-unit residential uses and mixed uses (commercial/residential).

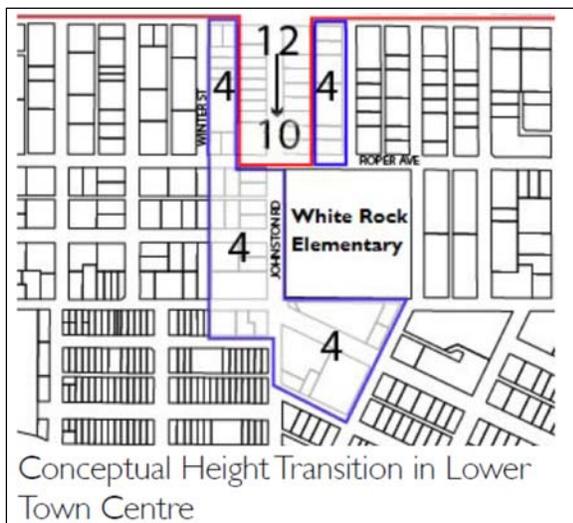
Maximum densities for properties in this designation are identified in Figure 9 of the OCP (numbers represent Gross Floor Area Ratio, also abbreviated as FAR), with the subject area (adjacent to Johnston Road between Thrift and Roper) outlined in green and indicating a maximum 3.5 gross floor area ratio.

Figure 2: Figure 9 from the OCP;



Maximum building heights in the following Conceptual Height Transition map are included in the OCP as guidelines and not absolute limits (see policy 8.13.4).

Figure 3: Conceptual Height Transition for the Lower Town Centre from Official Community Plan



The first draft of the current OCP identified the 1300-block of Johnston Road as having a maximum height guideline of eight storeys on the north end and five storeys on the south end, with a density of 2.5 FAR. Following a report on public consultation for the first draft of the OCP, discussion at the Land Use and Planning Committee meeting on April 24, 2017 indicated Council's desire to increase the height on this block to 12 storeys (see LUPC minutes from April 24, 2017 attached as Appendix "H"), which was later incorporated into the OCP before bylaw

readings. A subsequent corporate report introducing the OCP bylaw on May 29, 2017 provided additional rationale for this change, as follows (see pages from the LUPC report attached as Appendix “I”).

Excerpt from May 29, 2017 Staff Report Regarding Density on 1300-block Johnston Road:

Between Thrift Avenue and Roper Avenue, and for properties fronting Johnston Road, a maximum 3.5 FAR is possible. This continues the downward density transition from the Town Centre, but also allows for significant redevelopments along the entire Johnston Road segment (between North Bluff and Roper) that is part of the planned Johnston Road Streetscape Revitalization project. The proposed 3.5 FAR area also ends at White Rock Elementary, which is a large open space that acts as a buffer between higher and lower density areas.

Excerpt from May 29, 2017 Staff Report Regarding Height on 1300-block Johnston Road:

Increased heights for Thrift Avenue to Roper Avenue block (properties on Johnston Road) from 5-8 storeys to 10-12 storeys. This reflects comments from several Council members at the April 24, 2017 LUPC meeting, regarding heights in the Lower Town Centre, and relates to the proposed 3.5 FAR for this area. Considering consultation feedback regarding views in the Lower Town Centre, it is important to note that the previously proposed 5 to 8 storey range will likely result in new buildings blocking southwest views from street-level (Johnston Road), and taller building will have this same effect. However, in both cases views to south down Johnston Road, from street-level and potential new buildings, will remain open as redevelopment occurs. The OCP also requires buildings to step back from the street which, along with the Johnston Road reconstruction and lower heights south of Roper, will help to maintain this view corridor. Taller buildings, with smaller upper-floors, will also help to reduce street shadowing and potentially create ocean view cones to the southwest, relative to bulkier lower-rise buildings. Staff also note there are two OCP Amendment applications in this block, with proposed heights of 20 storeys (1350 Johnston Road) and 15 storeys (1310 Johnston Road). These heights are beyond the proposed 10-12 storey range, and well above the originally proposed 5-8 storey range. However, considering this with OCP feedback and further analysis, the proposed 10-12 storey range respects the OCP height transition, yet recognizes there is redevelopment interest, which if encouraged through appropriate policy, will help to revitalize this area.

The following policies within the adopted 2017 OCP relate to the Lower Town Centre area.

Policy 8.3.2 – Density and Height

Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and guidelines for height transitions are illustrated in Figure 10.

Policy 8.3.3 – Retail Streets

Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

Policy 8.3.4 – Urban Design

Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.

Policy 8.3.5 – Edges

Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

Policy 8.3.6 – Views

Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D.

Section 463 of the *Local Government Act (LGA)*

The LGA does have a provision for a Local Government to withhold a Building Permit that has not been applied for yet. LGA Section 463 provides Council the ability to withhold a building permit if Council passes a resolution that identifies what it considers to be a conflict with a Bylaw that is under preparation (OCP, Zoning Bylaw) and a development proposed in a building permit. If the Council resolution to begin preparation of a plan or bylaw is not made at least seven days prior to the submission of a Building Permit application, then the building permit may not be withheld.

Once an application is made for a building permit is made, the Local Government has to complete the Bylaw review within 30 days (or extend the withholding of the permit for a further 60 days), or the applicant is entitled to compensation for damages related to withholding the permit, or if Bylaw review is not completed in the 30/60-day time frame, the building permit is able to proceed as is, without amendments.

ANALYSIS

There are two major intended effects of the draft OCP and zoning amendment bylaws:

1. **Height:** Modify the building height for redevelopment of properties in the 1300-block of Johnston Road from 10-12 storeys to 4-6 storeys. This amendment to the OCP policy for maximum building heights in the Lower Town Centre would impact all 13 properties. The related zoning amendment bylaw for 1310 Johnston Road would also reduce the height permitted on that property to six storeys from the 12 storeys currently permitted.
2. **Density:** Reduce the maximum density for 1310 Johnston Road, through an amendment to the CD zoning for the property, from 4.8 FAR to 3.5 FAR.

This amendment to the Zoning Bylaw would only impact 1310 Johnston Road, as 1350 Johnston already has a Building Permit under their existing CD-58 zoning (at 4.8 FAR), and the remainder of the other properties already have a 3.5 FAR maximum density in the OCP, and all would need a rezoning from CR-2 ('Lower Town Centre' zone), which has a maximum 1.75 FAR, in order to achieve the higher density contemplated in the OCP.

There are no proposed changes to the permitted uses of property in either the draft OCP and zoning amendment bylaws. Accordingly, the analysis that follows focuses on the difference between redevelopment of the existing 1-3 storey commercial buildings on the block at a density of 3.5 FAR in a 10-12 storey (i.e. mid-to-high rise) form, versus redevelopment at a density of 3.5 FAR in a maximum 6 storey height. It is noted that for 1310 Johnston Road only, the difference is between development at 4.8 FAR in a 12 storey form and development at a reduced density of 3.5 FAR in a six storey form.

The following sections analyze the possible effects of the draft OCP and zoning amendment bylaws in a variety of topic areas, for Council's considering these issues, and providing a basis for discussion with the public and affected landowners.

Identification of Community Interests – 1300-block of Johnston Road

The buildings on these properties are between 45 and 75 years old; a few are visibly deteriorating and/or the land is underutilized as identified in the OCP. Staff consider that it would be in the community's general interest to see investment occur on this block through the redevelopment

and renewal of some of these commercial properties with new buildings to provide new services and business opportunities. That being said, it is also in the community’s interest that the form and scale of this redevelopment should fit within its immediate and nearby context and be consistent with good planning principles, as discussed below.

The Official Community Plan includes six guiding planning principles that were used as the foundation for the more detailed policies within the plan. These principles are:

1. Connect to the Water
2. Enjoy the Town Centre
3. Grow Up & Grow Old in the Same Neighbourhood
4. See the Sea
5. Share the Streets
6. Live & Play in Green Places

These principles, attached with the accompanying description in the OCP as Appendix F, were distilled from and reflect the 10 ‘Smart Growth’ planning principles that were identified in Phase 2 of the OCP review process and adapted to the White Rock context as formative principles for the development of the Vision and Goal Statements (see Progress Report #3 dated November 23, 2015). The Smart Growth planning principles, which were developed by the EPA based on a broad cross section of Smart Growth and related planning literature (e.g. ‘sustainability’ principles, New Urbanism, etc.), and represent widely supported planning principles (regionally and throughout North America), are repeated in the table below, with the most-related White Rock ‘guiding principles’ identified in the right column:

Table 1: Relationship between Smart Growth Principles and OCP Guiding Principles

<i>Smart Growth Principles</i>	<i>Related OCP Guiding Principle</i>
<i>Create a range of housing opportunities and choices</i>	Grow Up & Grow Old in the Same Neighbourhood Enjoy the Town Centre
<i>Take advantage of compact building design</i>	See the Sea Enjoy the Town Centre
<i>Mix compatible land uses</i>	Enjoy the Town Centre Grow Up & Grow Old in the Same Neighbourhood
<i>Foster distinctive, attractive communities with a strong sense of place</i>	Enjoy the Town Centre Connect to the Water
<i>Create walkable neighbourhoods</i>	Share the Streets Grow Up & Grow Old in the Same Neighbourhood
<i>Preserve open space, natural beauty, and critical environmental areas</i>	Live & Play in Green Places Connect to the Water See the Sea
<i>Support a variety of transportation choices</i>	Share the Streets Connect to the Water
<i>Strengthen and direct development towards existing infrastructure</i>	Enjoy the Town Centre

<i>Make development decisions predictable, fair, and cost effective</i>	(Included as an objective (8.13); not guiding principle)
<i>Encourage community and stakeholder collaboration</i>	(Included in Growth Management goal statement and various policies; not a guiding principle)

Given that the changes contemplated in the draft amendment bylaws would not change the permitted uses of the subject properties, but only their height (and the density for 1310 Johnston Road only), the relevant planning principles are primarily those which relate to the impacts of building massing (i.e. views, sunlight access, and character, etc.) These impacts are discussed in further detail in following sections. The table below briefly describes how mixed use commercial and residential development on this block of predominantly older low density (1-3 storey) commercial buildings, regardless of the building height, is consistent with the Smart Growth planning principles.

Table 2: Compatibility of Development in the 1300-block Johnston Road with Smart Growth Principles

<i>Smart Growth Principles</i>	Mixed Use Commercial Residential Development
<i>Create a range of housing opportunities and choices</i>	Adding homes to the City’s ‘high street’ (Johnston Road) provides residents with mobility challenges easier access to shops; these redevelopments also add to the housing supply without displacing existing residential tenants
<i>Take advantage of compact building design</i>	Redevelopment and new growth in existing commercial areas can reduce pressure in the region to ‘sprawl’ by expanding the Urban Containment Boundary into rural areas (i.e. “growing up rather than growing out”).
<i>Mix compatible land uses</i>	By combining the activity generated of residents and visiting shoppers, mixed use developments promote a higher use of public transit, enhance the perceived security of a neighbourhood by increasing the number and activity of people on the street at different times of day. Commercial (retail/office/arts space) and residential uses are generally compatible and do not create nuisances in the same way as heavy industrial or some agricultural uses might have conflicts with residential uses.
<i>Foster distinctive, attractive communities with a strong sense of place</i>	<p>The overview for the Community Character section in the OCP notes that “the mixed-use Town Centre and Lower Town Centre have strong character in areas where there are continuous small-scale storefronts, public realm amenities, and mature street trees. Views to the ocean are first experienced along Johnston Road in the Lower Town Centre, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.”</p> <p>In response to this sense of place, there are Development Permit Guidelines that have maximum storefront widths to retain the small-scale feel of the shops. There are also Development Permit Guidelines and policies that support more slender buildings and generous setbacks (i.e. taller buildings) relative to a shorter and wider form.</p> <p>These policies include 6.2.1: “Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street...” and 6.2.3: “Prioritize views to the water from public places, such as active walking streets, parks, and plazas.</p>

	<p>Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.”</p> <p>The view of the ocean at the intersection of Thrift Avenue (north end of block) is one where Semiahmoo Bay and the San Juan Islands beyond are marginally visible above the one storey buildings at the north end of the block; any development of these sites, even at the 35 foot (~three storey) height limit currently allowed in the CR-2 zoning would likely impede the existing view of the water at the sidewalk level. The strategy most likely to preserve and enhance views to the water from the public realm are to set buildings back from Johnston Road to widen the ‘terminus’ view of the ocean at the end of the street, and to allow buildings to have taller portions in exchange for open space at the ground level which allows a view through the site and more public amenity space. The OCP also promotes lower development (four storeys) as one moves south down Johnston Road towards Five Corners, below Roper Avenue.</p> <p>The impact to the existing water views from adjacent private developments (i.e. apartments on George Street and Winter Street, the Saltaire building at 1420 Johnston Road, and others in the Town Centre) as well as buildings currently under construction (e.g. Miramar Village Phase 2 and Semiah at 15241 Thrift Avenue) also changes depending on the form of development allowed on this block. Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston Road would have more of an impact on the upper level units in developments to the north and obstruct relatively more of the sky than if they were shorter and wider; at a 6 storey height there would likely be more of an impact on the lower level units’ view toward the water, but relatively less of the sky would be obstructed.</p> <p>Development at a density of 3.5 FAR is able to achieve enough revenue to rationalize the cost of providing structured underground parking, which allows open space on the ground level to be used for landscaping or other more attractive features than a surface parking lot.</p>
<p><i>Create walkable neighbourhoods</i></p>	<p>Integrating commercial and residential uses allows for many activities of daily life to happen within walking distance of home. Other significant services in close proximity include White Rock Elementary (south) and the White Rock Community Centre (north).</p>
<p><i>Preserve open space, natural beauty, and critical environmental areas</i></p>	<p>Redevelopment and new growth in existing commercial areas can reduce sprawl by expanding the Urban Containment Boundary into rural areas (this is called “growing up rather than growing out”).</p> <p>Additional building height (whether replacing 1 storey buildings with 2 storeys, 4-6 storeys or 10-12 storeys) can result in impacts to existing views of natural beauty from both the public realm and private developments. Generally speaking, applying to the Johnston Road context, if a redevelopment has the same density</p>

	<p>spread out over more floors it will be a more slender/sculpted building and have a lesser impact relative to a squatter building with the same density.</p>
<p><i>Support a variety of transportation choices</i></p>	<p>Existing public transit is better utilized with a higher population in walking distance of the stops on Thrift Avenue and Johnston Road. With addition usage, higher levels of service can be justified.</p>
<p><i>Strengthen and direct development towards existing infrastructure</i></p>	<p>Redevelopment and new growth in existing commercial areas can reduce sprawl by expanding the Urban Containment Boundary into rural areas (this is called “growing up rather than growing out”).</p> <p>Further, new development is required to pay for upgrading the utilities (water, storm, and sanitary), sidewalk and roadworks adjacent to their site if required, and costly new trunk mains are not required to service these infill developments.</p>
<p><i>Make development decisions predictable, fair, and cost effective</i></p>	<p>By establishing new height parameters for the 1300-block of Johnston Road at the start of this Council term, property owners and developers will have a better understanding of Council’s expectations for the form of development in this area.</p> <p>Conversely, by ‘downzoning’ 1310 Johnston Road’s density and reducing the maximum height for other properties on the block below what is currently supported in the OCP, there may be a perception that development in White Rock is risky and interest in investing in the community’s redevelopment will be reduced, which will inhibit renewal for all multi-family/multi-storey development projects.</p> <p>As the other project which Council directed staff to prepare a zoning amendment bylaw for (1350 Johnston Road) was able to submit a complete Building Permit application within the legally allotted timeframe and therefore avoid being ‘downzoned,’ it may be seen as unfair that one project on this block approved by the previous Council was able to proceed at their previously approved height and density, while 1310 Johnston Road would not have the ability to develop at the height and density previously approved.</p>
<p><i>Encourage community and stakeholder collaboration</i></p>	<p>This report recommends, in addition to the Public Information Meetings typically required with an application to rezone or amend the OCP, and the statutorily required Public Hearing(s), additional opportunities for direct communication with affected landowners.</p> <p>While there appears to be general consensus that mixed use development in the Johnston Road corridor is desirable, the appropriate amount and particularly height of that development in the 1300-block is a topic that does not have the same level of consensus, and additional consultation is warranted, particularly with affected landowners.</p>

Aesthetic Values and Neighbourhood Character

The 1300-block of Johnston Road currently includes an eclectic mix of small-scale businesses, including: the Salvation Army Thrift Store, law offices, hair salons, a musical instrument store, wine-making store, tabletop game/crepe restaurant, gas station and a recording studio/performance venue. The facades of the buildings, which range in age of original construction from 45-75 years old, are similarly eclectic and do not present a distinct aesthetic in materials or design other than the small-scale frontage of the retail units (with the exception of the Salvation Army Thrift Store).

The proposed redevelopment of this block in a format of ‘apartments over shops’ would be influenced by the Development Permit Guideline requiring narrow storefronts with street level entrances at regular intervals. Materials for the building would be encouraged that reflect west coast design elements and a seaside character, such as natural materials (heavy timber, stone, brick, concrete, steel) and natural rich tones that reflect the natural landscape and seascape. With buildings taller than 6 storeys, due to BC Building Code requirements for non-combustibility of materials, it is likely that it would be a predominantly concrete exterior with secondary design elements reflecting the west coast / seaside aesthetic, and a greater emphasis on the use of materials such as heavy timber or cedar soffits at the street level, around the entrances to the shops. Buildings that are 6 storeys or less may have wood-frame construction, which may increase opportunities for wood elements in the design, along with non-combustible cladding such as brick, or cement boards (e.g. Hardie planks) that can have a wood grain.

Views

As previously discussed in the Smart Growth planning principles above, the overview for the Community Character section in the OCP notes that “views to the ocean are first experienced along Johnston Road in the Lower Town Centre, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.”

There are Development Permit Guidelines and policies that support more slender buildings and generous setbacks (i.e. taller buildings) relative to a shorter and wider form.

These policies include 6.2.1: “Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street...” and 6.2.3: “Prioritize views to the water from public places, such as active walking streets, parks, and plazas. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.”

The view of the ocean at the intersection of Thrift Avenue (north end of block) is one where Semiahmoo Bay and the San Juan Islands beyond are marginally visible above the one storey buildings at the north end of the block; any development of these sites, even at the 35-foot height limit currently allowed in the CR-2 zoning would likely impede the existing view of the water at the sidewalk level. The strategy most likely to preserve and enhance views to the water from the public realm are to set buildings back from Johnston Road to widen the ‘terminus’ view of the ocean at the end of the street, and to allow buildings to have taller portions in exchange for open space at the ground level which allows a view through the site. The OCP also promotes lower development (four storeys) as one moves south down Johnston Road towards Five Corners, below Roper Avenue.

The impact to the existing water views from adjacent private developments (i.e. apartments on George Street and Winter Street, the Saltaire building at 1420 Johnston Road, and others in the Town Centre) as well as buildings currently under construction (e.g. Miramar Village Phase 2 and Semiah at 15241 Thrift Avenue) also changes depending on the form of development allowed on this block. Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston

Road would have more of an impact on the upper level units in developments to the north and obstruct relatively more of the sky than if they were shorter and wider; at a 6 storey height there would likely be more of an impact on the lower level units' view toward the water, but relatively less of the sky would be obstructed.

Shadowing and Sunlight Access

Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston Road would tend to have more of a longer but narrower (and therefore briefer in terms of the time a particular location is in shadow, as shadows from point towers move quicker across the ground than the shadows from a slab building) shadowing impact relative to a building with the same floor area that is shorter and wider; at a 6 storey height there would a shorter shadow that, due to the width of the building, would occur over a longer period of time than a tower.

Considering that the zone for 1310 Johnston Road is proposed to be reduced in both maximum density (from 4.8 FAR to 3.5 FAR) and maximum height, there would be less of a difference between the width of the shadow under the existing zone and the width of the shadow under the proposed reduced zone.

Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston Road would have more of an impact on the upper level units in developments to the north and obstruct relatively more of the sky than if they were shorter and wider; at a 6 storey height there would likely be more of an impact on the lower level units' view toward the water, but relatively less of the sky would be obstructed.

Traffic

Reducing the maximum height of buildings in the 1300-block from 12 storeys to 4-6 storeys is unlikely to markedly change the traffic volume and patterns generated by the redevelopment of the block, if the density is not also changed. The actual unit mix and number of units (largely determined by market demand, and OCP policies requiring a minimum percentage of family sized units) is a better indicator of car ownership rates than building height. A shorter building, because it does not provide the same ocean views, may have less expensive large units and thus theoretically less likely to be occupied by households with multiple vehicles. However, if there are more units in the shorter building than the taller building, it may result in the same total number of cars owned by occupants.

With the proposed zoning amendment bylaw for CD-60, while the floor area density is proposed to be decreased in accordance with Council's direction, the maximum number of units remains at 30, as the existing zoning allows for very large units and even with a reduced floor area (approximately 57,000 square feet, including commercial space), it would be possible to incorporate the same number of units at a reasonable average unit size.

It is noted that by adding residential units in close proximity to shops and services, and existing transit services, it is expected that the residents would be more able to accomplish trips by walking, cycling or public transit relative to the same number of units in a more exclusively residential neighbourhood that is more car-dependent to access amenities and workplaces.

Parking

Similarly, to the analysis of traffic impact, there is no direct correlation expected between reduced building heights (i.e. 6 storeys versus 12 storeys) and on- or off-street parking utilization. The primary drivers of parking supply with a new development are the regulations set by the City based on a ratio of a minimum number of spaces per dwelling unit or commercial floor space, and the demand from homebuyers if they are willing to pay for additional spaces in excess of the minimum required by the City. For example, the development at 1310 Johnston Road would

provide 90 parking spaces for the 30 residential units, which is double the amount required under the typical zoning bylaw provisions of 1.5 spaces per apartment unit. Providing more than the required amount of off-street parking spaces may have the ‘paradoxical’ effect of inducing more car ownership (“may as well use the spaces available”) than would otherwise occur, and negatively affect transit utilization as people view car ownership as a sunk cost and opt to drive rather than reallocating resources to a transit pass.

Water Use

There is no direct correlation expected between reduced building heights (i.e. 6 storeys versus 12 storeys) and regular water use.

Environmental Concerns

With any redevelopment of the properties in the 1300-block of Johnston Road, it is unlikely that existing mature trees on the properties would be healthy following construction of an underground parkade on the property, due to the impact on the root zone from the excavation and the change in soil grades and drainage. In any development scenario an applicant would be required to obtain a Tree Management Permit for the removal or retention of any trees that meet bylaw criteria for protection, and would be required to plant replacement trees for removals. Further assessments would be required to determine if any City trees would require replacement as a result of utility or sidewalk upgrades (regardless of the height of development).

Given the long use of these properties for commercial properties and the period of construction, it is likely that some have a level of soil contamination due to activities such as dry cleaning operations, or underground storage tanks. It is desirable that any soil contamination be remediated during a redevelopment process, however if the development potential of the property does not generate enough revenue to cover the cost of remediation in addition to all other development costs and provide a profit to a developer, there may not be an economic incentive to redevelop such a property. A taller 10-12 storey building that affords more units with ocean views is likely to generate more revenue than a 4-6 storey building, but they would also have different construction cost structures (i.e. concrete versus woodframe construction) that would also impact the viability of redeveloping a property.

Economic and Practical Uses Permitted on the Land

The subject properties, with the exception of 1310 Johnston Road, are zoned CR-2, which allows a maximum building height of 10.7 metres (approximately 35 feet or three storeys) and a density of 1.75 FAR; permitted uses include both multi-unit residential uses and commercial uses. 1310 Johnston Road has a Comprehensive Development zoning (CD-58) which utilizes a ‘density bonus’ structure, wherein the ‘base density’ allowed is 1.75 FAR like the CR-2 zone, but with the provision of a community amenity contribution in the value of \$1,590,000, the property owner would be entitled to a maximum density of approximately 4.8 FAR.

Given that the majority of the properties in the 1300-block of Johnston Road have existing commercial and minor accessory residential uses that comply with the existing zoning (and are far below that 1.75 FAR allowed), and that the maximum OCP density of 3.5 FAR is not proposed to change, it is considered that the proposed amendments will not prevent economic and practical uses on the land.

In the case of 1310 Johnston Road, it is noted that several of the businesses in the existing building have relocated in anticipation of the expected demolition and redevelopment of the property. If Council adopts a zoning amendment bylaw that reduces the permitted height and density of this property, the owner may decide to leave the building vacant and consider applying to a future Council to rezone the property or attempt to find new commercial tenants.

Consistency with Current OCP and OCP Amendment Bylaw in Progress

The proposed zoning amendment bylaw, which applies to 1310 Johnston Road, would establish reduced maximum height and maximum density for the property. The newly reduced maximum density in the zoning bylaw would match the maximum density in the OCP for this portion of the Lower Town Centre land use designation, while the reduced height at 6 storeys would not exceed the 10-12 storey conceptual height transition guideline in the current OCP. The proposed height for the zoning bylaw would also be consistent with the proposed OCP amendment bylaw which also reduces the conceptual height transition for this block to a range of 4-6 storeys.

The Community Character policies of the OCP prioritize the Town Centre as the focus for growth in the City, with a secondary emphasis on existing commercial areas such as the Lower Town Centre (see policies 6.1.1 and 7.3.2). The proposed reduction in density for 1310 Johnston Road from 4.8 FAR to 3.5 FAR is consistent with the subordinate role identified for the Lower Town Centre relative to the Town Centre, where the OCP maximum densities range from 2.0 FAR to 5.4 FAR.

General Consultation Process for OCP Amendments (Resolution 2018-373)

The consultation process for OCP amendments is primarily driven by Council Policy 512: Official Community Plan Consultation (attached as Appendix A) and by the steps contained in the City's Planning Procedures Bylaw (the excerpt for OCP amendment process is attached as Appendix B). Section 3.8 of Policy 512 notes that related zoning bylaw and OCP amendments may be processed with consultation for both amendments occurring concurrently.

Policy 512 outlines the nature and type of consultation that Council may consider appropriate for a particular OCP amendment, for the general public and for other specified groups (e.g. First Nations, Regional Districts, School Boards, adjacent municipalities, senior government agencies, etc.). Council, by resolution and considering Policy 512, determines which of the specified groups consultation is required with and whether that consultation should be earlier and ongoing.

At minimum, Policy 512 requires that for an OCP amendment initiated by an application that consultation with the public will include an open house / public information meeting, but Council may determine by way of the required Council consultation resolution that other forms of additional consultation are appropriate, including questionnaires, workshops, and meetings with individual landowners.

General Consultation Process for Zoning Bylaw Amendments (Resolution 2018-375/376)

There is no specific Council policy related to City-initiated amendments to the Zoning Bylaw, but as OCP and zoning bylaw amendments can occur concurrently, it is appropriate that the proposed zoning bylaw amendment be also presented in the consultation called for by Council Policy 512. The Planning Procedures Bylaw also lays out a general application process for zoning bylaw amendments (attached as Appendix C), which is very similar to the process for an OCP amendment.

Noting that Council has resolved to inform the owners of affected parcels of the proposed changes to the zoning bylaw and give these owners and any other affected owners an opportunity to make representations to Council in addition to the opportunity of attending a statutory public hearing, and to treat the owners of the affected parcels with fairness in procedure, it is recommended that additional opportunities for any affected landowners to make representations to Council be provided, in addition to the Public Information Meeting and Public Hearing.

Proposed Timeline

Staff propose that there will be an approximate two-month window of time following Council's receipt of this report for landowners to request a meeting with Council (would be a Special

Council Meeting, tentatively scheduled for January 21-25, 2019) or to submit written comments prior to Council considering 1st Reading of the draft amendment bylaws, scheduled for February 11, 2019. The White Rock Community Centre Gallery Room has already been booked for the January 17, 2019 date identified for a Public Information Meeting.

Step in Process	Dates
Process/Analysis Report and Draft Bylaws (<i>today</i>)	<i>December 10, 2018</i>
Invitation to Meet with Owners and Receive Written Comments	December 11, 2018
Public Information Meeting	January 17, 2018
Meeting Opportunities with Owners/Legal Counsel (Special Council)	January 21 – January 25, 2019
Consultation Summary Report and 1 st /2 nd Readings of Bylaws	February 11, 2019
Public Hearing / Possible 3 rd and Final Reading of Bylaws	February 25, 2019
Possible (if deferred) 3 rd and/or Final Reading of Bylaws	March 11, 2019

BUDGET IMPLICATIONS

There are no anticipated changes to the City’s budget resulting from any of the options provided for Council’s consideration. Mailout and newspaper public notification for public hearings and public information meetings are incorporated into the Planning and Development Services Department Budget. Should Council request additional consultation or studies to be undertaken for this process those costs will be reviewed in conjunction with Council’s request.

Staff note that the current CD zone for 1310 Johnston Road, which is structured as a density bonus zone, provides for an increase in density if the applicant provides specific amenities, namely a contribution of \$1,590,000 to the Community Amenity Reserve Fund to assist with the provision of amenities in the City. Should Council proceed with rezoning the property to a new zone, it would be appropriate to consider revising the amenity contribution value to reflect the reduced bonus density available. According to the amenity value targets in Council Policy 511, the estimated value of amenities relative to the 3.5 FAR density is \$850,000.

Reducing the maximum height for other properties on this block would not affect the targeted amenity amount, which is based on floor area, not height.

OPTIONS

The following options are available for Council’s consideration:

1. Direct staff to send an invitation to affected landowners (all those in the 1300-block of Johnston Road), along with a copy of this report, to meet with Council and/or submit written correspondence to Council regarding the proposed amendments, and to proceed with the public consultation process outlined in this report.
2. Direct staff to take another action on this matter.

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

CONCLUSION

This report introduces a proposed process, including property owner and public consultation, for considering amendments to the Official Community Plan (OCP) Bylaw provisions related to properties adjacent to Johnston Road between Thrift Avenue and Roper Avenue within the Lower Town Centre land use designation (the 1300-block of Johnston Road), and considering an amendment to the CD-60 zone of 1310 Johnston Road. The report also provides an analysis of the

possible effects of the proposed amendments, which would reduce the maximum height of these properties, and in the case of 1310 Johnston, reduce the maximum density as well. Staff recommends that Council endorse the proposed process and direct staff to invite affected landowners to meet with Council to discuss the proposed amendments and/or provide written correspondence before Council considers any readings of the amendment bylaws.

Respectfully submitted,



Carl Johannsen, MCIP, RPP
Director of 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: Council Policy 512: Official Community Plan Consultation Process
- Appendix B: Planning Procedures Bylaw: OCP Amendment Process (excerpt)
- Appendix C: Planning Procedures Bylaw: Zoning Amendment Process (excerpt)
- Appendix D: Draft OCP Amendment Bylaw for Lower Town Centre
- Appendix E: Draft Zoning Amendment Bylaw for CD-60 (New CD-61 Zone)
- Appendix F: OCP Excerpt: Guiding Principles
- Appendix G: Staff Report dated July 24, 2017 for 1310 Johnston Road Application
- Appendix H: Minutes from April 24, 2017 Land Use and Planning Committee Meeting
- Appendix I: Excerpt from May 29, 2017 LUPC Report

APPENDIX A**Council Policy 512: Official Community Plan Consultation Process**THE CORPORATION OF THE
CITY OF WHITE ROCK**POLICY TITLE: OFFICIAL COMMUNITY PLAN CONSULTATION****POLICY NUMBER: PLANNING - 512**

<i>Date of Council Adoption:</i> November 7, 2016	<i>Date of Last Amendment:</i>
<i>Council Resolution Number:</i> 2016-482	<i>Historical Change:</i>
<i>Originating Department:</i> <i>Planning and Development Services</i>	<i>Date last reviewed:</i> November 7, 2016

1. Purpose:

1.1 The *Local Government Act* requires local governments to provide one or more opportunities for consultation with persons, organizations and authorities that the local government considers will be affected by the development, repeal or amendment of an official community plan. This document sets out Council's consultation policies for implementing these requirements of the *Local Government Act*.

2. Background:

2.1 Section 475 (1) of the *Local Government Act* requires that during the development of an official community plan, or the repeal or amendment of an official community plan, a local government, in addition to a public hearing, must provide one or more opportunities it considers appropriate for consultation. Section 475 (2) of the *Local Government Act* requires local governments to consider whether the opportunities for consultation should be early and ongoing, and specifically to consider whether consultation is required with:

- i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- ii) the board of any regional district that is adjacent to the area covered by the plan;
- iii) the council of any municipality that is adjacent to the area covered by the plan;
- iv) first nations;
- v) boards of education, greater boards and improvement district boards; and
- vi) the Provincial and federal governments and their agencies.

2.2 Nothing in this policy fetters Council's absolute discretion in relation to any particular development of an official community plan, or repeal or amendment of an official community plan.

3. Policy:

- 3.1 During the development of an official community plan, or the repeal or amendment of an official community plan, Council will provide the following opportunities it considers appropriate for consultation with the following persons, organizations and authorities, being the persons, organizations and authorities Council considers will be affected, and the following consultation policy applies to the development of an official community plan and any repeal or amendment of an official community plan:
- 3.1.1 if a new plan, or a plan amendment or repeal, is in the opinion of the Director of Planning and Development Services inconsistent with the regional context statement, Metro Vancouver will be invited to participate in the early stages of the planning process, as soon as such inconsistency has been identified and will be consulted throughout the planning process;
 - 3.1.2 if a new plan under development, or a plan amendment or repeal, requires new servicing from the Greater Vancouver Sewage and Drainage District, they will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.3 if a new plan under development, or a plan amendment or repeal, is in an area immediately adjacent to the City of Surrey or Semiahmoo First Nation Reserve, the City of Surrey or Semiahmoo First Nation, as applicable, will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.4 if a new plan under development, or a plan amendment or repeal, is in an area that includes the whole or any part of the School District, or proposes new residential development greater than three (3) dwelling units, the School District will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process and in any event will be consulted at least once in each calendar year under section 476 (1) of the *Local Government Act*;
 - 3.1.5 if a new plan under development, or a plan amendment or repeal, includes land that is within an improvement district, that improvement district will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.6 if a new plan under development, or a plan amendment or repeal, affects areas of federal or provincial jurisdiction the appropriate department or agency or both will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process; and
 - 3.1.7 if a new plan is under development, TransLink or any successor entity will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process.
- 3.2 Consultation in the early stages of the planning process includes initial contact to discuss issues at the Staff level.

- 3.3 Consultation throughout the planning process will include:
 - 3.3.1 referral of draft options, concepts or plans;
 - 3.3.2 requests for comments, a timeline for response, and general outline of the approval process; and
 - 3.3.3 contact among staff members to review, discuss and clarify issues that might arise.
- 3.4 Consultation with the School District will include seeking input as to:
 - 3.4.1 the actual and anticipated needs for school facilities and support services in the School District;
 - 3.4.2 the size, number and location of the sites anticipated to be required for the school facilities referred to in s. 3.4.1;
 - 3.4.3 the type of school anticipated to be required on the sites referred to in s. 3.4.1;
 - 3.4.4 when the school facilities and support services referred to in s. 3.4.1 are anticipated to be required; and
 - 3.4.5 how the existing and proposed school facilities relate to existing or proposed community facilities in the area.
- 3.5 During the planning process for a new or updated official community plan, amendment or repeal of a plan, consultation with the public may include one or more of the following, subject to Council's discretion in each case:
 - 3.5.1 consultation at an early stage to determine a vision, goals, and potential policies (through a workshop or design charrette);
 - 3.5.2 open houses / public information meetings;
 - 3.5.3 questionnaires and surveys of opinions;
 - 3.5.4 meetings with individual landowners.

For certainty, during the planning process for an amendment of an official community plan initiated by an application, consultation with the public will include:

 - 3.5.5 open house / public information meeting as required in the Planning Procedures Bylaw, as amended.
- 3.6 Council will consider any input from the consultation process.
- 3.7 If an organization or authority listed under Section 2.1 does not respond to consultation efforts, within the timeline set out under Section 3.3.2, a notice will be sent to advise that the City will proceed with its consideration of the bylaw.

Planning Policy 512 - Official Community Plan Consultation
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- 3.8 If an application has been submitted for an amendment to the zoning bylaw, which triggers an amendment to an existing official community plan, the zoning bylaw and official community plan amendments may be processed concurrently with consultation conducted as described in Section 3.1 through 3.5.
- 3.9 After first reading of an official community plan bylaw, Council will, in sequence:
 - 3.9.1 consider the plan in conjunction with the financial plan and any applicable waste management plan;
 - 3.9.2 hold a public hearing on the proposed official community plan in accordance with the requirements of the *Local Government Act*, as amended.

APPENDIX B**Planning Procedures Bylaw: OCP Amendment Process (excerpt)****Schedule G Official Community Plan Bylaw Amendment Application Procedures**

- (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) All required Initial Application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review Initial Application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff may prepare an Information Report on Initial Application for Council. Council may forward the application to Public Information Meeting, or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specified persons, organizations and authorities Council considers will be affected.
- (f) Applicant may make minor revisions to the application following receipt of Information Report by Land Use and Planning Committee (LUPC).
- (g) All required Complete Application materials as indicated in the minimum submission requirements table below shall be submitted by the owner/Applicant.
- (h) Staff prepare information package and distribute for circulation.
- (i) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (j) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (k) 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.
- (l) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (m) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (n) 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.
- (o) Public Hearing held in Council Chambers or an appropriate public venue (when applicable).
- (p) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading and adoption.
- (q) Staff notifies Applicant of Council decision and include copies of approved bylaw when applicable.
- (r) Staff update OCP and Zoning Bylaw (if applicable) for consolidated amendments.

NOTE: Official Community Plan amendment applications may be processed concurrently with Zoning Bylaw amendment applications, Development Variance Permit applications, and/or Development Permit applications.

APPENDIX C**Planning Procedures Bylaw: Zoning Amendment Process (excerpt)****Schedule H Zoning Bylaw Amendment Application Procedures**

- (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.
- (e) Owner/Applicant shall 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 bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (i) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (j) 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 (should Public Hearing be waived, notice to adjacent property owners still required).
- (k) Public Hearing held in Council chambers or an appropriate public venue (when applicable).
- (l) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading with deferral of adoption pending resolution of development prerequisites, when applicable.
- (m) Completion of the development prerequisites.
- (n) Zoning amendment presented to Council for adoption following completion of development prerequisites, when applicable.
- (o) Staff notify Applicants of Council decision and include copies of approved bylaw.

Staff update Zoning Bylaw for consolidated amendments.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2XXX**



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, 207, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2XXX”.

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

Mayor

Director of Corporate Administration

Schedule "2"



DRAFT

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2XXX**



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. 2XXX".

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

Mayor

Director of Corporate Administration

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 \$_____ 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 | = 3.0 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 105 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 105 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

9. General:

- ~~(a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Stantec Architecture dated July 13, 2017 that are attached hereto and on file at the City of White Rock~~
- ~~(b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit~~

APPENDIX F

OCP Excerpt: Guiding Principles

3.2 Guiding Principles

The OCP is strategically guided by six principles that articulate strategic elements and opportunities inherent in the vision. Together with the Goals, they provide the foundation for more detailed policies outlined in Parts B and development permit area guidelines outlined in Part D.



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.





Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.

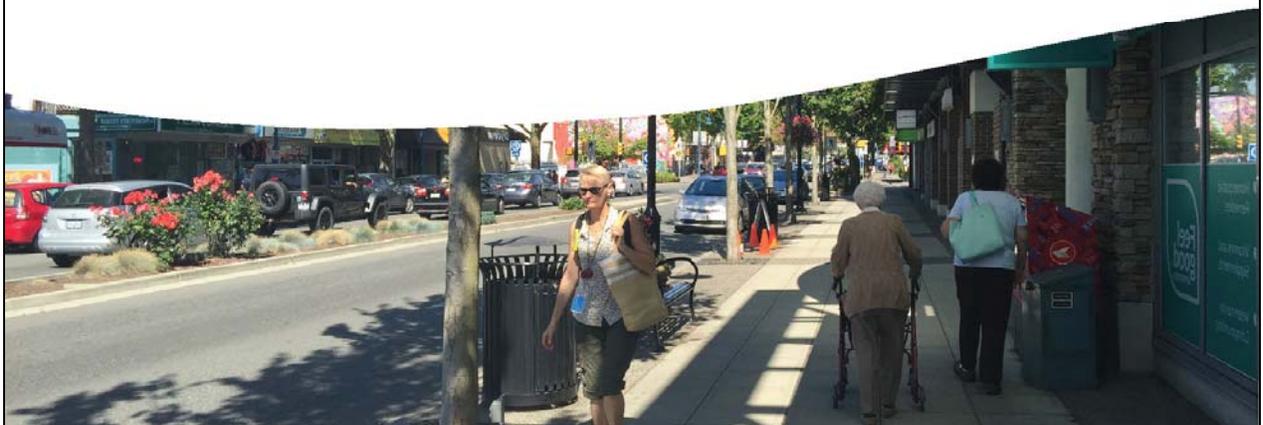




Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, while also providing more housing choices for diverse households, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.





Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.





Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.





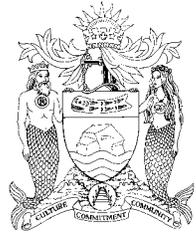
Principle 6

Live and Play in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 24, 2017

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Revised Application for Official Community Plan and Zoning Bylaw Amendment – 1310 Johnston Road (OCP/ZON/MJP 16-027)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated July 24, 2017 from the Director of Planning and Development Services, titled “Revised Application for Official Community Plan Amendment, Zoning Bylaw Amendment, and Major Development Permit – 1310 Johnston Road (OCP/ZON/MJP 16-027);”
 2. Recommend that Council consider the consultation outlined in the corporate report titled “Application for Official Community Plan Amendment, Zoning Bylaw Amendment, and Major Development Permit – 1310 Johnston Road (OCP/ZON/MJP 16-027)” and dated June 26, 2017, as appropriate for consultation with persons, organizations, and authorities that will be affected by “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” pursuant to Section 475 of the Local Government Act;
 3. Recommend that Council consider “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210” in conjunction with the City’s Financial Plan, and Metro Vancouver’s Integrated Liquid Waste Resource Management and Integrated Solid Waste and Resource Management Plans;
 4. Recommend that Council give first and second readings to “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211;”
 5. Recommend that Council direct staff to schedule the Public Hearing for “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211;”
 6. Recommend that Council direct staff to confirm the registration of Section 219 covenants for community amenities, servicing, and life safety systems prior to issuance of Development Permit No. 401 for 1310 Johnston Road.
-

EXECUTIVE SUMMARY

420910 BC Ltd. has revised their application for 1310 Johnston Road following a June 28, 2017 Council resolution that encouraged the applicant to revise their application to better reflect the new draft Official Community Plan's (OCP) policies on height and density.

This revised proposal now consists of 30 residential units and approximately 432 m² (4,645ft²) of commercial floor area, and through the removal of 2 storeys and other modifications, the building now measures 12 storeys from the Johnston Road frontage. The new geodetic height of 140.2 metres (460 feet) creates an approximate 2 storey (~5.5 metres; ~18 feet) height stepdown from the proposed 14 storey Solterra building at 1350 Johnston Road.

Based on this revision the application better reflects the new draft OCP's objective of transitioning building heights downward as one moves south along Johnston Road, from Town Centre to the waterfront. The new building height is also not considered a significant departure from the new draft OCP's height guideline for this area, which shows a downward height transition from 12 storeys south of Thrift Avenue, to the 10 storey guideline at Roper Avenue.

The revised gross FAR of 4.8 is lower than the previously proposed FAR of 5.54. The reduced FAR is also comparatively lower than some recent high-rise projects north of Thrift Avenue and thus reflects the new draft OCP's general policy intent for a downward density transition from the Town Centre to the Lower Town Centre. The 79 units per acre density for this proposal is also low for a high-rise building, and is comparable to that of a 5 storey wood-frame apartment building on the same lot.

Based on these revisions, and acknowledging that the proposed development can help revitalize this section of the Lower Town Centre but that an OCP Amendment for accommodating the proposed density is still required, staff recommend that Council give first and second readings to the proposed bylaws and direct staff to schedule a Public Hearing.

PAST PRACTICE / POLICY / LEGISLATION

Current Official Community Plan / Zoning

The subject property is designated 'Commercial' and is subject to the guidelines of 'Development Permit Area 4 – Lower Town Centre' in the current Official Community Plan (OCP).

Policy 3.4.7 of the current OCP states:

“The City will undertake a special study of the Johnston Road corridor, south of the Town Centre, with a view to determining what elements (e.g. uses, densities, heights, and design features) will contribute to the positive revitalization of this area. The study will form part of this Plan and be recognized as such.”

The current zoning of the subject property is 'CR-2 Lower Town Centre Area Commercial / Residential Zone'. The intent of the zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre. All other properties on the 1300-block of Johnston Road are also zoned 'CR-2 Lower Town Centre Area Commercial / Residential Zone'

The 'CR-2 Lower Town Centre Area Commercial / Residential Zone' designation allows a maximum gross Floor Area Ratio (FAR) of 1.75. The subject application proposes a higher density at 4.8 FAR, triggering a requirement for negotiated community amenity contributions under Council Policy No. 511.

Land Use and Planning Committee Resolution 2016-020

At the July 11, 2016 meeting of the Land Use and Planning Committee, the following resolution was carried:

“THAT the Land Use and Planning Committee:

...Recommends that Council direct staff to incorporate the ‘special study’ for the proposed Lower Johnston Road Study Area within the current review of the Official Community Plan, with any additional costs arising from the ‘special study’ to be at the expense of the City as part of the Official Community Plan process.”

Proposed Official Community Plan Bylaw No. 2200

The proposed OCP bylaw, which received first and second reading on June 12, 2017, designates the subject property as “Lower Town Centre”. The description of this land use designation is:

“The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.”

The maximum gross FAR for the 1300 block of Johnston Road, including the subject property, is 3.5 FAR and a height guideline of 10-12 storeys.

Council Resolution 2017-312

In response to a previous version of the development application, the following resolution was carried by Council on June 26, 2017:

“THAT Council:

denies the proposed Official Community Plan amendment and encourages the applicant to amend the rezoning and Development Permit applications in accordance with the “Lower Town Centre” land use designation and Development Permit Area Guidelines in the proposed White Rock Official Community Plan Bylaw, 2017, No. 2200.”

ANALYSIS

Site Context

The subject properties, located at the northeast corner of Johnston Road and Roper Avenue, are currently improved with a two-storey commercial building. Existing tenants include the Leela Thai Restaurant and Craft Academy Salon on the ground floor and Nourish Hot Yoga on the upper floor. There is a three-storey apartment building (‘Ocean View’) located northeast of the site at 1341 George Street, the Blue Frog Studios building is located to the north, and the City’s Roper Reservoir is located across the lane to the east. White Rock Elementary is located to the south of the property opposite Roper Avenue. Low density commercial buildings occupy the street frontage along the west side of Johnston Road.

The Revised Proposal

Council considered a development application for the subject properties at the June 28, 2017 meeting. Resolution 2017-312 to revise the proposal in accordance with the City’s new proposed OCP was passed following a staff report that concluded the application should be revised to ‘better reflect proposed OCP policy’. The applicant has since reduced the scale of the proposed development, through the attached CD zone, including reducing the gross FAR, reducing the height by approximately 2 storeys and removing 4 units. A comparison between the original and

revised proposals is as follows:

Table 1: Comparison Between the Original and Revised Development Proposals

Applicant	Original Proposal	Revised Proposal
Land Area	0.375 acres (1,516.1 m ²)	0.375 acres (1,516.1 m ²)
Total Number of Units	36	30
Residential Floor Area (Net)	6,738.6 m ² (72,533.6 ft ²)	5,869.1 m ² (63,174.05 ft ²)
Commercial Floor Area (Net)	557.3 m ² (5,998.3 ft ²)	431.6 m ² (4,645.3 ft ²)
Gross Floor Area	8,411.7 m ² (90,542.3 ft ²)	7,282.0 m ² (78,382.85 ft ²)
Floor Area Ratio (Gross)	5.54	4.8
Floor Area Ratio (Net)	4.8	4.15
Lot Coverage	83.5%	86.8%
Height	51.82 m (170.0 ft)	44.72 m (146.72 ft)
Residential Parking Spaces	90	90
Commercial Parking Spaces	15	15
Loading Spaces	1	1
Bicycle Spaces	50	50

Additional information on the original application is available in the corporate report from June 28, 2017, attached as Appendix B. A site plan of the new proposal is included in Figure 1, and additional plans and elevations are attached as Appendix C. Revised Official Community Plan Amendment Bylaw No. 2144 and Zoning Amendment Bylaw No. 2145 are attached as Appendices D and E, respectively.

Figure 1: Site Plan



Figure 2: Streetscape Rendering (from Johnston Road)



Staff Review

Density

The proposed gross FAR of 4.8 is a notable reduction from the previously proposed 5.54 FAR. This reduction has been achieved through decreasing the height of the building, removing the top-storey loft space, converting four lower storey units into two ‘double height’ units, and reducing commercial floor area by identifying commercial storage areas on the ground floor (not included in commercial floor area calculation).

Table 2 summarizes the allocation of floor area in the gross FAR calculation for the proposed development:

Table 2: Summary of Proposed FAR

Type of Floor Area	Total Floor Area	Net FAR
Residential	5,869.1 m ² (63,174.05 ft ²)	3.87
Commercial (excluding commercial storage)	431.6 m ² (4,645.3 ft ²)	0.28
Amenity/ Circulation/Common	1,005.58 m ² (10,823.97 ft ²)	0.66
Storage	all accessory storage below average natural grade	0.0
Parking	all parking below average natural grade	0.0
		Gross FAR
Total:	7,329.38 m² (78,892.85 ft²)	4.8

Following the applicant’s comments at the June 26, 2017 LUPC meeting regarding the difference between gross and net FAR calculations, and in relation to the corporate report titled “Development Density and Calculating Floor Area Ratios (FARs)” on the July 24, 2017 Land Use and Planning Committee agenda, Table 3 shows how the gross FAR of the Lady Alexandra

proposal can be re-calculated to a ‘net’ FAR, by subtracting circulation floor area (ie., hallways, stairwells, elevators etc.).

Table 3: Influence of Circulation Floorspace on the Proposal FAR

Lot Area	Gross Floor Area	Gross FAR	Floor Area Less Circulation	Net FAR (less circulation)
1516.1 m ²	7,282.0 m ²	4.8	6,300.6 m ²	4.15

By using the Zoning Bylaw method of calculating of density in a multi-family residential zone and commercial floor area (as measured in CD zones), where all circulation floor area is subtracted, the result is a net FAR of 4.15.

Table 4 lists how the Lady Alexandra relates to other high-rise FARs as they currently exist as well as the new draft OCP. The “Development Density and Calculating Floor Area Ratios (FARs)” corporate report noted above also provides more information and context on how FARs in the Town Centre area are measured and calculated.

Table 4: Existing and Proposed High-rise FAR Comparison

Address	Development	Original Approval Date	Existing FAR (existing lot)	Units (Per Acre)
15152 Russell	Miramar 1	2007	3.8	129 (137)
1461 Johnston	Miramar 2	2007	5.7	96 (168)
1455 George	Avra	2013	5.3	108 (207)
1575 George	Parc	2016	5.4	204 (227)
1484 Martin	Foster Martin	2017	5.4	334 (136)
15241 Thrift	Semiah (Marcon)	3 rd Reading	5.42	88 (154)
1350 Johnston	Solterra	Proposed	4.8	97 (131)
1310 Johnston	Lady Alexandra	Proposed	4.8	30 (79)

Based on this comparison, it is important to note that the proposed gross FAR of 4.8, is lower than other high-rise buildings in the Town Centre area north of Thrift Avenue. Although the FAR is still higher than the new draft OCP, the outcome does reflect the new OCP’s policy intent for a downward density transition from the Town Centre to the Lower Town Centre, and if circulation and storage space were subtracted, the resulting 4.15 FAR would be much closer to the new OCP density policy. However, staff suggest referring to a gross FAR of 4.8 for this proposal, given that the original proposal was evaluated using the gross FAR calculation method in the Zoning Bylaw (consistent with how FAR was measured for recent CD and CR-1 zone applications).

Table 4 also identifies the Lady Alexandra as having a unit density of 79 units per acre, which is atypical for multi-family high-rises and is equivalent to the density impact of a 5 storey wood-frame apartment building on the same lot (assuming 30 units, with smaller unit sizes).

Another key factor to consider in this case is that although the height has been reduced and the proposed high-rise is lower and smaller than many other recent high-rise applications, the gross FAR still remains in the ‘high 4’ range due to its location on one of the smallest lots in White Rock that has a high-rise or is under application for a high-rise.

Based on a lower FAR than high-rise buildings north of Thrift Avenue, the fact that the FAR reduction has reduced the height of the high-rise portion of the project, and a units-per-acre density that is equivalent to a lower-rise apartment building, staff supports the revised FAR as proposed in the revised application, but note that an OCP Amendment is still required to accommodate the FAR.

Height

The height of the proposed building is measured to be 44.72 m (146.72 ft), between the peak of the roof and average natural grade, as per the Zoning Bylaw. The applicant has worked closely with staff to reduce the overall height by approximately 7.1 m (23.2 feet), from the originally proposed 147.3 metres (483.2 feet) down to 140.2 metres (460 feet) geodetic. This new geodetic height creates an almost 2 storey (~5.5 metres; ~18 feet) height stepdown from Solterra's proposed building at 1350 Johnston Road.

Through this process of reducing the building height, the applicant has removed 2 storeys from the high-rise portion of the building, as well as a loft space from within the peaked roof above the penthouse level. The removal of this loft space subtracts another storey from the technical determination of total storeys in the project.

Based on these revisions, the proposed building is now 12 storeys, comprised of the high-ceiling commercial ground floor plus 11 residential storeys, when measured from the Johnston Road frontage (the mid-point of which is at approximately average natural grade of the lot).

Staff also note that due to the downward sloping site, an additional storey is exposed at the foot of the building along the Roper Avenue frontage. However, about half of this storey is below average natural grade of the lot, where building heights measurements are taken from.

Based on further review of this site condition, the applicant has modified the bottom two storeys of the building along the Roper Avenue frontage, which included four units in the original proposal. This resulted in the creation of two 'double height', ground-oriented townhomes (involving floor to ceiling great rooms and 'upper floor' bedrooms) that resemble one storey when viewed from the Roper frontage and a portion of which are below average natural grade. This modification also removes another 2 units from the project, which is akin to removing another storey of this building (ie. when considering the fourth to tenth storeys, which have two units per storey).

The proposed new height better reflects the new OCP objective of transitioning building heights downward from the Town Centre to the waterfront. The proposed building height is not considered a significant departure from the new OCP's height guideline for this area, which identifies a 12 storeys south of Thrift Avenue which then transitions/steps down by 2 storeys to the 10 storey guideline at Roper Avenue. The proposed building is also adjacent to the White Rock Elementary school site, which is a large open space that provides a significant spatial break between taller buildings and lower buildings in the south portion of the Lower Town Centre and Five Corners area. Based on this, staff support the proposed height revision.

Lastly, staff note that in the course of discussion with the applicant, consideration was given to flattening the peaked roof to lower the building height by another 3 metres (~10 feet). However, since this would detract from the project's unique architecture, this option was not pursued.

High-rise Design

The proposed high-rise footprint of 455.8 m² (4,906.4 ft²) is well below the 743-929 square metres (8,000-10,000ft²) recommended in the City's Town Centre Urban Design Guidelines, and creates a narrow, 'custom' tower design that will minimize view impacts from nearby developments and limit shadowing.

Revitalization of Johnston Road

If approved and constructed the proposed development would add new commercial units and potentially art gallery space to the Lower Town Centre / Five Corners shopping district.

The proposed development will also directly support the Johnston Road revitalization project through providing an upgraded private realm portion (sidewalks, small plaza/café areas and landscaping) and a new building street wall to complement the new upgraded public streetscape (sidewalks, boulevards, street trees, on-street parking, etc.). This development will also provide a cash-in-lieu frontage works contribution to the City, which will be used to construct the applicable Johnston Road Revitalization works.

Additional Approval Requirements

If the proposed development moves forward, staff recommend that Council require Section 219 covenants to be registered at the Land Titles Office prior to the issuance of the Development Permit. The Development Permit will be brought forward to a future Council meeting for Council's consideration pending adoption of the bylaws and registered covenants to secure the following:

- community amenities
- servicing
- enhanced life safety systems

BUDGET IMPLICATIONS

Development Cost Charges

If approved, the applicant would pay development cost charges of approximately \$336,149.00 for the 30 multi-unit residential dwelling units (at \$11,253.30 per unit; \$337,599.00) and 431.6 m² of commercial floor area (at \$64.13 per m²; \$27,678.50), minus credit for the approximately 450 m² existing commercial floor area to be demolished (at \$64.13 per m²; \$28,858.50).

Community Amenity Contribution

The application is also subject to Council Policy 511 (Density Bonus/Community Amenity Contributions), which includes target rates for the Town Centre and Lower Town Centre areas. Noting that the proposed FAR and height of this application exceeds what is contemplated in the draft new OCP for the Lower Town Centre area, the determination of the amenity contribution for this application reflects the Town Centre and the Lower Town Centre target rates.

The applicant has confirmed their willingness to provide a community amenity contribution in the amount of \$1,590,000, (cash-in-lieu) which reflects the scale and impact of the proposal.

Staff Recommendation on Revised Proposal

Staff indicated in the June 26, 2017 corporate report that the subject application needed to better reflect the new draft OCP in terms of density and height. Since then 420910 BC Ltd. has revised their application, and have worked closely with staff to modify the design of their building to ensure there is an approximate two storey height step down from buildings located to the north.

As a result, the proposed building form continues the downward transition of building heights from the Town Centre, which is one of the fundamental growth management objectives and conceptual urban form principles in the new draft OCP. The proposed height of 12 storeys, as measured from Johnston Road, is also not considered a significant departure from the draft OCP height guideline for this area.

Furthermore, taking into account a small site that results in a high FAR for a 12 storey building, the proposed FAR is lower than many high-rise buildings north of Thrift Avenue. Based on the above commentary, the revised application is supportable and staff recommend 1st and 2nd

readings of the revised Zoning Bylaw amendment and of the OCP Amendment bylaw for the current in-effect OCP.

Staff also notes that the updated proposal includes commercial units that will add more retail activity to the area, and involves a slim, ‘custom’ high-rise design that will limit view blockage and shadowing.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Consider the provided consultation outlined in the corporate report titled “Application for Official Community Plan Amendment, Zoning Bylaw Amendment, and Major Development Permit – 1310 Johnston Road (OCP/ZON/MJP 16-027)” and dated June 26, 2017 as appropriate and consider the proposed “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” in conjunction with the City’s financial plan and relevant Metro Vancouver waste management plans, give first and second readings to “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211,” authorize staff to schedule the required public hearings, and require the registration of Section 219 covenants for community amenities, servicing, and life safety systems prior to the issuance of the Development Permit No. 401;
2. Defer consideration of the proposed OCP Amendment Bylaw, Zoning Amendment Bylaw, and Development Permit, and instruct staff to provide further information; or
3. Reject the proposed OCP amendment, Zoning Amendment, and Development Permit.

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

CONCLUSION

Following a June 28, 2017 Council resolution encouraging 420910 BC Ltd. to revise their application for 1310 Johnston Road, the original Lady Alexandra proposal has been scaled down to a revised proposal involving a 12 storey building and 30 dwelling units.

This new proposed height creates an approximately 2 storey height stepdown from the Solterra’s proposed 14 storey building at 1350 Johnston, which supports the new OCP objective of a downward height transition. The proposed gross FAR of 4.8 is closer to the new OCP density than the previous proposal and lower than recent projects located north of Thrift Avenue, which reflects the new OCP’s general policy intent of a downward density transition from the Town Centre to the Lower Town Centre. This application also has a low dwelling unit per acre density for a high-rise project, equivalent to that of a low-rise apartment building.

Based on these revisions, staff recommend that Council give first and second readings to the bylaws and direct staff to schedule a Public Hearing.

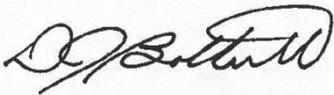
Respectfully submitted,



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

Comments from the Chief Administrative Officer:

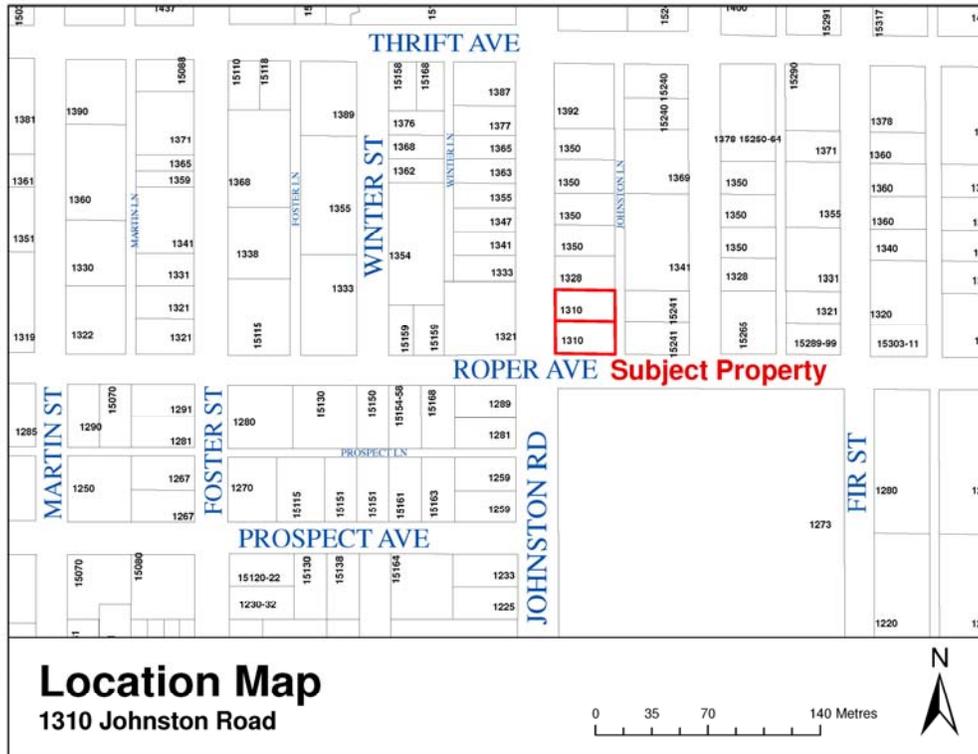
I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Location and Ortho Photo Maps
- Appendix B: Corporate Report dated June 26, 2017
- Appendix C: Plans, Elevations, and Shadow Analysis
- Appendix D: Draft Official Community Plan Amendment Bylaw No. 2210
- Appendix E: Draft Zoning Amendment Bylaw No. 2211

APPENDIX A Location and Ortho Photo Maps



APPENDIX B
Corporate Report dated June 26, 2017

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 26, 2017
TO: Land Use and Planning Committee
FROM: Carl Johannsen, Director of Planning and Development Services
SUBJECT: Application for Official Community Plan Amendment (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 1310 Johnston Road (OCP/ZON/MJP 16-027)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated June 26, 2017 from the Director of Planning and Development Services, titled "Application for Official Community Plan Amendment (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 1310 Johnston Road (OCP/ZON/MJP 16-027);" and
2. Recommend that Council deny the proposed Official Community Plan amendment and encourage the applicant to amend the rezoning and Development Permit applications in accordance with the "Lower Town Centre" land use designation and Development Permit Area Guidelines in the proposed White Rock Official Community Plan Bylaw, 2017, No. 2200.

EXECUTIVE SUMMARY

420910 BC Ltd. has applied for an Official Community Plan (OCP) amendment, rezoning, and major development permit for a 15-storey, mixed use development consisting of 36 residential units and approximately 557 m² (6,000 ft²) of commercial space at the northeast corner of Johnston Road and Roper Avenue.

The proposed amendment to the OCP is needed to address the current requirement in OCP Policy 3.4.7 for a special study of the Johnston Road Study Area south of the Town Centre, which encompasses the subject property. During the process of the comprehensive update to the OCP, the components of this 'special study' (uses, densities, heights, and design features) have been incorporated in the proposed OCP.

The proposed gross floor area ratio (FAR) of the project is 5.5 FAR, which is in excess of the maximum 3.5 FAR in this block in the proposed OCP, and the proposed height of 15 storeys is higher than the 10 storey height guideline in the proposed OCP (White Rock Official Community Plan Bylaw, 2017, No. 2200). Given that the proposed building density and height does not provide the desired transition from the Town Centre to the Lower Town Centre, staff do not support the OCP amendment application. It is recommended that the requested OCP amendment

SPECIAL COUNCIL MEETING
PAGE 274

Application for Official Community Plan Amendment (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 1310 Johnston Road (OCP/ZON/MJP 16-027)
Page No. 2

be denied and that the applicant be encouraged to revise the rezoning application in accordance with the Lower Town Centre designation in the proposed OCP, which would allow for a maximum 3.5 gross FAR.

PAST PRACTICE / POLICY / LEGISLATION

Current Official Community Plan / Zoning

The subject property is designated ‘Commercial’ and is subject to the guidelines of ‘Development Permit Area 4 – Lower Town Centre’ in the current Official Community Plan (OCP).

Policy 3.4.7 of the current OCP states:

“The City will undertake a special study of the Johnston Road corridor, south of the Town Centre, with a view to determining what elements (e.g. uses, densities, heights, and design features) will contribute to the positive revitalization of this area. The study will form part of this Plan and be recognized as such.”

The current zoning of the subject property is ‘CR-2 Lower Town Centre Area Commercial / Residential Zone’. The intent of the zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre. All other properties on the 1300-block of Johnston Road are also zoned ‘CR-2 Lower Town Centre Area Commercial / Residential Zone’

The ‘CR-2 Lower Town Centre Area Commercial / Residential Zone’ designation allows a maximum gross Floor Area Ratio (FAR) of 1.75. The subject application proposes a higher density of 5.5 FAR, triggering a requirement for negotiated community amenity contributions under Council Policy No. 511.

Land Use and Planning Committee Resolution 2016-020

At the July 11, 2016 meeting of the Land Use and Planning Committee, the following resolution was carried:

THAT the Land Use and Planning Committee:

...Recommends that Council direct staff to incorporate the ‘special study’ for the proposed Lower Johnston Road Study Area within the current review of the Official Community Plan, with any additional costs arising from the ‘special study’ to be at the expense of the City as part of the Official Community Plan process.

Proposed Official Community Plan Bylaw No. 2200

The proposed OCP bylaw, which received first and second reading on June 12, 2017, designates this property as “Lower Town Centre”. The description of this land use is:

The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

The maximum gross FAR for the block that includes the subject property is 3.5 FAR, with a height guideline indicated at 10 storeys.

ANALYSIS

Site Context

The subject properties, located at the northeast corner of Johnston Road and Roper Avenue, is currently improved with a two-storey commercial building. Existing tenants include the Leela Thai Restaurant and Craft Academy Salon on the ground floor and Nourish Hot Yoga on the

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upper floor. There is three-storey apartment building located immediately northeast ('Ocean View' at 1341 George Street, the Blue Frog Studios building is located to the north, and the City's Roper Reservoir is located across the lane to the east. On the south side of the property on the opposite side of Roper Avenue is White Rock Elementary. To the west of the property on the opposite side of Johnston Road are low density commercial buildings.

The Proposal

A 15-storey, mixed used development over two levels of underground parking is proposed. The underground parking is to be accessed from the rear lane on the east side of the site. Specific details of the proposal are as follows:

Applicant	420910 BC Ltd.
Land Area	0.375 acres (1,518.2 m ²)
Total Number of Units	36
Residential Floor Area (Net)	6,738.6 m ² (72,533.6 ft ²)
Commercial Floor Area (Net)	557.3 m ² (5,998.3 ft ²)
Gross Floor Area	8,411.7 m ² (90,542.3 ft ²)
Floor Area Ratio (Gross)	5.54
Lot Coverage	83.5%
Height	51.82 m (170.0 ft)
Residential Parking Spaces	90
Commercial Parking Spaces	15
Loading Spaces	1
Bicycle Spaces	50

The proposed development consists of 16 two-bedroom units between 117.6 m² and 195.2 m² (1,266 ft² and 2,101 ft²) and 20 three-bedroom units between 184.1 m² and 271.8 m² (1,982 ft² and 2,926 ft²). A shared amenity space is located on the ground floor, along with the other common areas including the lobby and a storage room. One hundred and five (105) parking spaces are proposed, of which fifteen (15) are commercial spaces. The Zoning Bylaw would require fifty-four (54) residential parking spaces, and fifteen (15) commercial spaces.

Figure 1 shows the proposed landscape site plan and Figure 2 shows a rendering of the proposed building from the north-east along Roper Avenue. The rendering is from the May 2, 2017 meeting of the ADP and does not incorporate the minor changes made to the building (the colour of the mullions and muntins, the balconies, and the dormer peaks) noted in the Advisory Design Panel section further in this corporate report. If Council directs staff to continue processing the application and bring forward the bylaws and Development Permit, the applicant would be required to provide an updated rendering.

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Figure 1: Site Plan (Landscape)



Figure 3: Streetscape Rendering (from Johnston Road) (from May 2, 2017 ADP)



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Internal Circulation

The Planning Department referred the application for review to the Building, Engineering, Operations, Parks, and Parking Departments, as well as the Fire Department, and the RCMP.

The Engineering Department expressed support for a wider lane to accommodate increased residential and commercial traffic, and confirmed that the applicant would be responsible for:

- Any upgrades to the drainage, sanitary sewer, and water systems that are necessary to accommodate the development; and
- Road and sidewalk improvements on the property frontage, including street trees, street lighting, and bicycle facilities.

The Fire Department confirmed that a review of hydrant coverage is required at permit stage and an additional fire hydrant may be required. Typical enhanced life safety item requirements for high buildings would be required, including:

- Open or enclosed balconies are to be protected by frost free or dry sprinkler heads;
- A video system is to be installed that will allow arriving crews to view common corridors on each floor and the parking areas from a monitor in the lobby next to the fire alarm control panel;
- A quantitative survey and if necessary an in-building repeater system to ensure radio coverage and reception for Ecomm radio system is acceptable within the building, as well as from the interior to the exterior; and
- Firefighting equipment rooms/closets to be provided for on every 6th or 7th floor with firefighting equipment dedicated for use at this building.

The Parking Department requested that the applicant be required to provide a residential loading zone in accordance with the zoning bylaw.

The servicing requirements of the Engineering department and enhanced life safety items required by the Fire Department would be secured through section 219 covenants registered on title prior to the adoption of the bylaws.

External Circulation

The application was sent to School District No. 36 for comments. Staff at School District No. 36 noted that higher-rise units typically have a low student yield and the proposed development is not expected to have any significant impact on enrollment. White Rock Elementary, the catchment area which the subject property is in, has a capacity of 460 and a 2016 enrollment of 477. The estimated student yield for the 36 units is between two to five students. Earl Marriott Secondary and Semiahmoo Secondary are both significantly over capacity, but will have relief in 2020 when the new 1,500 student secondary school is scheduled to open in the Grandview area.

School District staff also noted that the development is directly across the road from White Rock Elementary and it was noted that the construction and traffic management plans would be expected to consider the proximity to the elementary school.

Additional Consultation

The applicant held a public information meeting on Tuesday, January 10, 2017 at the Centennial Park Leisure Centre. 157 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 20 people signed the attendance sheet at the meeting. Copies of the attendance sheets and written feedback from the public information meeting

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received afterward by staff, including a petition opposing the proposal from the residents of 1341 George Street, are attached as Appendix B.

Pursuant to Section 475 of the *Local Government Act*, and in accordance with Council Policy 512 (Official Community Plan Consultation Policy), it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than the School District and those contacted as part of the public information meeting process.

Advisory Design Panel

The proposal was reviewed by the Advisory Design Panel (ADP) at its meetings held on October 11, 2016, March 28, 2017 and May 2, 2017.

At the first meeting on October 11, 2016, there was general discussion of the proposal but no ADP resolution was required as it was brought forward for comments and design critique from the ADP only. At the second appearance at the ADP on March 28, 2017, the ADP recommended that the application return to the ADP for further review with consideration of these changes:

- i. Simplification of the overall architectural expression;
- ii. Consider other options instead of the peaks just above podium level and the penthouse level;
- iii. Improving the corner expression on Johnston Road and Roper Avenue;
- iv. Explore possible alternatives to the cables on the balconies; and
- v. Providing a materials sample board demonstrating the materials and colours to be used in the project.

At the third appearance at the ADP on May 2, 2017, the ADP recommended that the application proceed to Council after considering the following revisions:

- i. Consider darkening the colours of the mullions and muntins.
- ii. Explore possible alternatives to the form and scale of the cantilevered balconies to be more consistent and complementary with the overall neo-classical form.
- iii. Consider further treatment to the rooftop element on the architectural cap of the proposed development.

In response to the ADP recommendations, the applicant has made the following changes:

- The light coloured mullions and muntins have been revised to an anodized grey colour to provide contrasting definition, as well as a degree of reflection of the hue of the sky.
- The plan outline of balconies on all four elevations have been further articulated in order to provide an improved expression of delicacy, with each uninterrupted balcony edge reduced in length.
- The supporting columns that support the north and south balconies have been increased in cross-sectional dimension and also architectural articulation.
- Architectural balcony-guard elements have been incorporated on the east and west balconies;
- Balcony edges have been revised to a sky-reflective anodized grey-colour metal in order to harmonize with overall architectural expression; and
- The dormer elements on the east and west elevations have each been reduced in scale and refined in detail.

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Also at the May 2, 2017 meeting, the ADP provided a further resolution stating:

“That the Advisory Design Panel acknowledges that the draft Official Community Plan contemplates a maximum of five (5) to eight (8) storeys in the Lower Town Centre area, and that the Panel sees merit in the proposed massing and height of the proposed development due to the grade of the slope and the context of the surrounding Lower Town Centre area.”

Staff Review

Density

The applicant has proposed 36 units on a 1,518 m² (0.375 acre) parcel, which equates to 96 units per acre. The proposed gross floor area ratio (FAR) is 5.54, which exceeds the permitted maximum FAR of 1.75 required by the CR-2 zone, and also exceeds the permitted maximum FAR of 5.4 allowed in the CR-1 zone that applies to properties within the Town Centre.

The applicant has proposed a lot coverage of 83.5% which exceeds the 65% maximum lot coverage permitted in the CR-2 zone.

Staff support the revitalization of the Johnston Road commercial corridor but do not support the proposed density of 5.54 FAR, which is well above the proposed 3.5 FAR in the new draft OCP and would not be in keeping with the Lower Town Centre land use designation. Staff generally support a rezoning of the subject properties within the land use designation in the proposed OCP, and consider that the 3.5 FAR in the OCP is sufficient to allow viable redevelopment of commercial properties in this section of the Johnston Road, and continue a downward transition from the 4.0 FAR in the Town Centre to the 2.0 FAR and lower rise area south of Roper Avenue.

Height

The proposed height is 51.82 metres, 41.12 metres over the maximum height of 10.7 metres permitted in the CR-2 zone.

The proposed building is 11 storeys higher than most apartment buildings in the surrounding area.

Staff recommend that the applicant reduce the overall height of the proposed building to better reflect the height guideline for this block in the Lower Town Centre land use designation in the proposed OCP.

Building Design

The architectural expression of the proposed building is unique for a high-rise tower, with a peaked roof and numerous classically-inspired elements throughout the building, particularly in the podium level where the use of pilasters (vertical elements which have the appearance of columns) and entablature (horizontal elements which rest above the columns) alludes to the architectural form of Greek or Roman temples and their neo-classical successors.

At the street level entrances to the building and in the lobby and commercial spaces the applicant proposes to utilize teak and marine brightwork finishes reflecting an underlying nautical theme, which is related to the applicant's naming of the building as the "Lady Alexandra" after a steamship that formerly sailed between White Rock and Victoria between the 1930s and 1950s.

The applicant's architectural consultants have noted that the proposed design, with its historical references, is a nostalgic design approach that they anticipate will be appreciated by the downsizers/retirees who are the target market for this project.

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Tree Management

There is one protected tree on the property, and two City trees within the Johnston Road right of way on the west side of the property. A tree management permit would be required with demolition and construction phases of the proposed project. The arborist report calls for the planting of five (5) replacement trees.

Off-Street Parking and Loading

The zoning bylaw requires 1.5 parking spaces per apartment unit in a multi-unit residential development (1.2 residential and 0.3 visitors). The applicant is proposing 2.5 parking spaces per dwelling unit for a total of 90. This exceeds the 54 spaces that would be required under the Zoning Bylaw.

For commercial uses, a minimum of one (1) parking space per 37 m² of floor area is required. The applicant is proposing 15 spaces, which is the minimum number of spaces required.

The zoning bylaw requires a minimum of one (1) loading space per every apartment complex containing more than 10 dwelling units, and two (2) loading spaces for buildings with 500 m² – 2000 m² commercial floor area. The applicant is proposing only one (1) loading space for both commercial and residential uses; the Traffic Study provided by the applicant states that frequent loading is not expected given the small commercial component and the low number of units.

Servicing

The applicant would also be required to enter into a Servicing Agreement that addresses all required upgrades related to the project (i.e. storm sewer upgrades, sanitary sewer, water system, widened sidewalks, street lighting, undergrounding of utility wires, street trees, road upgrades, intersection upgrades, cycling infrastructure, fire hydrant upgrade to class 1, road/crosswalk markings and signage).

Access

Proposed vehicular access for the underground parking and loading space is located on the lane on the east side of the property.

Relationship with Johnston Road Gateway Project

The applicant would be required to provide cash-in-lieu to fund their portion of the new streetscape improvements that are associated with the Johnston Road Gateway Project. Council approved a concept design for this project on April 24, 2017, and the project is currently in the request for proposal (RFP) stage for detailed construction design.

The proposed design does not incorporate additional road dedications that are recommended in the concept design approved by Council. The concept design for the right of way would require an approximate 1.5 metre road dedication, plus an additional 1.5 metre setback to the building, whereas the subject application provides a 1.8 metre setback to the building, with no road dedication. If Council directs staff to encourage the applicant to amend their application in accordance with the Lower Town Centre designation in the proposed OCP, staff would also work with the applicant to achieve the road dedication and setback contemplated in the concept design selected for the Johnston Road Gateway Project.

BUDGET IMPLICATIONS

Development Cost Charges

If approved, the applicant would pay development cost charges of approximately \$412,000 for the 36 multi-unit residential dwelling units (at \$11,253.30 per unit; \$405,118.80) and 557 m² of

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commercial floor area (at \$64.13 per m²; \$35,720.41), minus credit for the approximately 450 m² existing commercial floor area to be demolished (at \$64.13 per m²; \$16,806.78).

As the zoning amendment application was made prior to the adoption of the updated Development Cost Charges Bylaw on July 25, 2016, the applicant would have until July 25, 2017 to obtain a building permit, or would be subject to the updated rate.

Community Amenity Contribution

The application is also subject to Council Policy 511 (Density Bonus/Community Amenity Contributions), which is currently being updated to include target rates for the Town Centre and Lower Town Centre areas. Noting that the proposed FAR and height of this application exceeds what is contemplated in the draft new OCP for the Lower Town Centre area, the determination of the amenity contribution for this application reflects the Town Centre and the Lower Town Centre target rates.

The applicant has confirmed their willingness to provide a community amenity contribution of a cash-in-lieu amount of \$2,100,000, which reflects the proposed scale and impact of the proposed application.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Deny the application for the OCP amendment and encourage the applicant to amend the rezoning and Development Permit applications in accordance with the “Lower Town Centre” designation in the proposed OCP; or
2. Direct staff to continue processing the application, require resolution of CACs, and bring forward the OCP and zoning amendment, along with the Development Permit, for the required readings and scheduling of a Public Hearing.

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

CONCLUSION

This proposed application to allow a 15 storey building with a FAR of 5.54 on the subject property does not reflect the proposed OCP policy for the Lower Town Centre area, which allows up to 3.5 FAR and a 10 to 12 storey height range on the Thrift Avenue to Roper Avenue block. Based on this, staff recommend that Council deny the application in its current form; however, staff generally support mixed-use redevelopment in the Lower Town Centre, particularly to support the revitalization of the Johnston Road commercial corridor, and encourage the applicant to revise their zoning amendment application to better reflect proposed OCP policy (Option 1). Staff have also provided Option 2 should Council wish to move the application forward in its current form.

Respectfully submitted,

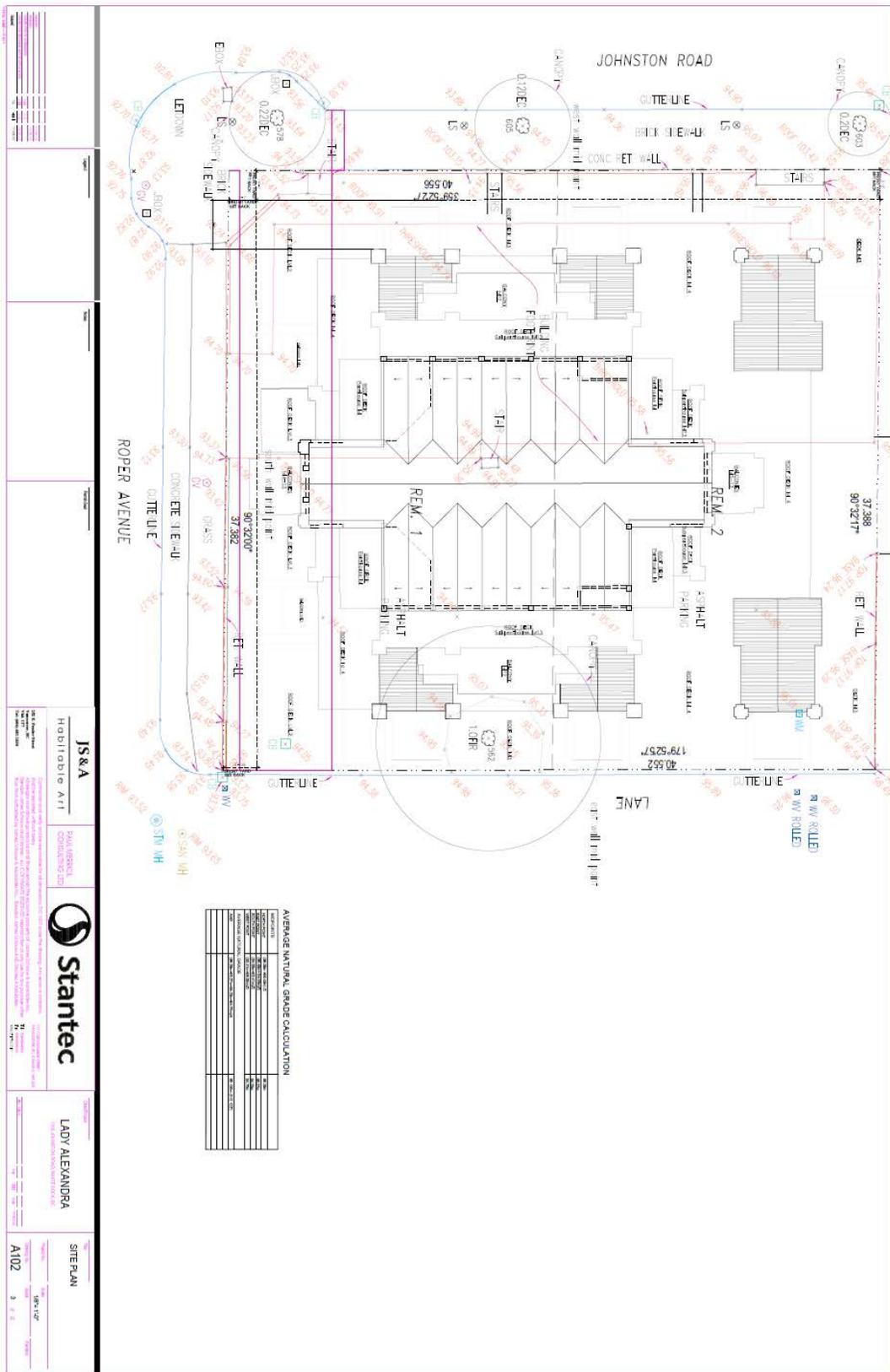


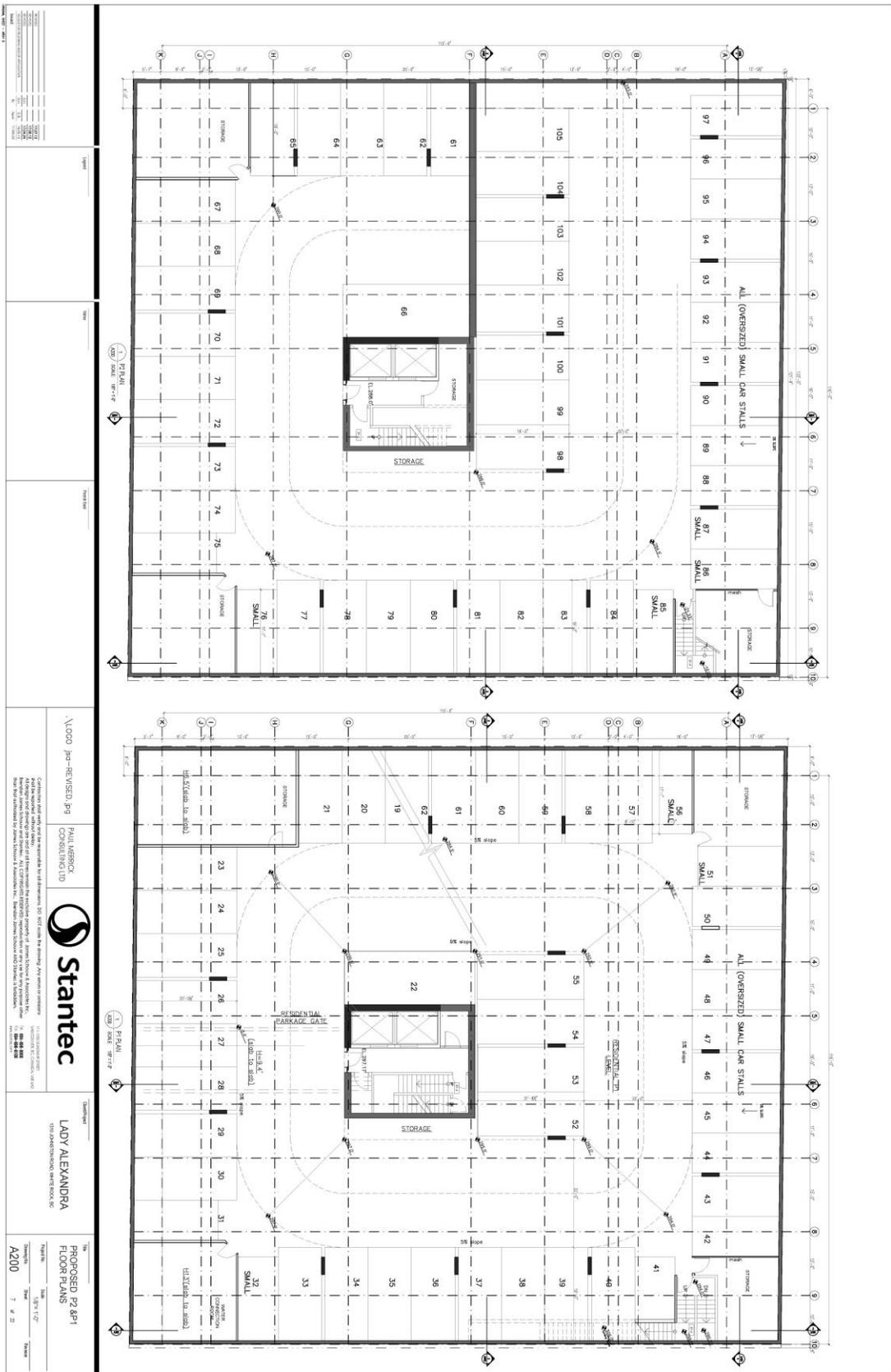
Carl Johannsen, MCIP, RPP
Director of Planning and Development Services

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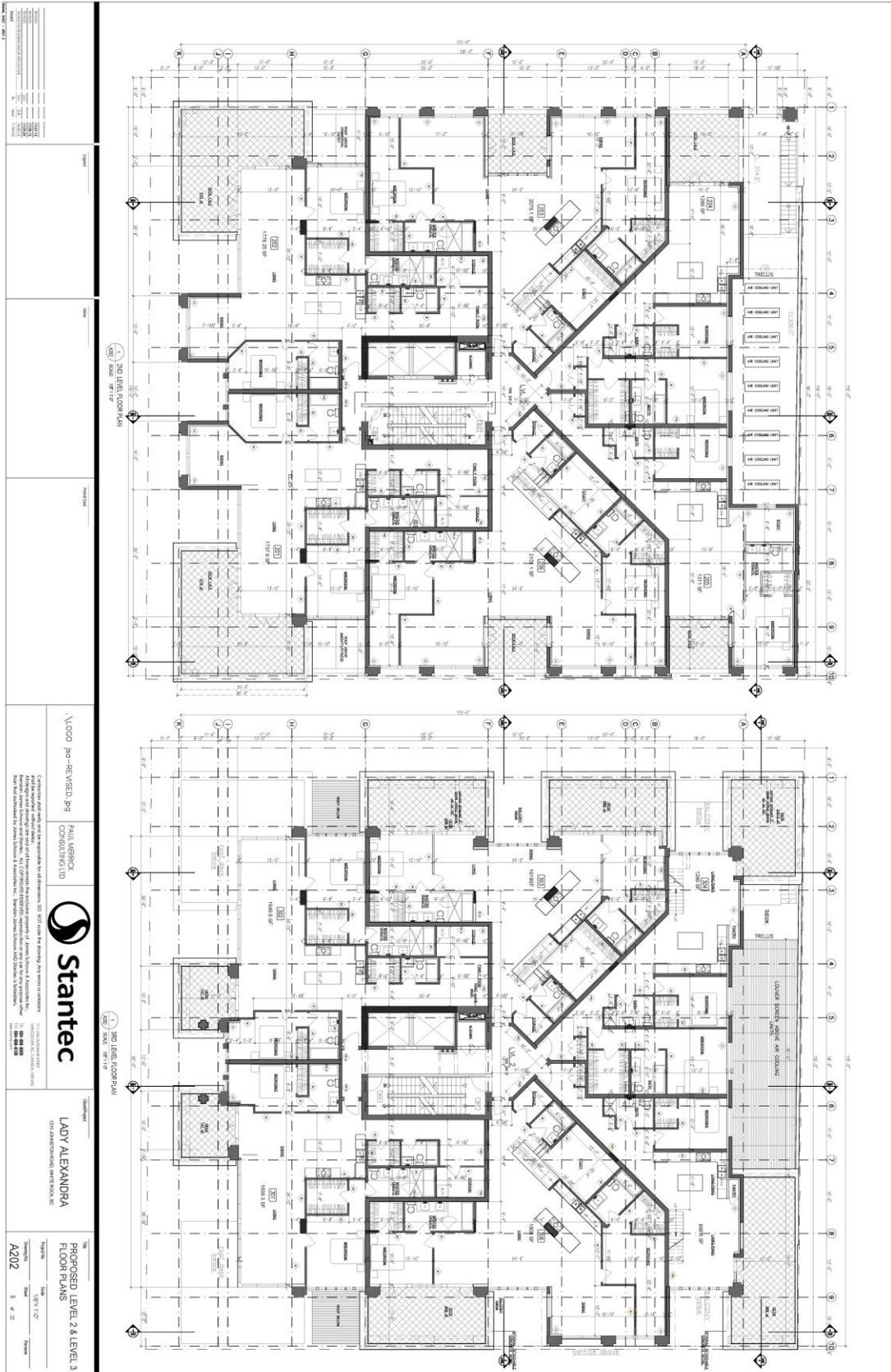
APPENDIX C

Plans, Elevations and Shadow Analysis





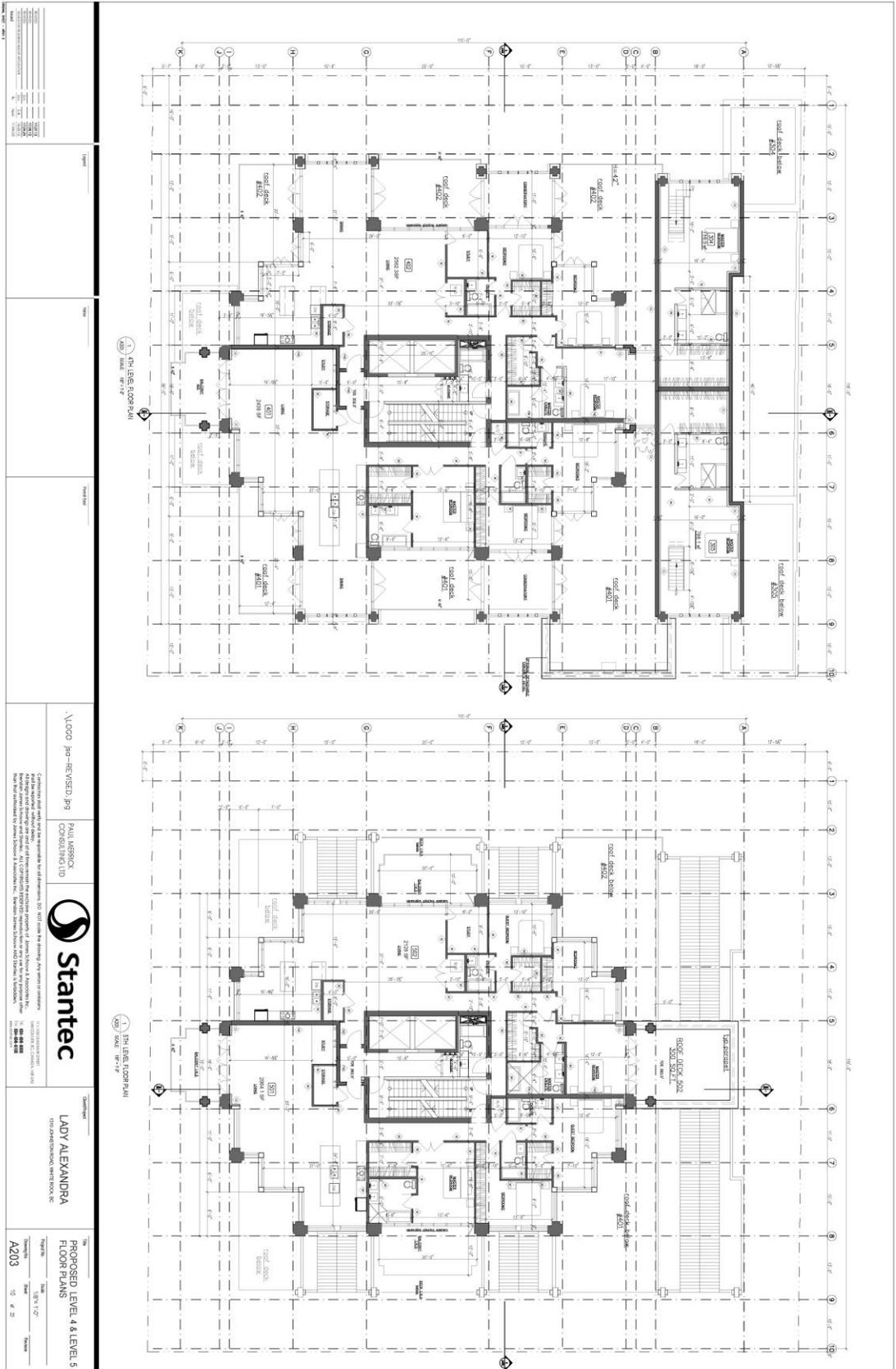
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 PAUL JESSOP
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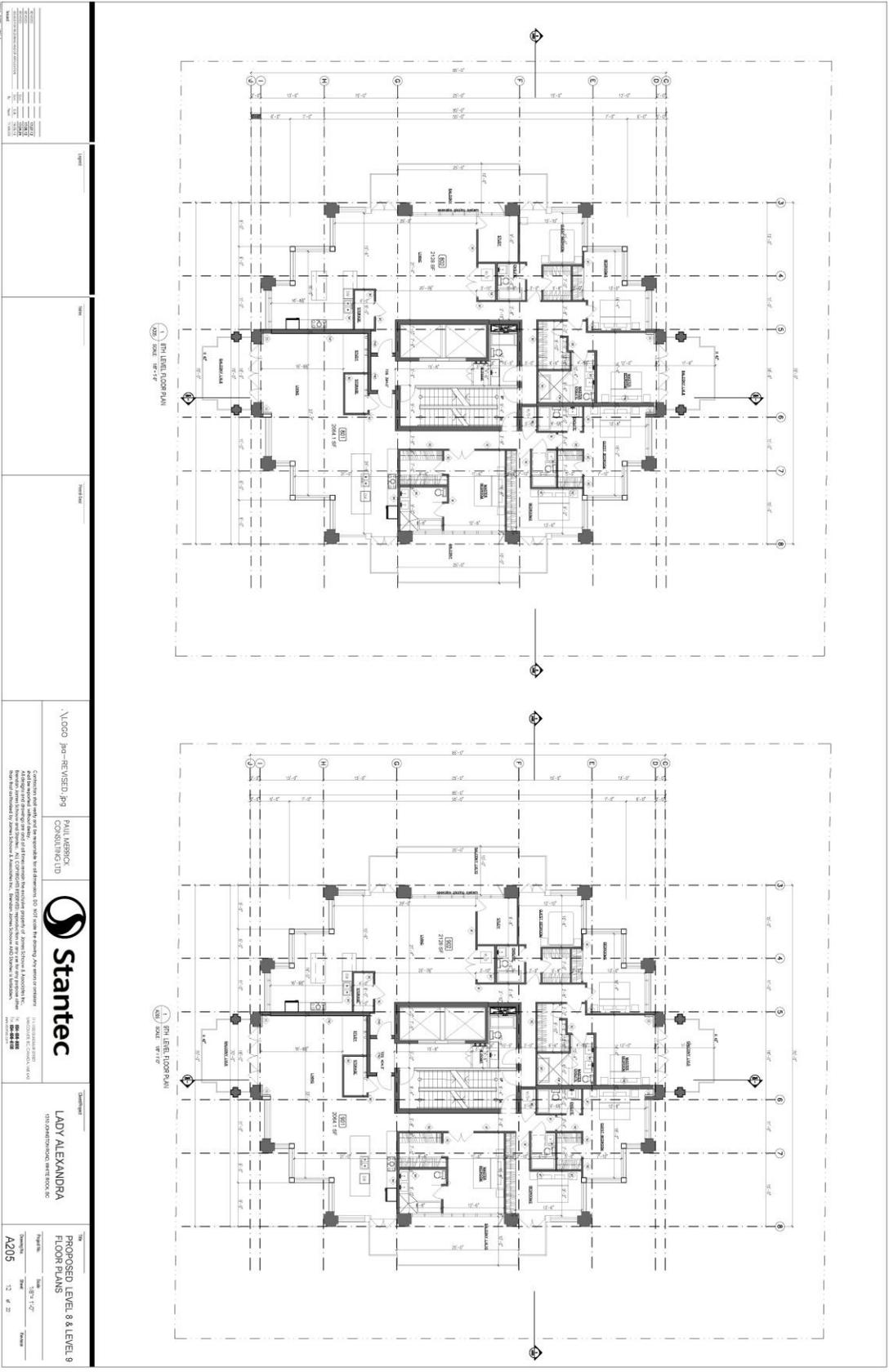


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LOCATION	1370 JONATHANSON AVENUE, SE
CLIENT	STANTEC
DESIGNER	STANTEC
CHECKER	STANTEC
APPROVER	STANTEC

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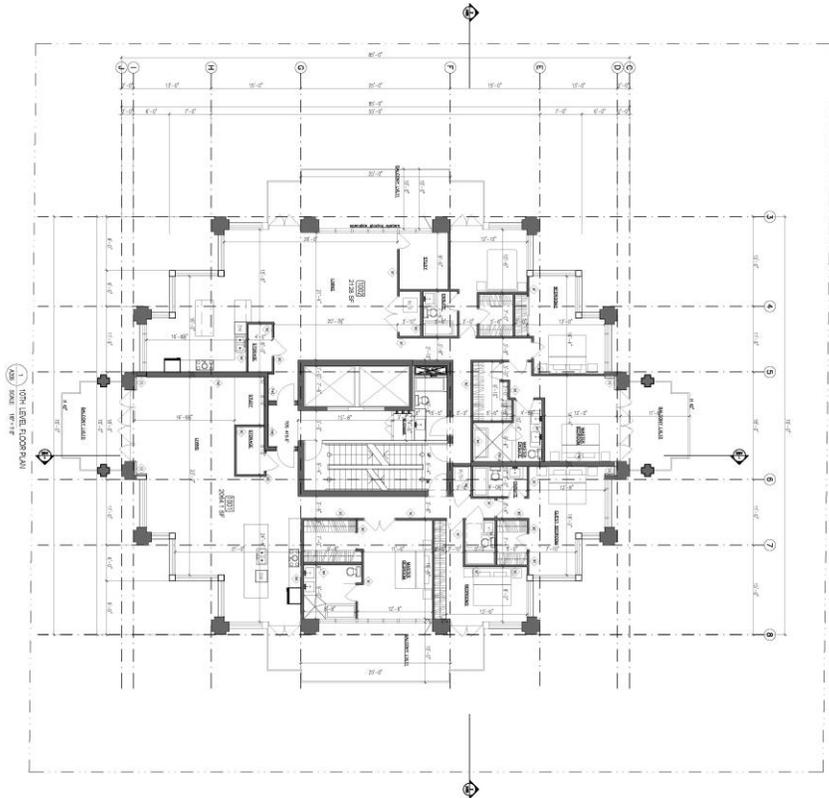
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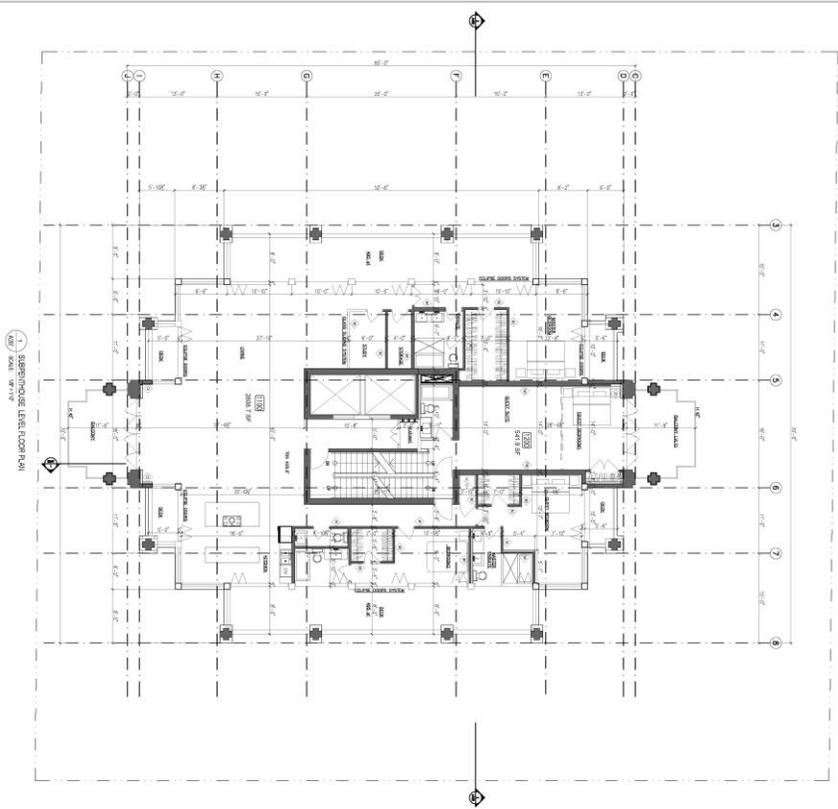
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 1700 JOHNS HIGHWAY, WASHINGTON, DC
 PROPOSED LEVEL 8 & LEVEL 9
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1:0000 p00-REVISED.p0 CONSULTANT: PAUL VASCO CONSULTING LTD. CONSULTANT ADDRESS: _____ CONSULTANT PHONE: _____ CONSULTANT FAX: _____ CONSULTANT EMAIL: _____		 Stantec 1100 BAYVIEW AVE. SUITE 1000 SCARBOROUGH, ONTARIO M1B 2Y7 TEL: (416) 223-8888 FAX: (416) 223-8889 WWW.STANTEC.COM		PROJECT: LADY ALEXANDRA 1150 HAMBURTON DRIVE, SUITE 80		TITLE: PROPOSED LEVEL 10 PLAN SCALE: 1/8" = 1'-0" PROJECT NO.: A206 SHEET NO.: 13 OF 22		PROJECT: LADY ALEXANDRA 1150 HAMBURTON DRIVE, SUITE 80		TITLE: PROPOSED LEVEL 10 PLAN SCALE: 1/8" = 1'-0" PROJECT NO.: A206 SHEET NO.: 13 OF 22		PROJECT: LADY ALEXANDRA 1150 HAMBURTON DRIVE, SUITE 80	



<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>	<p>DATE: 11/14/2017</p> <p>PROJECT: PROPOSED SIBRENTHOUSE</p> <p>CLIENT: LADY ALEXANDRA</p> <p>LOCATION: 1515 JAMES STREET, WASHINGTON, DC</p>
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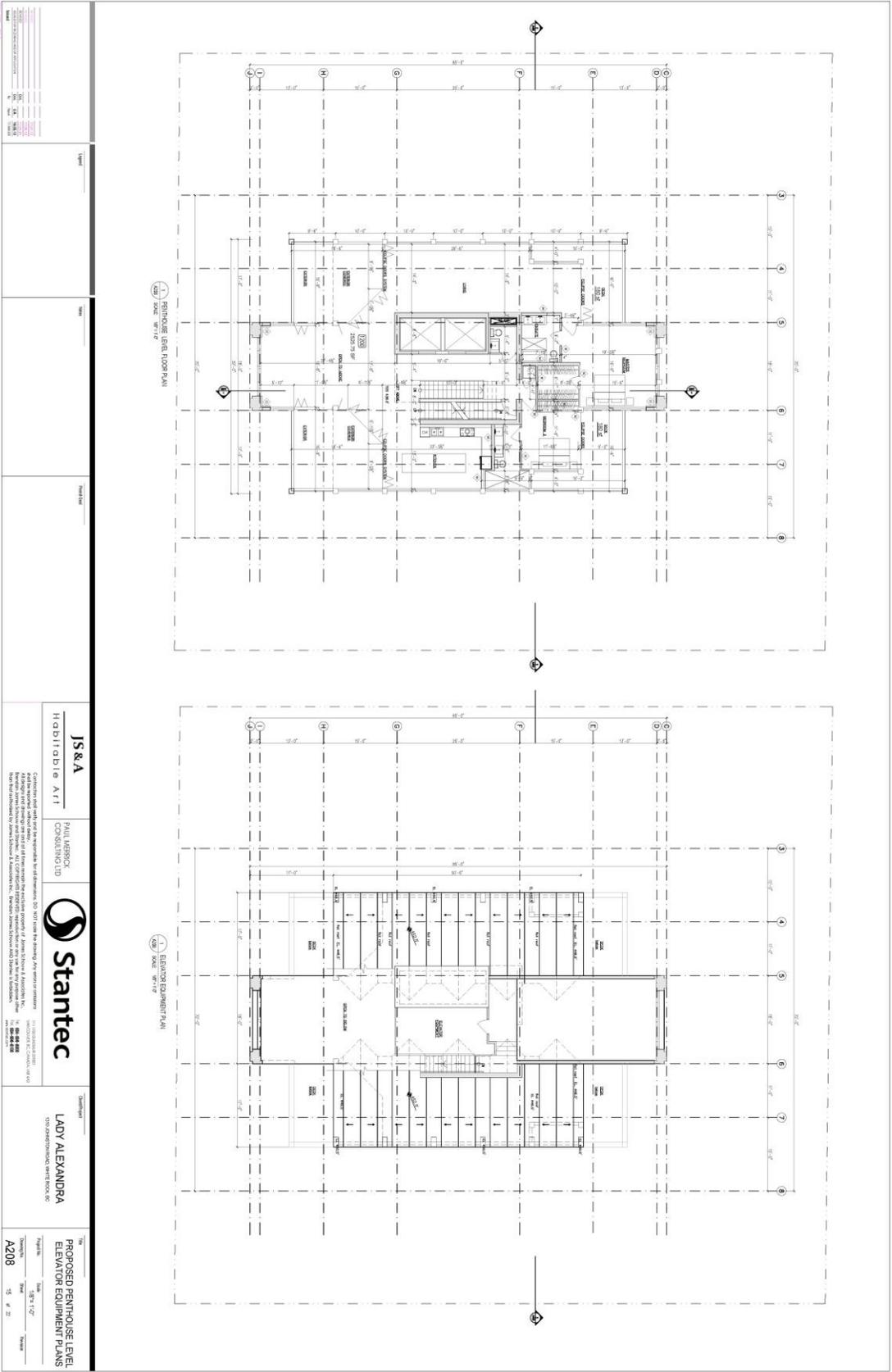
PAUL VASCO
CONSULTANT/D



LADY ALEXANDRA
1515 JAMES STREET, WASHINGTON, DC

PROPOSED SIBRENTHOUSE
LEVEL FLOOR PLAN

Page No. 14 of 22



<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>
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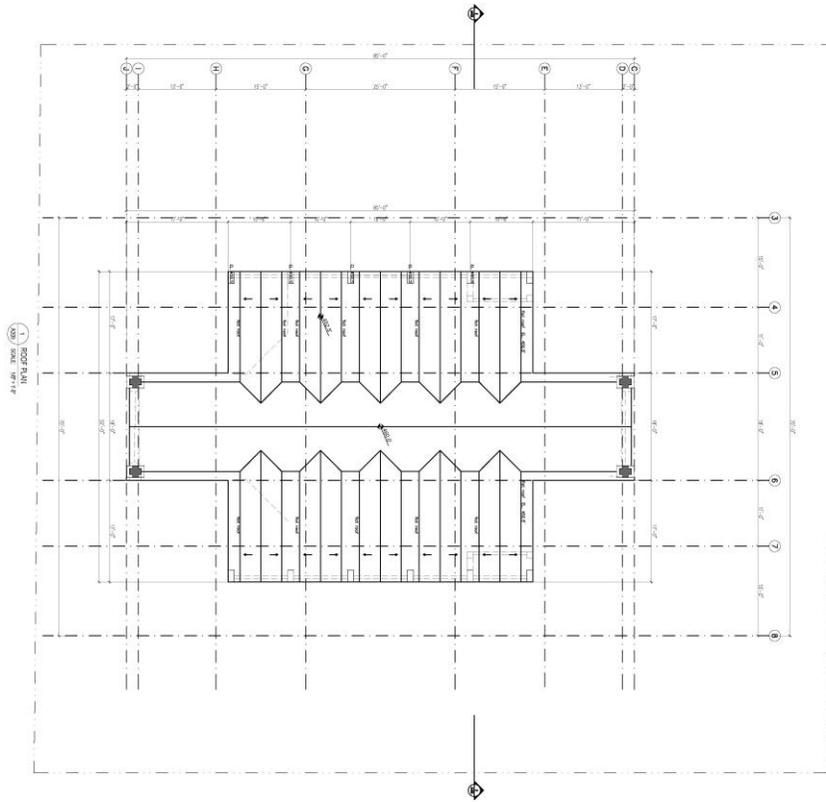
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1515 ALEXANDRIA DRIVE, SUITE 300, DC

PROPOSED PENTHOUSE LEVEL ELEVATOR EQUIPMENT PLANS

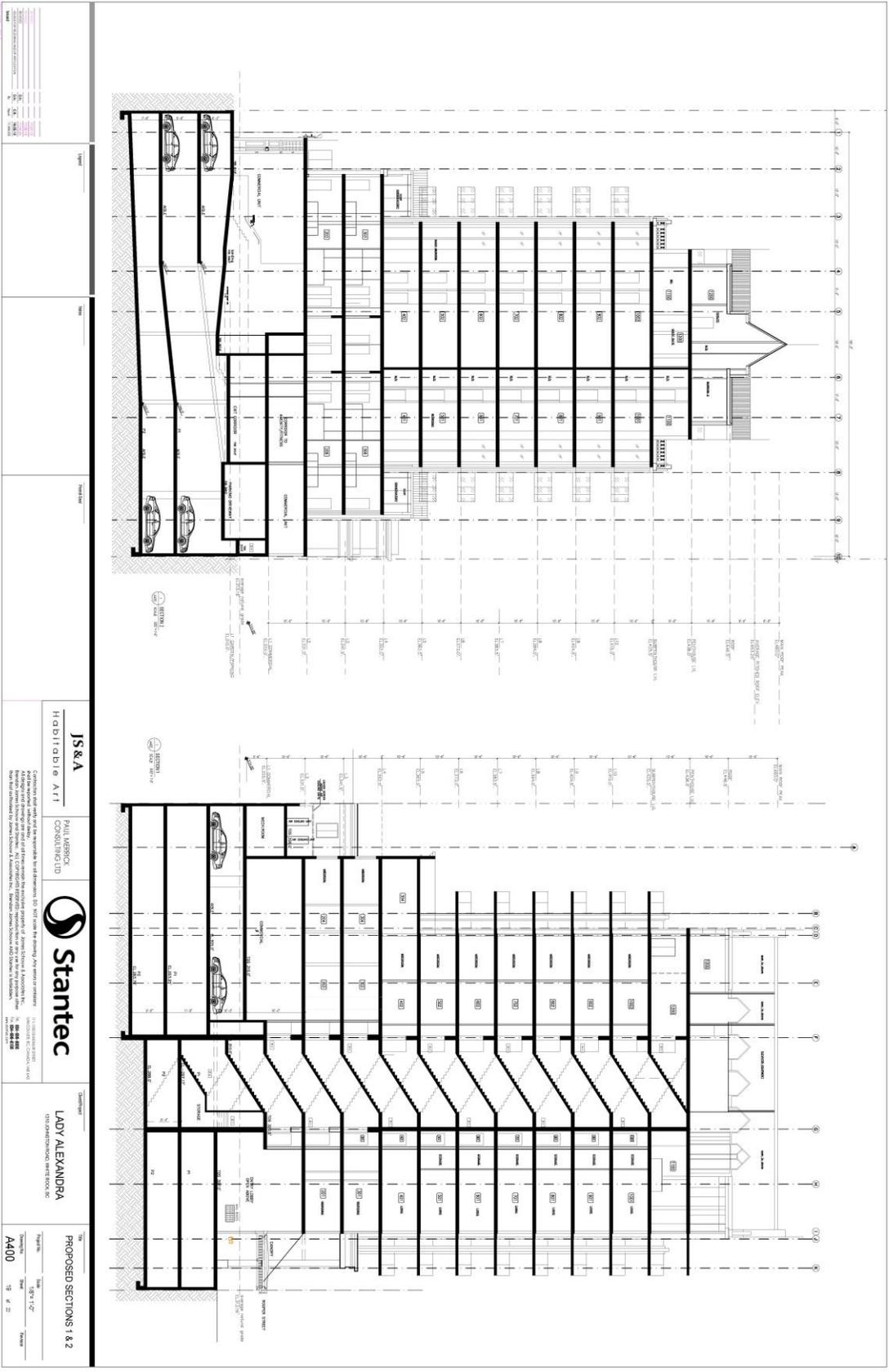
Page No. 15 of 22

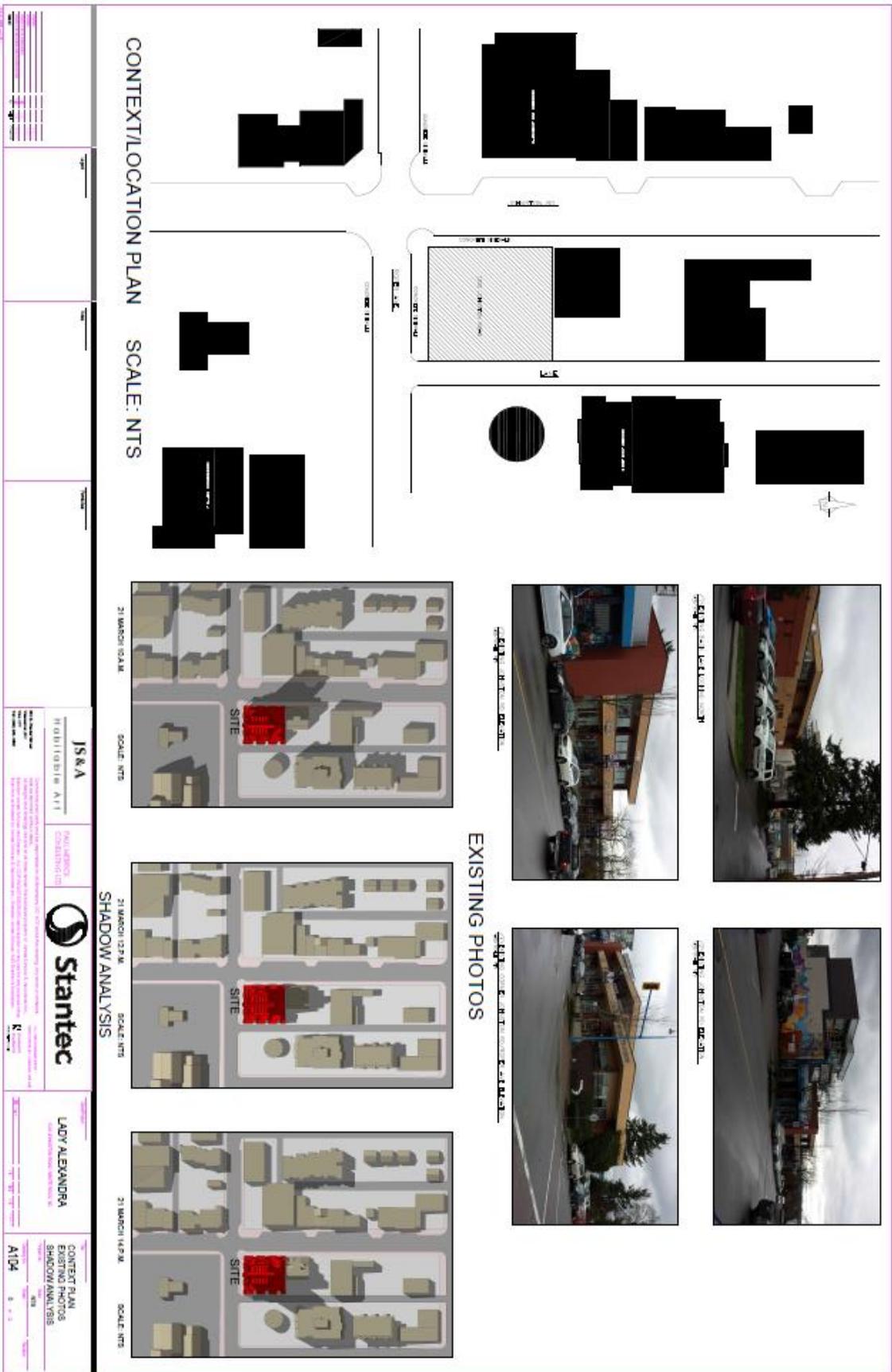
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REV. 1

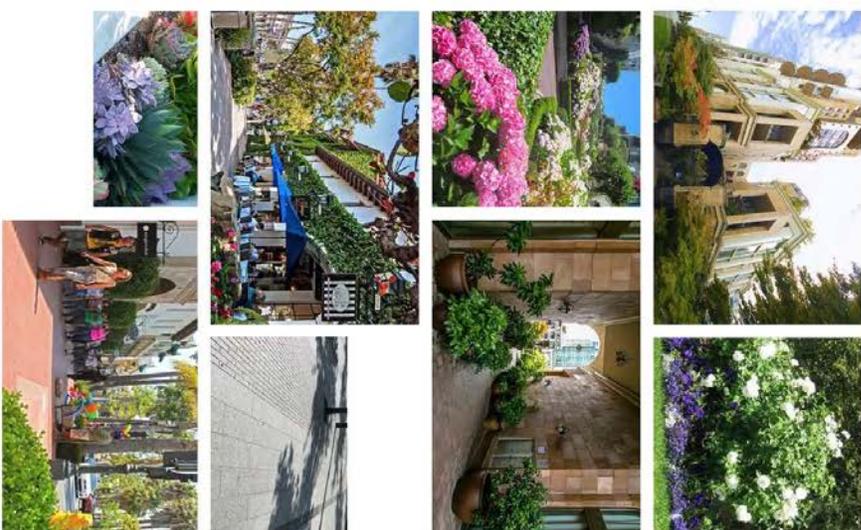


<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>			
<p>PROJECT: LADY ALEXANDRA 1515 JAMES STREET, SUITE 200 WASHINGTON, DC 20004</p>		<p>CLIENT: LADY ALEXANDRA 1515 JAMES STREET, SUITE 200 WASHINGTON, DC 20004</p>		<p>ARCHITECT: STANTEC 1100 PENTAGON AVENUE, SUITE 1000 ARLINGTON, VA 22204</p>		<p>ENGINEER: PAUL VASCO CONSULTING LTD 1100 PENTAGON AVENUE, SUITE 1000 ARLINGTON, VA 22204</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>		<p>DATE: 11/15/2019 TIME: 10:00 AM PROJECT: LADY ALEXANDRA SHEET: A209 TITLE: PROPOSED ROOF PLAN</p>	





PRECEDENT IMAGES



- 1 Courtyard
- 2 Streetscape
- 3 Planting Pots
- 4 Entry Paving
- 5 Seating
- 6 Bike Racks - Typ
- 7 Patio
- 8 Planting Bed
- 9 Main Entrance

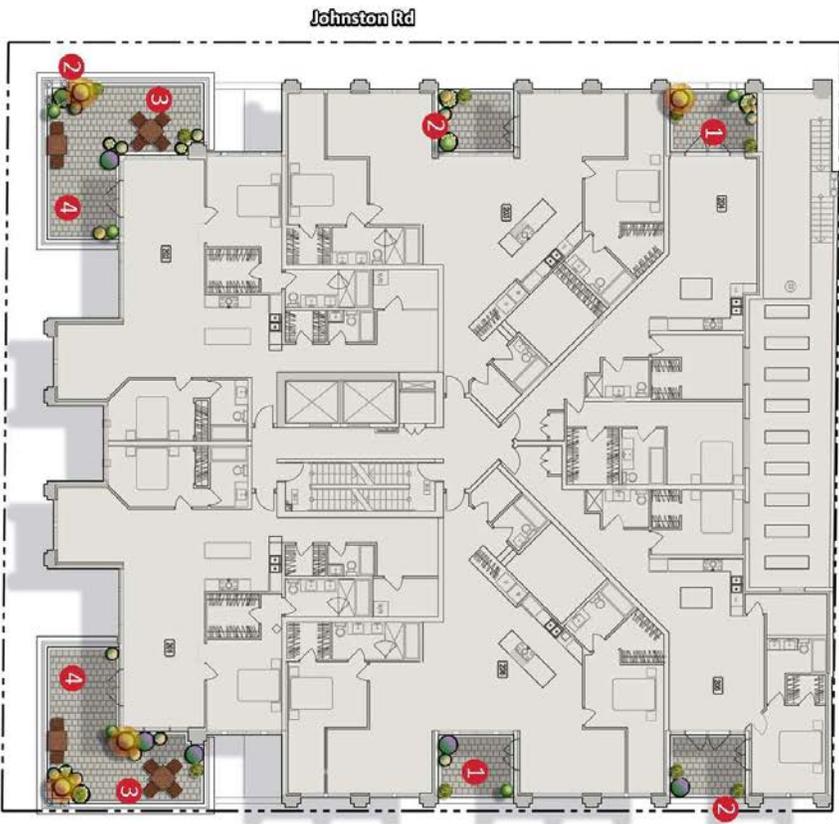
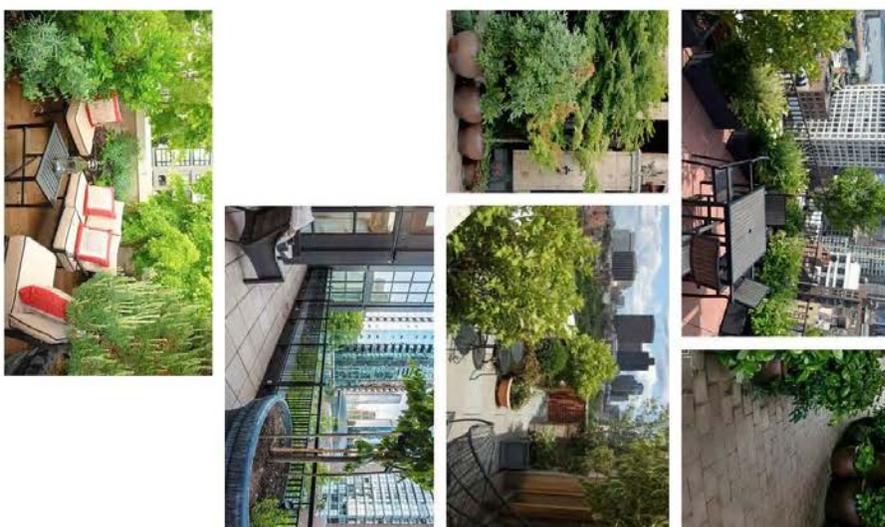

 van der Zalm + associates
 April 25, 2017

STREET LEVEL LANDSCAPE CONCEPT PLAN

DP2016-20 - WHITE ROCK TOWER



PRECEDENT IMAGES



- 1 Deck - Typ
- 2 Movable Planters
- 3 Patio Table & Chairs
- 4 Deck Paving

van der Zalm + associates
April 25, 2017

SECOND LEVEL LANDSCAPE CONCEPT PLAN

DP2016-20 - WHITE ROCK TOWER





Johnston Rd

SOUTH ELEVATION (ROPER AVE)


van der Zalm + associates
April 25, 2017

SECTION
DP2016-20 - WHITE ROCK TOWER



WEST ELEVATION (JOHNSTON RD)

Roper Ave


van der Zalm + associates
April 25, 2017

SECTION
DP201 6-20 - WHITE ROCK TOWER

PLANTERS



BENCH



BIKE RACK



TREE GATE



LIGHTING



van der Zalm + associates
April 25, 2017

SITE FURNITURE

DP2016-20 - WHITE ROCK TOWER

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2210**



A Bylaw to amend the
“The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837”

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. Section 3.2 ‘Land Use Designations’ of the “The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837” is amended by deleting the paragraph and paragraph heading preceding “Special Needs and Assisted Living” in its entirety, and replacing it with the following:

Lower Town Centre Mixed Use

This designation includes mixed use (primarily residential and commercial) redevelopment specific to the Lower Town Centre area. Higher densities are permitted on properties adjacent to Johnston Road between Thrift Avenue and Roper Avenue to support revitalization of the Johnston Road commercial corridor, while providing a transitional density between the Town Centre and the typically three to four storey buildings characteristic of the Lower Town Centre and Apartment Area.

2. Section 3 ‘Land Use’ of “The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837” is amended by deleting Policy 3.4.7 in its entirety and replacing it with the following new Policy 3.4.7:
 - 3.4.7 The City will consider development applications for properties fronting on Johnston Road, south of Thrift Avenue and north of Roper Avenue, up to a maximum height of fourteen storeys. Development proposals will be considered for their ability to assist with the desired renewal of the commercial area, allow for the retention of view corridors, and achieve a transition of density with the surrounding Town Centre and Lower Town Centre areas.
3. Section 6 ‘Economic Development’ of the “The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837” is amended by deleting Policy 6.2.7 in its entirety and replacing it with the following new Policy 6.2.7:

6.2.7 The City will continue to maintain Johnston Road as the main shopping and service street within the community by encouraging pedestrian friendly development that supports commercial and service activity.

4. 'Schedule A – Land Use Plan' of the "The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837" is amended by deleting the item in the legend below "Town Centre" and replacing it with "Lower Town Centre Mixed Use," as shown on Schedule "1" attached herein and forming part of this bylaw.
5. 'Schedule A – Land Use Plan' of the "The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837" is amended by re-designating 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 "2" attached hereto, from 'Commercial' to 'Lower Town Centre Mixed Use.'

6. This Bylaw may be cited for all purposes as the "Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29 (1310 Johnston Road), 2017, No. 2210".

PUBLIC INFORMATION MEETING on the	10 th	day of	January, 2017
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

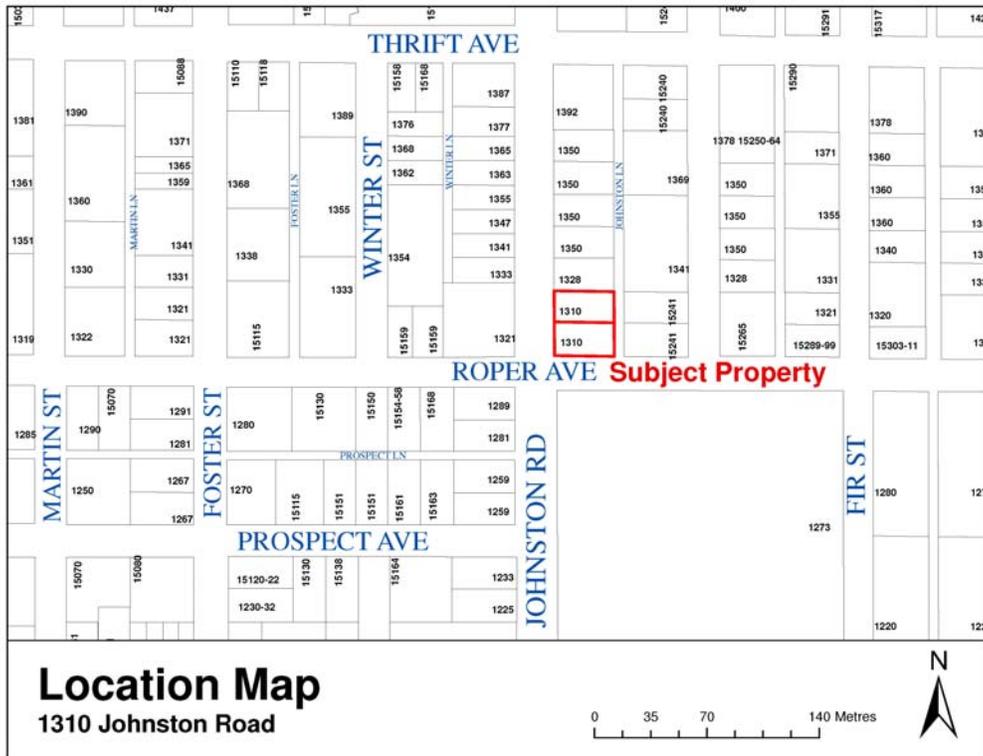
City Clerk

Schedule “1”

Legend

	Detached or Attached Residential (Low Density)
	Multi-Unit Residential (Low Density)
	Multi-Unit Residential (Medium Density)
	Multi-Unit Residential (High Density)
	Commercial
	Open Space or Recreation Areas
	Institutional and Utility
	Town Centre Mixed Use
	Lower Town Centre Mixed Use

Schedule "2"



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2211**



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

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

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

Lot 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 'CR-2 Lower Town Centre Area Commercial/Residential Zone' to the 'CD-60 Comprehensive Development Zone (1310 Johnston Road).'

2. The "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by:
 - (1) adding to the Table of Contents for 'Schedule "B" (Comprehensive Development Zones),' Section '7.60 CD-60 Comprehensive Development Zone (1310 Johnston Road);' and
 - (2) adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' as Section '7.60 CD-60 Comprehensive Development Zone (1310 Johnston Road).'

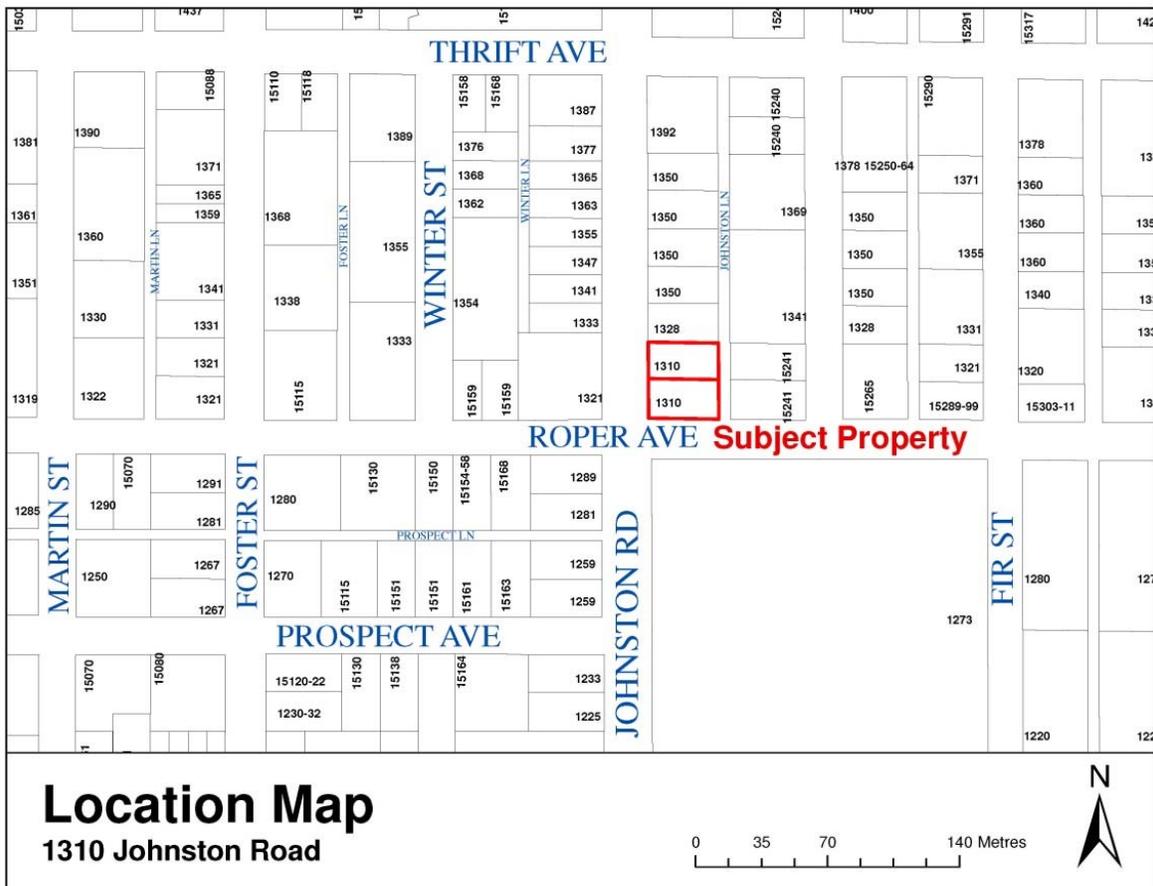
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211".

PUBLIC INFORMATION MEETING on the	10 th	day of	January, 2017
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

City Clerk

SCHEDULE "1"



SCHEDULE “2”

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

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 140.2 metres geodetic

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 105 spaces required as follows:

- (a) A minimum of 81 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 9 spaces shall be provided for visitors 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 105 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:

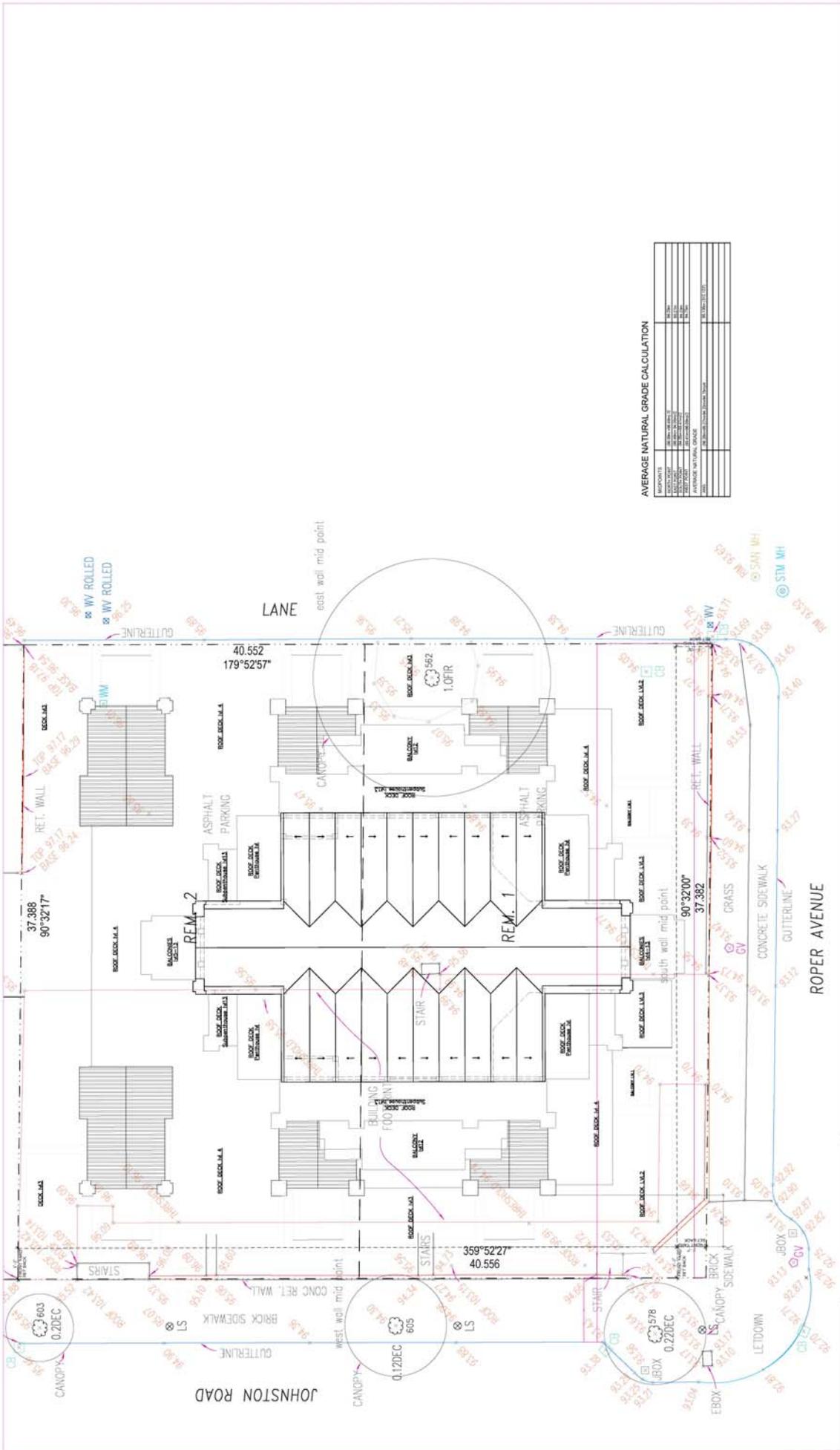
- (a) A minimum of 48 Class I spaces shall be provided
- (b) A minimum of 2 Class II spaces shall be provided

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

9. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Stantec Architecture dated July 13, 2017 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



AVERAGE NATURAL GRADE CALCULATION

MARKERS	AREA	AVG. ELEVATION
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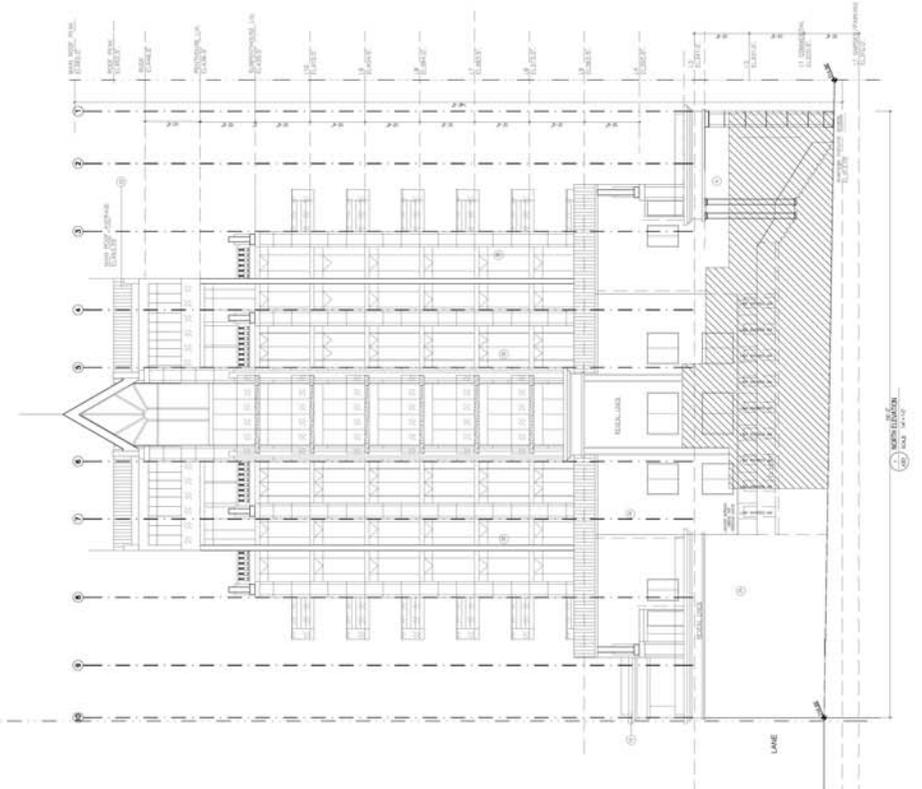
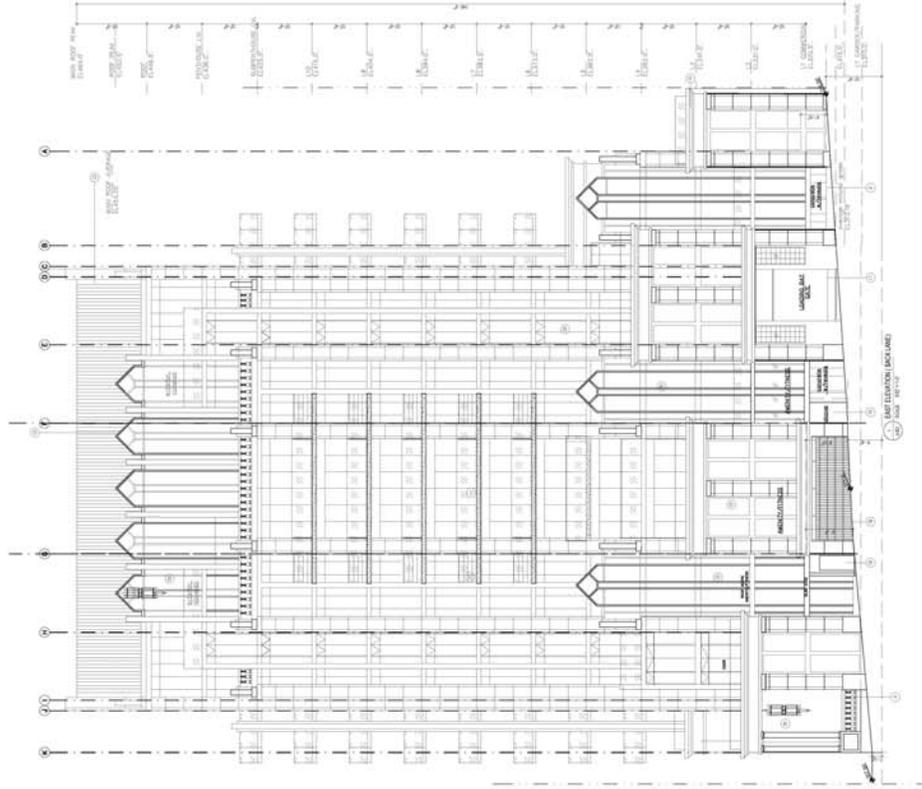
LADY ALEXANDRA

SITE PLAN

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

Sheet: A102

123 E. Pender Street
Vancouver, BC
V6A 1T7
Tel: 604 681 0000



The PROPOSED EAST AND NORTH ELEVATIONS
 Project No. 3527-1-07
 Drawing No. 18 of 22
 A301

Client: LADY ALEXANDRA
 1100 CONVENT ROAD, WASHINGTON, DC

Stantec
 1100 CONVENT ROAD
 WASHINGTON, D.C. 20004-1100
 TEL: 202-462-6000
 FAX: 202-462-6000
 WWW: STANTEC.COM

PAUL J. BERRY, CONSULTING LTD.
 1100 CONVENT ROAD, WASHINGTON, DC 20004-1100
 TEL: 202-462-6000
 FAX: 202-462-6000
 WWW: STANTEC.COM

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APPENDIX H**Minutes from April 24, 2017 Land Use and Planning Committee Meeting**

Minutes of a Land Use and Planning Committee
Meeting of City of White Rock held in the
Council Chambers
April 24, 2017

Page 21

PRESENT: Councillor Lawrence, Chairperson
Mayor Baldwin
Councillor Chesney
Councillor Fathers
Councillor Knight
Councillor Sinclair
Councillor Meyer

STAFF: D. Bottrill, Chief Administrative Officer
G. St. Louis, Director of Engineering and Municipal Operations
C. Isaak, Manager of Planning
J. Nyhus, Chief Building Inspector
T. Arthur, City Clerk

Press: 0
Public: 11

1. CALL MEETING TO ORDER

The meeting was called to order at 5:48 p.m.

2. ADOPTION OF AGENDA2017-LUP/C-030 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee adopts the agenda for April 24, 2017 as circulated.

CARRIED**3. ADOPTION OF MINUTES**

a) April 10, 2017 – Land Use and Planning Committee Meeting

2017-LUP/C-031 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee adopts the minutes of the April 10, 2017 meeting as circulated.

CARRIED**4. IMAGINE 2045 - OFFICIAL COMMUNITY PLAN REVIEW PROGRESS REPORT 6**

Corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services titled "Imagine 2045 - Official Community Plan Review Progress Report 6".

Jennifer Fix of Dialogue Design gave an overview of the Official Community Plan Progress. Information in regard to the following was noted:

- Engagement Process
- Participation

Minutes of a Land Use and Planning Committee
Meeting of City of White Rock held in the
Council Chambers
April 24, 2017

Page 22

- Outline of Overall Support in the following areas:
 - Land Use and Growth Management
 - Transportation and Mobility
 - The Waterfront

Discussion ensued and included the following comments made by individual members of Council:

- Concern over participation / no way to be sure that the same people did not attend a number of input opportunities giving the same input
 - further engagement (possibly only select persons who came out to the participation process)
 - it was noted that Council would have the opportunity to review the “raw data”
 - engagement clarified 5 – 10% citizens – the consultant noted this was strong and good outreach was provided that included various ways to be heard both in person and through using technology
- Only City of White Rock photos to be included in the document
- Image 2045 (30 Years)
 - need to ensure the document has addressed the future (included in the vision)
 - need further review of the vision for the Lower Johnston Road and along North Bluff Road, must ensure the area is economically viable 8 stories to 4 stories may not be enough for future economic growth (Main Road = economic hub)
 - Thrift Avenue 8 stories to 5 stories appears to be limiting would support more of a 12 storey design with a gradual reduction going south
 - Leeds Level(s) of Standards for commercial and some elements for single family
 - it was clarified the proposed future growth can be accommodated within the draft OCP
- Good public spaces, very important (economic / enjoyment)
- East of Finlay Street along North Bluff Road possibly lends itself to some increased density and affordable housing options for young families
- “East Side Large Lot Infill”, not clear how to support rental housing – visualize this area (Hospital to the East) could be a bit higher than 3 stories (transportation in this area lends itself to this consideration)
- “West End on North Bluff”, do not see a lot of density going in this area (many still of the older White Rock homes)
- Taking care of people with food related issues, food security, green roofs (environmental issues) should be addressed
- Along North Bluff Road buildings can go higher as this is a transportation corridor and multi-family makes sense from the Town Centre to the East and to Stayte Road, going into the interior (In Fill Area) with more than 4 stories would not be favourable but duplexes could be a way to add density in this area

2017-LUP/C-032

It was MOVED and SECONDED

THAT the Land Use and Planning Committee receives for information the corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services, titled “Imagine 2045 – Official Community Plan Review Progress Report 6”.

CARRIED

Minutes of a Land Use and Planning Committee
Meeting of City of White Rock held in the
Council Chambers
April 24, 2017

Page 23

5. **APPLICATION FOR OFFICIAL COMMUNITY PLAN (OCP), ZONING BYLAW AMENDMENT (ZON) AND MAJOR DEVELOPMENT PERMIT (MJP) – 14937 THRIFT AVENUE (OCP/ZON/MJP 16-024)**

Corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services titled “Application for Official Community Plan (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 14937 Thrift Avenue (OCP/ZON/MJP 16-024)”.

Following staff’s introduction of the corporate report, and due to the staff’s recommendation to defer consideration of the application, the Applicant was given the opportunity to outline their proposal.

2017-LUP/C-033 **It was MOVED and SECONDED**

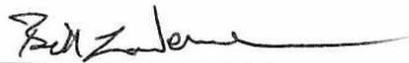
THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services, titled “Application for Official Community Plan (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 14937 Thrift Avenue (OCP/ZON/MJP 16-024);” and
2. Recommends that Council defer consideration of the Official Community Plan amendment, Zoning Bylaw amendment and Major Development Permit applications for 14937 Thrift Avenue pending revisions as outlined in this corporate report.

CARRIED

6. **CONCLUSION OF THE APRIL 24, 2017 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:44 p.m.



Deputy Mayor Bill Lawrence



Tracey Arthur, City Clerk

APPENDIX I**Excerpt from May 29, 2017 LUPC Report**

Imagine White Rock 2045: Official Community Plan Bylaw Introduction
Page No. 6

and low rise units typically have a low student yield; based on their research, the school district estimates that there is an average ratio of 0.09 students with each new low rise apartment unit (i.e. 9 students per 100 low-rise units), and 0.025 students with each new high rise apartment unit (i.e. 25 students per 1000 high-rise units).

School District staff have noted that Semiahmoo and Earl Marriot are significantly over capacity and will have relief in 2020 when the new 1,500 student secondary school opens in Grandview. There are currently no proposed additions to any elementary schools with catchment boundaries in White Rock, but that this will continued to be reviewed on an annual basis.

Financial Plan and Waste Management Plans

Section 477(3)(a) of the *Local Government Act* requires that a local government must consider the OCP in conjunction with its financial plan and any waste management plan.

The OCP projects a modest increase in population and dwelling units in the City over the 30 year time horizon of the plan, with an annual population growth rate between 0.6% and 1.0%. The majority of this growth is expected occur through infill and redevelopment.

Based on this, staff recommend that Council (per Recommendation # 3) consider the proposed OCP consistent with the City's financial plan and Metro Vancouver's waste management plans, as the moderate growth projected in the Plan is consistent with recent trends, and that the OCP policies do not conflict with the financial plan or the strategies in the waste management plans.

Notable Refinements to the Draft OCP

The following sections identify notable changes that have been made to the draft OCP, organized under issue headings. A more complete list of changes is provided in Appendix C to this report, which lists the changes in the order as they appear in the OCP.

Density

The most significant change on this issue is the addition of a maximum floor area density ('FAR' or Floor Area Ratio) map for the Town Centre, Lower Town Centre, and Town Centre Transition land use designations, which would require OCP amendment if exceeded. The purpose of this is to clearly identify maximum densities and how they transition from the growth focus area (Town Centre) into surrounding neighbourhoods. Other changes include:

- Moving the Conceptual Urban Form illustrations (Figure 7 and 8) from Section 8.0 (Land Use) to Section 7.0 (Growth Management; see page 28). Adding the following related statement in the overview paragraph of Section 7.0 "The highest heights and densities are to be concentrated at the intersection of Johnston and North Bluff Roads, with heights and densities generally transitioning down to the south, east, and west. The Conceptual Urban Form for the City is highlighted in Figures 7 and 8." As these figures relate primarily to built form and not the use of land, they are more appropriately located in the Growth Management section.
- Revised overview of Section 8 (Land Use), to improve clarity. Addition of a graphic (Figure 9) which specifies maximum FAR for new development in the Town Centre, Town Centre Transition Area, and Lower Town Centre land use designations.

The draft OCP provided maximum FAR for these land use designations, and indicated that densities are to generally decrease away from the Town Centre. The Figure 9 graphic specifies density tiers within each land use designation to provide certainty around anticipated maximum densities. Note that in the Town Centre Transition Area, the maximum FAR may be increased by 40% with the provision of

affordable rental or secured market rental housing (e.g. 2.5 FAR may be increased by 1.0 FAR to 3.5 FAR).

A brief summary of the FAR graphic, and how densities transition down along Johnston Road and Pacific Avenue (between North Bluff and Fir Street), is as follows:

- a) In the Town Centre, and reflecting its role as White Rock’s ‘growth focus area’, the FAR is highest at 5.4 between North Bluff Road and Russell Avenue, and transitions to 4.0 FAR along Johnston Road, between Russell and Thrift, and 3.0 in the southwest corner as it interfaces a lower density, lower-rise area;
- b) West and east of the Town Centre, FARs also decrease as one moves away from the Town Centre and towards established single family home areas;
- c) In the Lower Town Centre, there are two distinct FAR areas proposed:
 - i. Between Thrift Avenue and Roper Avenue, and for properties fronting Johnston Road, a maximum 3.5 FAR is possible. This continues the downward density transition from the Town Centre, but also allows for significant redevelopments along the entire Johnston Road segment (between North Bluff and Roper) that is part of the planned Johnston Road Streetscape Revitalization project. The proposed 3.5 FAR area also ends at White Rock Elementary, which is a large open space that acts as a buffer between higher and lower density areas.
 - ii. The remainder of the Lower Town Centre area has a maximum 2.0 FAR, which will result in redevelopments that reflect the lower-rise character of this area.
- Revision to the format of Land Use Designations throughout Section 8, to group Uses with Building Types together in a single policy, as these characteristics relate more to the general use of a property, and also combine Density with Height in a single policy, as these parameters establish the built form of a property.
 The draft OCP originally had separate policies for density and height.
- Addition of maximum FARs for all land use designations throughout Section 8 with the exception of Institutional and Open Space, as summarized in the table below.

Land Use Designation	Maximum Gross Floor Area Ratio
Town Centre	5.4; refer to Figure 9 for details
Town Centre Transition	2.5, plus 40% with provision of affordable/rental housing; refer to Figure 9 for details
Lower Town Centre – Johnston Road between Thrift and Roper	3.5
Lower Town Centre – remaining properties	2.0
Waterfront Village	2.0
Urban Neighbourhood	1.5
North Bluff East	1.0
East Side Large Lot Infill	Per zoning bylaw; see policy 8.7.2 for details
Mature Neighbourhood	Per zoning bylaw for duplexes, triplexes, and single family homes
Neighbourhood Commercial	1.0

Imagine White Rock 2045: Official Community Plan Bylaw Introduction
Page No. 8

These additions provide additional clarity to the public and land owners regarding maximum densities, and serve to indicate when an Official Community Plan amendment would be required in each of the land use designations.

- Addition of transit investment policy that recognizes the Town Centre as a Growth Focus Area to align increased density with the need for further frequent transit investment.

Height

The most significant change on this issue is that identified maximum heights as guidelines for application review, and not requiring OCP amendment if exceeded. Other changes include:

- Adding policies regarding the Everall Neighbourhood Area to allow for increased height in exchange for mature tree preservation.
- Addition of Objective 7.2 (page 29) and Policies 7.2.1 and 7.2.2. These policies reinforce the Conceptual Urban Form, while noting that some variation in building heights within the general transition is encouraged.
- Revision to height transition diagram (Figure 10) in Section 8.0 to only include the Town Centre, Town Centre Transition, and Lower Town Centre Areas. Limiting the scope of the height concept diagram focuses it on areas where the majority of redevelopment is anticipated to occur over the next 30 years and where clear guidance is required for transitions into surrounding areas. The concept has also been simplified and two key updates have been made to the Lower Town Centre area, in accordance with the maximum FAR diagram, and in response to feedback received, further analysis and development applications submitted to the City:
 - i. Increased heights for Thrift Avenue to Roper Avenue block (properties on Johnston Road) from 5-8 storeys to 10-12 storeys. This reflects comments from several Council members at the April 24, 2017 LUPC meeting, regarding heights in the Lower Town Centre, and relates to the proposed 3.5 FAR for this area. Considering consultation feedback regarding views in the Lower Town Centre, it is important to note that the previously proposed 5 to 8 storey range will likely result in new buildings blocking southwest views from street-level (Johnston Road), and taller building will have this same effect. However, in both cases views to south down Johnston Road, from street-level and potential new buildings, will remain open as redevelopment occurs. The OCP also requires buildings to step back from the street which, along with the Johnston Road reconstruction and lower heights south of Roper, will help to maintain this view corridor. Taller buildings, with smaller upper-floors, will also help to reduce street shadowing and potentially create ocean view cones to the southwest, relative to bulkier lower-rise buildings. Staff also note there are two OCP Amendment applications in this block, with proposed heights of 20 storeys (1350 Johnston Road) and 15 storeys (1310 Johnston Road). These heights are beyond the proposed 10-12 storey range, and well above the originally proposed 5-8 storey range. However, considering this with OCP feedback and further analysis, the proposed 10-12 storey range respects the OCP height transition, yet recognizes there is redevelopment interest, which if encouraged through appropriate policy, will help to revitalize this area.

LU & P AGENDA
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APPENDIX B

Sign In Sheets from Public Information Meeting on January 17, 2019

PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 - 5:30-7:00PM

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1	Everlyn Dethlefs	206-1530 Paper Ave	V4B 2E9
2	FRAN JACKS	15210 PACIFIC AV	V4B 5L2
3	Katherine Helmly	102 - 1355 WINTER ST	V4B-3Y2
4	DON + LOTA ROYCE	516 - 1442 FOSTER ST.	V4B 3X7
5	Judy Decker	215 - 1280 1st St. White Rock	V4B-4B1
6	Heidi Holte - Elizabeth Holte	1420 Johnston Rd	
7	Judy Wether	#305-15265 Paper Ave.	V4B 2E9
8	Laurie & Gene Mari	#1007-1475 Johnston Rd	V4B 0A3
9	General Lemmy Ward	104 1354 WINTER ST	V4B 3Y1
10	[Signature]	#1607-15152 Russell Ave.	V4B 0A3
11	Don Freese.	301 1280 1st St.	V4B 3X3.
12	Cassina Warr	301.15169 Burnside Circle	V4B 1Y2
13	Carl & Huffy	#8-15151 Burnside Vista ave. White rock	V4B-1Y2
14	John Foy	#302-15265 Paper	V4B.

**PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 - 5:30-7:00PM**

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
15	VICTORIA KENTRESS	#8, 15151 BUENA VISTA AVE,	V4B 1Y2
16	AM HENNING	#601-1505 Victoria Ave.	V4B 1G2
17	JIM HENNING	" "	" "
18	Bronwyn Tolley	408-1420 Johnston Rd	V4B 3Z5
19	Kent McKay	715 1442 Foster St	V4B 3X7
20	Gord Schoberg	3A-1400 George St	V4B 4A3
21	S.B. TRAHAN	402-1420 Johnston Rd	V4B 3Z5
22	Bryan Pottinger	943 Asth St. W.R.	V4B 4J9
23	Aerial Rudy	15168 Roper	V4B 8E7
24	Jennifer Duway	15658 Clifftve W.R.	V4B 1V9
25	Paul Kuhn	1310 Johnson	
26	Tommas Hudson	#303 - 1369 George St	V4B 4A1
27	Arcely	1163 Lee St.	V4B 1J9
28	Michelle Zhou	1420 Johnston Rd.	V4B 3Z5

PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 - 5:30-7:00PM

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
29	L GRAY	14491 29th Ave Sunny	V4P 1P7
30	A. GRAY	15367 Buena Vista Ave	V4B 1Y7
31	S M'RAY	1442 FOSTER ST	V4B 3X7
32	SEPP Copland	2035 154th St	V4A 4S4
33	PAT PETRALA	15020 H Bluff	V4B 5A4
34	Barbara De Anzals		
35	Morlene Stiller	1369 George St	V4B 4A1
36	Simon Marples	947 Ash St	V4B 4J9
37	Roberta Colambin	148 52 Beachview Ave	V4B 1W7
38	Alexis Glendens	1377 Everall St. W.R.	V4B 3S7
39	M W Wintart	1521 Blackwood	V4B 3V6
40	Garry walgreen	1520 Vioke St.	
41	ROY JACKSON	14862 Roper	V4B 2E2
42	Rob Johnston	804-1501 Vidal St, WR	V4B 0B5

**PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 – 5:30-7:00PM**

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) – 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
43	ANDREA MCCORKKELL	15501 Overhinton Ave	V4B 2J2
44	Kelly Bredon	1328 - Johnston Rd	V4B 3Z2
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PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 - 5:30-7:00PM

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
57	St. Priest	#212-1355 WINTER ST. W. R.	V4B 3Y2
58	[Signature]	#109-15210 Pacific Ave	V4B 5L2
59	Patricia Curran	STE 1289, JOHNSTON RD WR	V4B 3Y9
60	LORIE OLE NYGAARD	1-15161 PROSPECT AVE	V4B 2B4
61	Helen Farrells		
62	Helen O'Rourke	15126 Burnside	V4B 1Y3
63	Peter Cross	1136 Keil Cres	
64	Patricia Kealy	932 Maple St W.R.	V4B 4M5
65	Shirley	204-1420 Johnston Rd.	V4B 3Z5
66	Caroline	804 1473 Johnston Rd	V4B 0A2
67	Alice Moore	#306-1354 Winter St	V4B 8Y1
68	Francis Rogers	#302 1354 Winter St.	V4B 8Y1
69	Frances Walsh	302. 1341 George St.	V4B 4A1
70	KATHARINE DUNN	1267 STURK Rd	V4B 4Z1

PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 - 5:30-7:00PM

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
71	Cliff Loader	1371 FOSTER S.J.	V4B 3X5
72	Cheryl Mchintosh & Glenn	1514 Columbia	
73	Unad Foster.	304 15130 Roper Ave.	V4B 2E7
74	Wendy HARTFORD	14-1338 Foster St	V4B 3X4
75	Alex Galb	14381 Sunset Dr.	V4B 2W4
76	Mike Armstrong	955 Parkin St	V4B 4G5
77	Joanne Walsh	1455 George St.	
78	David HARRISON	404 1420 Johnston	V4B 3Z5
79	CHRISTIAN LANE	4307 - 1440 GEORGE ST.	V4B 4A3
80	Bernard TREF	1338-6 Fater St,	V4B 3X4
81	Sam Kermack	9646 85st.	T6B 3E2
82	Bill Haddon	207-15777 Marine Dr.	V4B 1E5
83	Marilyn Hart	Elseshere	—
84	Joe Collvath	1420 Johnston Rd	V4B 3Z5

PUBLIC INFORMATION MEETING
 1300-BLOCK JOHNSTON ROAD
 JANUARY 17, 2019 - 5:30-7:00PM

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
85	Darcy Hambleton	1369 George St	V4B 4A1
86	EMILY STONE	1369 George St 205	V4B 4A1
87	Yam Song	15838, 29th Av.	V3Z 0N8
88	Alex Stonoga	15408 Columbia Ave	V4B 1J9
89	DAVE STONOGA	15408 Columbia Ave	V4B 1J9
90	VALENE MAIR	305-1369 George St	V4B 4A1
91	HAROLD HENDERS	1377 EVERALL ST.	V4B 3S7
92	KENNETH JONES	15761 GOGGS AVE	V4B 2N8
93	Card McQuire	14957 Thrift Ave	V4B 2K1
94	Richard Smith	13411 George St.	V4B V42
95	Janet Brown	#206-1322 Martin St	V4B 3W5
96	Shelly Ryan	1369 GEORGE ST	V4B 4A1
97	RAY FRANCOEUR	1515130 PERSPECT-1469 G ₂	V4B 2B7
98	Lynne Blum	15185 2nd Ave.	V4A 9T4

APPENDIX C

Poster Boards from Public Information Meeting on January 17, 2019

1300 Block Johnston

PURPOSE OF THIS MEETING

Council is proposing changes to the maximum building heights in the 1300 Block of Johnston Road and the zoning for 1310 Johnston Road.

Staff are here to present the issues and policies related to these proposed changes, answer questions, and obtain public input for Council’s information prior to the bylaw amendments being considered by Council.

Proposed Bylaw Amendments:

OCP Reduce the maximum height guideline in the Official Community Plan for the 1300 Block to 4 – 6 storeys from 10 - 12 storeys

Zoning Reduce the height *and* density for the property at 1310 Johnston Road from 12 storeys to 6 storeys, and the maximum floor area ratio from 4.8 to 3.5 by amending the existing CD-60 zone



Key Discussion Points:

- Community Interests
- Good Planning Principles
- Aesthetic Values
- Neighbourhood Character
- Views
- Shadowing/Sunlight
- Traffic/Parking
- Water Use
- Environmental Concerns
- Economic and Practical Use of Property
- Consistency with Official Community Plan



1300 Block Johnston

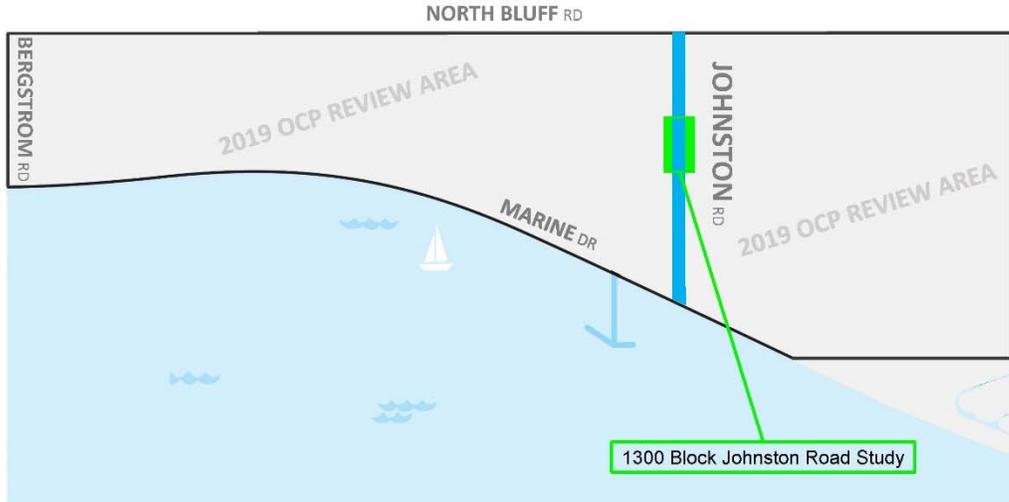
CONSULTATION PROCESS



December 10, 2018	Staff Report on Consultation Process
December 13, 2018	Invitation to Meet sent to 1300 Block property owners
January 17, 2019	Public Information Meeting (Today)
January 21, 2019	Meeting Opportunities with 1300 Block owners and Legal Counsel
February - March, 2019	Consultation Summary Report and 1 st and 2 nd Bylaw Readings
February - March, 2019	Public Hearing/ Possible 3 rd and Final Bylaw Readings
March – April, 2019	Possible 3 rd and/or Final Bylaw Readings (if deferred)



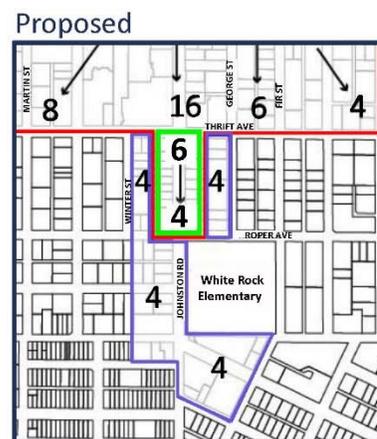
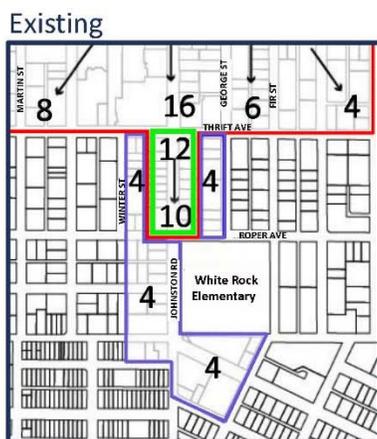
1300 Block Johnston



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1300 Block Johnston

OCP - LOWER TOWN CENTRE HEIGHT GUIDELINES



WHITE ROCK
City by the Sea!

1300 Block Johnston

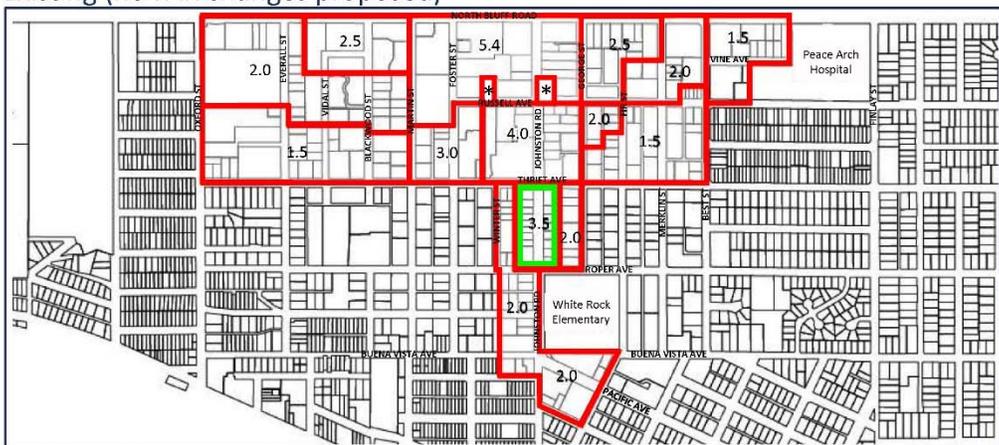
OCP LAND USE DESIGNATION



1300 Block Johnston

OCP MAXIMUM DENSITY – GROSS FLOOR AREA RATIO (FAR)

Existing (no FAR changes proposed)



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1300 Block Johnston

EXISTING ZONES (Property Zoning)

**CR-2 LOWER TOWN CENTRE AREA
COMMERCIAL/RESIDENTIAL ZONE**

Max Gross Floor Area: 1.75
Max Building Height: 10.7m (35.1ft)
Max Lot Coverage: 65%
Permitted Uses: Retail and Residential

PROPERTIES ZONED CR-2

1328 Johnston Rd	1392 Johnston Rd
1321 Johnston Rd	1333 Johnston Rd
1341 Johnston Rd	1347 Johnston Rd
1355 Johnston Rd	1363 Johnston Rd
1365 Johnston Rd	1377 Johnston Rd
1387 Johnston Rd	



**1350 JOHNSTON RD.
CD-58 COMPREHENSIVE DEVELOPMENT ZONE**

Max Gross Floor Area: 4.8
Max Building Height: 145.75m (478.18 ft) geodetic
Max Lot Coverage: 89.5%
Permitted Uses: Retail and Residential

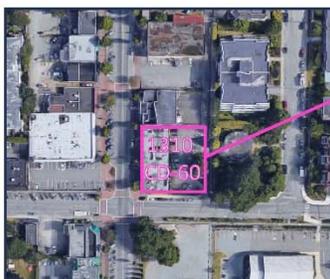
**1310 JOHNSTON RD.
CD-60 COMPREHENSIVE DEVELOPMENT ZONE**

Max Gross Floor Area: 4.8
Max Building Height: 140.2m (459.97 ft) geodetic
Max Lot Coverage: 86.8%
Permitted Uses: Retail and Residential



1300 Block Johnston

PROPOSED ZONING CHANGES



Existing Zoning: CD-60	Proposed Zoning Changes
Max Gross Floor Area: 4.8	Max Gross Floor Area: 3.5
Max Building Height: 140.2m (459.97 ft) geodetic (12-storeys)	Max Building Height: 6-storeys

1310 JOHNSTON ROAD APPLICATION TIMELINE

July 11, 2016	Lower Town Centre Special Study Information Report
October 11, 2016	First Advisory Design Panel
January 10, 2017	Public Information Meeting
March 28, 2017	Second Advisory Design Panel
May 2, 2017	Third Advisory Design Panel
July 24, 2017	LUPC Report OCP and Zoning Amendment
September 12, 2017	Public Hearing
September 18, 2017	OCP and Zoning Amendment Approved
June 25, 2018	LUPC Review of Major Development Permit
July 20, 2018	Development Permit Issued by Council
November 7, 2018	Council Resolution to Initiate Lower Town Centre Study
December 10, 2018	Council Direction to consult property owners
Today	Public Information Meeting



1300 Block Johnston

I 1300 BLOCK JOHNSTON PROCESS

JAN	<ul style="list-style-type: none"> Public Information Meeting Meet with property owners & legal counsel through a Special Council meeting
FEB	<ul style="list-style-type: none"> Report on consultation to Council Council gives 1st & 2nd reading to bylaws Public Hearing Possible 3rd & final reading of bylaws
MAR	<ul style="list-style-type: none"> Possible 3rd & final reading of bylaws (if deferred)

Dates are subject to change

II 2019 OCP REVIEW PROCESS (SEPARATE)

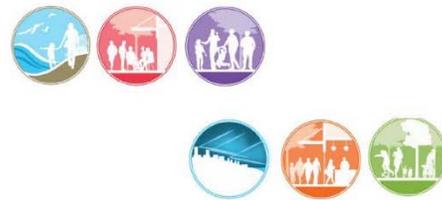
PHASE 1 (JAN-APR) Public Review & Input on Current OCP	<ul style="list-style-type: none"> Initiate 2019 OCP Review Develop Public Consultation Programme Develop online community survey (open P1 & P2) Hold 1st Public Info Meeting & give feedback to Council
PHASE 2 (MAY-SEPT) Issues and Options	<ul style="list-style-type: none"> Review public/council feedback, policy & technical items Report to Council on key issues, policies & land use options for consultation Hold 2nd Public Info Meeting
PHASE 3 (OCT-DEC) Recommended Updates	<ul style="list-style-type: none"> Report recommendations to Council Hold 3rd Public Info Meeting to discuss recommendations Report to Council on public feedback Hold Public Hearing

WHITE ROCK
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1300 Block Johnston

SMART GROWTH PRINCIPLES

1. Create a range of housing opportunities and choices
2. Take advantage of compact building design
3. Mix compatible land uses
4. Foster distinctive, attractive communities with a strong sense of place
5. Create walkable neighbourhoods
6. Preserve open space, natural beauty, and critical environmental areas
7. Support a variety of transportation choices
8. Strengthen and direct development towards existing infrastructure
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration



OCP GUIDING PRINCIPLES

1. Connect to the Water
2. Enjoy the Town Centre
3. Grow Up & Grow Old in the Same Neighbourhood
4. See the Sea
5. Share the Streets
6. Live & Play in Green Places

WHITE ROCK
City by the Sea!

1300 Block Johnston

OCP GUIDING PRINCIPLES



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.



Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.



Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.



Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.



Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.



Principle 6

Live & Plan in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.

WHITE ROCK
City by the Sea!

1300 Block Johnston

SMART GROWTH PRINCIPLES (1-3)

Smart Growth Principles	Related OCP Guiding Principle	Mixed-Use Commercial Residential Development
1 Create a range of housing opportunities and choices	 	<ul style="list-style-type: none"> Adding homes to Johnston Road provides residents with mobility challenges easier access to shops and services. Redevelopment also adds to housing supply without displacing existing residential tenants.
2 Take advantage of compact building design	 	<ul style="list-style-type: none"> Redevelopment and new growth in existing commercial areas can reduce pressure in the region to 'sprawl' by expanding the Urban Containment Boundary into rural areas.
3 Mix compatible land uses	 	<ul style="list-style-type: none"> By combining the activity generated of residents and visiting shoppers, mixed use developments promote a higher use of public transit, enhance the perceived security of a neighbourhood by increasing the number and activity of people on the street at different times of day. Commercial (retail/office/arts space) and residential uses are generally compatible and do not create nuisances in the same way as heavy industrial or some agricultural uses might have conflicts with residential uses.

WHITE ROCK
City by the Sea!

1300 Block Johnston

SMART GROWTH PRINCIPLES (4-5)

Smart Growth Principles	Related OCP Guiding Principle	Mixed-Use Commercial Residential Development
4 Foster distinctive, attractive communities with a strong sense of place	 	<ul style="list-style-type: none"> Mixed-use Town Centre and Lower Town Centre have strong character in areas where there are continuous small-scale storefronts, public realm amenities, and mature street trees. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view. Development at a density of 3.5 FAR is able to achieve enough revenue to rationalize the cost of providing structured underground parking, which allows open space on the ground level to be used for landscaping or other more attractive features than a surface parking lot.
5 Create walkable neighbourhoods	 	<ul style="list-style-type: none"> Integrating commercial and residential uses allow for many activities of daily life to happen within walking distance. Other significant services in close proximity include White Rock Elementary and the White Rock Community Centre.



1300 Block Johnston

SMART GROWTH PRINCIPLES (6-8)

Smart Growth Principles	Related OCP Guiding Principle	Mixed-Use Commercial Residential Development
6 Preserve open space, natural beauty, and critical environmental areas	  	<ul style="list-style-type: none"> Redevelopment and new growth in existing commercial areas can reduce sprawl Additional building height (whether replacing 1 storey buildings with 2 storeys, 4-6 storeys or 10-12 storeys) can result in impacts to existing views of natural beauty from both the public realm and private developments. In the Johnston Road context, if redevelopment has the same density spread out over more floors it will be a more slender/sculpted building and have a lesser impact relative to a squatter building with the same density.
7 Support a variety of transportation choices	 	<ul style="list-style-type: none"> Existing public transit is better utilized with a higher population in walking distance of the stops on Thrift Avenue and Johnston Road. With addition usage, higher levels of service can be justified.
8 Strengthen and direct development towards existing infrastructure		<ul style="list-style-type: none"> New development is required to pay for upgrading the utilities (water, storm, and sanitary), sidewalk and roadworks adjacent to their site, and costly new trunk mains are not required to service these infill developments.



1300 Block Johnston

SMART GROWTH PRINCIPLES (9-10)

Smart Growth Principles	Mixed-Use Commercial Residential Development
<p>9 Make development decisions predictable, fair, and cost effective</p>	<ul style="list-style-type: none"> By establishing new height parameters for the 1300-block of Johnston Road at the start of this Council term, property owners and developers will have a better understanding of Council's expectations for the form of development. Conversely, by 'downzoning' 1310 Johnston Road's density and reducing the maximum height for other properties on the block below what is currently supported in the OCP, there may be a perception that development in White Rock is risky and interest in investing in the community's redevelopment will be reduced, which will inhibit renewal for all multi-family/multi-storey development projects. As 1350 Johnston Road was able to submit a complete Building Permit application within the legally allotted timeframe and therefore avoid being 'downzoned,' it may be seen as unfair that one project on this block approved by the previous Council was able to proceed at their previously approved height and density, while 1310 Johnston Road would not have the ability to develop at the height and density previously approved.
<p>10 Encourage Community and stakeholder collaboration</p>	<ul style="list-style-type: none"> In addition to the Public Information Meetings typically required with an application to rezone or amend the OCP, and the statutorily required Public Hearing(s), additional opportunities for direct communication with affected landowners is recommended. While there appears to be general consensus that mixed use development in the Johnston Road corridor is desirable, the appropriate amount and particularly height of development does not have the same level of consensus, and additional consultation is warranted.

WHITE ROCK
City by the Sea!

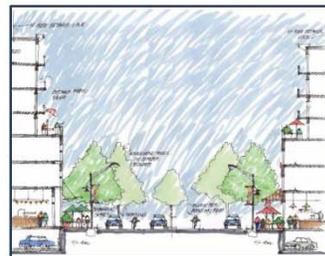
1300 Block Johnston

AESTHETIC VALUES & NEIGHBOURHOOD CHARACTER



Existing Character

- Eclectic mix of small-scale businesses providing a wide range of retail and services
- Building façades range in age
- No distinct aesthetic in material or design except for small-scale frontage



Proposed Redevelopment

- Includes street-fronting retail with residential units above
- Must respect the OCP Development Permit Area Guidelines
- Building materials are encouraged to reflect west coast design elements and seaside character (i.e. natural tones, timber, stone, brick, concrete, and steel)



WHITE ROCK
City by the Sea!

1300 Block Johnston

VIEWS



“Views to the ocean are first experienced along Johnston Road in the Lower Town Centre, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.” – 2017 OCP

- The City's Development Permit Area Guidelines support more slender buildings and generous setbacks relative to a shorter and wider form:
 - **Policy 6.2.1** – Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street...
 - **Policy 6.2.3** – Prioritize views to the water from public places, such as active walking streets, parks, and plazas. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.
- Views from one existing one storey buildings are marginal, any development of these sites would likely impede the existing view of the water at the sidewalk level.
- The strategy most likely to preserve and enhance views for the public realm are to set buildings back to widen the terminus view, and to allow buildings to have taller portions in exchange for open space at the ground level.

SHADOWING & SUNLIGHT

- Taller buildings with smaller floorplates tend to have a longer but narrower shadow that moves quicker across the ground.
- Short and wide buildings would have a shorter, but wider shadow that lingers for a longer period time in a particular location.
- Taller buildings are expected to have more impact on the upper level units in developments to the north and obstruct more of the sky.
- Buildings at six-storeys or less would have a greater impact on lower level units with views towards the water, but less obstruction of the sky.

ENVIRONMENTAL CONCERNS

- Retention of existing mature trees are unlikely with any redevelopment of the properties on this block following construction of an underground parkade on the property.
- In any development scenario a Tree Management Permit will be required for the removal or retention of any trees, and to outline the plan for planting replacement trees.
- Given the long use of these properties for commercial purposes and the age of construction, there is likely some level of soil contamination. Cost of environmental remediation may deter redevelopment of such a property.

WHITE ROCK
City by the Sea!

APPENDIX D

Feedback Forms and Written Feedback Received up to February 1, 2019

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: ALAN GRAY

Address: 15367 BUENA VISTA AVE, W.R. V4B 1Y7

2. Please provide any comments you have regarding the proposed bylaw amendments:

I strongly oppose any building in excess
of 4 storeys.
Please allow some view aspects
all the way down Johnston St otherwise
White Rock will lose its appeal as
a seaside community.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: L GRAY

Address: 14491 29A Ave Surrey BC

2. Please provide any comments you have regarding the proposed bylaw amendments:

6 Floors on 1300 Block is a good solution
that should be the minimum
the city cannot be anti development as
white rock needs plenty of reasonable
development as it is falling behind
other similar municipalities.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Joe + Wendy DUTOUÉ

Address: #1607-15152 Russell Ave

2. Please provide any comments you have regarding the proposed bylaw amendments:

I agree that developments in this area
be limited to 4-6 storeys.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: LORRAINE PREST

Address: 212-1356 WINTER ST, White Rock V4B 3Y2

2. Please provide any comments you have regarding the proposed bylaw amendments:

I am strongly opposed to higher structures
on Johnson (to Paper).
My preference is 3 stories as it was
paid for the change in Sept. 2019 -

Lorraine Prest
604-536-5905

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Gord and Erika Schoberg

Address: 3A-1400 George St, White Rock, V4B 4A3

2. Please provide any comments you have regarding the proposed bylaw amendments:

1310 + 1350 Johnstone Road -

I am against the reconsideration of density for

1310 Johnstone. Opening up the OCP for review only

one year after it was approved by Council sends

very bad signals in the development community and

~~rest~~ makes developers very nervous about investing

in White Rock. Please leave this alone.

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: HELEN OLEWICK

Address: 15126 AVENA VISTA AVE

2. Please provide any comments you have regarding the proposed bylaw amendments:

I VERY STRONGLY DISAPPROVE OF THE
HIRISES DOWN FROM THRIFT, I HAVE LIVED
HERE SINCE 1993 AND WAS ASSURED THAT
WOULD NOT BE ALLOWED. AT THAT TIME THERE
WAS ALSO A 12 STOREY ~~HEIGHT~~ HEIGHT RESTRICTION
I UNDERSTAND THINGS HAVE TO CHANGE BUT
I THINK ^{COUNCIL} ~~PLANNING~~ NEEDS TO LISTEN TO THE
TAXPAYERS AND NOT JUST THE DEVELOPERS
PLEASE DON'T RUIN WHITE ROCK ANYMORE
THAN IT HAS BEEN PLEASE ADJUST THE HEIGHTS
FROM THRIFT DOWN

THANK YOU.

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: VALERIE MAIR

Address: 305-1369 GEORGE Street

2. Please provide any comments you have regarding the proposed bylaw amendments:

I TOTALLY AGREE
WITH COUNCIL'S PROPOSALS
FOR BOTH OCP &
ZONING REGARDING
THE 1300 BLOCK OF
JOHNSTON STREET.

THE LOWER BUILDING
HEIGHTS ARE THE
BETTER

THANK YOU TO THE MAYOR
& COUNCIL FOR ALL THE
WORK YOU ARE DOING

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Patricia Kealy

Address: 932 Maple St, White Rock, B.C.

2. Please provide any comments you have regarding the proposed bylaw amendments:

Totally opposed to any
buildings on the 1300 block
of Johnston over 3 storeys.

As we are here to review the
2017 OCP it is important to note
that 300 people turned out for
the public hearing for one of the
highrises on this block to oppose
them but the previous Council
ignored them & voted for them.
P. Kealy

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: ^{SURELY} 12714 Southside Dr. / Elisabeth S. O'Callaghan

Address: 1420 / # 308 / MY TENANT CARL BARER

2. Please provide any comments you have regarding the proposed bylaw amendments:

Before I bought (bought) the Condo I did my "homework"
went to Towhall - was "told" : one or two high as 4 stories
below Thrift and Johnston!

Suggestion: at Ruskel + Johnston "Rotary Parking Lot"
* Switch with Developer Lot ^{proper} ~~proper~~ and Johnston / also:
+ west of Johnston: restrict with 3-6 floor below Thrift

thank you for giving us the opportunity to
voice our opinion
Elisabeth O'Callaghan

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
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cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: GARRY WOLGENUTH

Address: 1520 VIDAL ST.

2. Please provide any comments you have regarding the proposed bylaw amendments:

*Wonder no notice to the public has been given regarding hearings!
Proper notice has been given about the information meetings!
Caravan heights ^{+ FAREP} should be brought down to reflect!
what the raw data says in the 2017 OCP Review!
Maximum coverage does not exceed 45-50%!
The 1310 project does not conform to the form + character!
listed in the OCP - not suitable for the area!
Tree replacements are no adequate!
Whereas the affordable housing component!*

Thank you for your participation.
If you have any questions, please contact:

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Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: KATHERINE McINTYRE

Address: 02 - 1355 WINTER STREET

2. Please provide any comments you have regarding the proposed bylaw amendments:

Thank you for the opportunity to share my input.
• Return to original OCP of 3 stories, below thought

• 1300 block of Johnston no more than 3 stories.
on new development.

• We need to protect views corridors.

• We need to consider loss of light to neighbours
with new buildings

Thank you for your participation.

If you have any questions, please contact:

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Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: DONALD E BOYCE

Address: 516 1442 FOSTER ST.

2. Please provide any comments you have regarding the proposed bylaw amendments:

MY PREFERENCE WOULD BE TO
RESTRICT THE ZONING ~~FOR~~ SOUTH
OF THIRTY AVE TO THREE STORIES
-- MAYBE SOME FOUR ~~BECAUSE~~ TO
SLOPE OF LAND.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

RECEIVED

JAN 18 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: IOLA E. BOYCE

Address: 516 1442 FOSTER STREET

2. Please provide any comments you have regarding the proposed bylaw amendments:

My Thoughts, after being at the Public
INFORMATION MEETING, maintain the
zoning south of Thrift to three (3)
stories.

RECEIVED

Thank you for your participation.

If you have any questions, please contact:

JAN 18 2019

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: HARALD HENDLESS

Address: 1377 EVERALL ST

2. Please provide any comments you have regarding the proposed bylaw amendments:

PLEASE, KEEP THE LEVEL IN THE
1300 BLOCK OF JOHNSTON RD TO 3 STORIES

ONCE YOU HAVE A NEW O.C.P
PLEASE, DON'T MAKE ANY EXCEPTIONS

H. Hendless

RECEIVED

JAN 25 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: HEXDESS, HEIDI

Address: 1377 Overall St., W.R., V4B 3S7

2. Please provide any comments you have regarding the proposed bylaw amendments:

THE BYLAW SHOULD AMEND THE BUILDING
HEIGHT BACK TO 3 STORIES.
RECENTLY, MANY DEVELOPERS HAVE
COME WITH REQUESTS FOR OCP
AMENDMENTS AND VARIATIONS FOR
NEW PROPOSALS. PLEASE, DON'T GIVE IN.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

Heidi Hendess
RECEIVED

JAN 25 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Krista Hunt

Address: 928 Maple Street, V4B4M5

2. Please provide any comments you have regarding the proposed bylaw amendments:

Please keep the 1300 block to
3 stories. Thank you!

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

RECEIVED

JAN 28 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Dale Evoy

Address: 15534 Semiahmoo Ave.

2. Please provide any comments you have regarding the proposed bylaw amendments:

Bylaw amendments that will
lower building heights in
White Rock will be most
welcome. I applaud the new
mayor and council for trying
to restore sanity to our
community.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

RECEIVED

JAN 29 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Una Fester.

Address: 304 15130 Roper Ave. White Rock.

2. Please provide any comments you have regarding the proposed bylaw amendments:

I understood that building heights
were limited to 3 or 4 storeys
when I moved here.

I would like to see the character
and charm of White Rock preserved
as much as possible.

Please keep the 3 storey limitation.
I don't feel that we have the infra-
structure to support massive growth.

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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RECEIVED

JAN 29 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Leona Gom

Address: 15534 Semiahmoo Ave., White Rock, BC V4B 1V1

2. Please provide any comments you have regarding the proposed bylaw amendments:

I strongly support any OCP amendments that would
aim to reduce building heights. In particular, I strongly
support reducing the height of the Lady Alexandria at
1310 Johnson to 4-6 storeys.

My thanks to council for caring about our city in
this fundamental way.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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RECEIVED

JAN 29 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: J. B. TRAHAN

Address: 402 - 1420 Johnston Road White Rock

2. Please provide any comments you have regarding the proposed bylaw amendments:

It is time to go back to
a sensible approach for
development, before the aspects
of this city's history and
unique attributes are eliminated.
4-6 story buildings should
be the only option below
Thrift.

Cheers!

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: John S. May

Address: 3E-1400 George St. White Rock

2. Please provide any comments you have regarding the proposed bylaw amendments:

I am completely in favour of amending the OCP to reduce the height of the Lady Alexandria development at 1310 Johnston from 12 stories to a maximum 4-6 stories. The proposed development will do nothing to enhance the current feel + flavour of our urban hillside. It will only encourage developers to build more towers driving current businesses away the only winners in such a scenario are the developers. I am not anti-development, but everything in moderation there should be a cap of 4-6 stories on the entire 1300 block + 1200 block including the proposed development at 1350 Johnston

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

RECEIVED

JAN 30 2019

THE CORPORATION OF THE
CITY OF WHITE ROCK

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: BONNIE MCHENZIE

Address: 202-15151 PROSPECT AVE., WHITE ROCK

2. Please provide any comments you have regarding the proposed bylaw amendments:

RE: PROPOSED HIGH RISE @ ROPER & JOHNSON
THIS IS THE WRONG LOCATION FOR A 12 STORY
CONDO BUILDING. DID THE DEVELOPER NOT
FAMILIARIZE HIMSELF WITH HEIGHT RESTRICTIONS
AS LAID OUT IN THE OCP FOR LOCATIONS SOUTH
OF THRIFT? A LAND PURCHASE NORTH OF
THRIFT WOULD HAVE BEEN MORE IN LINE
WITH HIS INTENTIONS.

THIS KIND OF DEVELOPMENT DOES NOT REFLECT THE
WISHES OF THE ELECTORATE WHO VOTED IN THIS
MAYOR AND COUNCIL BECAUSE OF THEIR
MANDATE: PUT DEVELOPMENT ON "PAUSE."

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: GILLIAN MERSCHENZ

Address: 1097 JOHNSTON ROAD, W.R. V4B 3Y3

2. Please provide any comments you have regarding the proposed bylaw amendments:

I agree absolutely with limiting the height of Lady Alexandra
to 4-6 storeys- 12 storeys is too high for this area and
possibly sets a precedent.

There definitely needs to be some improvement and
upgrading of the buildings on 152nd St. South of Thirt, but
not highrise. The last OCP stated that a population of
20,000 should be the limit for W.R. Sustainability/services
and this has been ignored.

Thank you for involving the people of W.R. in some
decision making!

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

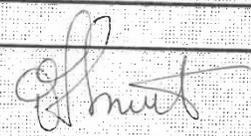
Name: Dennis Smith

Address: 15404 Columbia Ave W/Rock

2. Please provide any comments you have regarding the proposed bylaw amendments:

No Buildings higher than 4-6 STORIES
South of Thrift + Johnson

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JAN 30 2019
DEPARTMENT OF THE
CITY OF WHITE ROCK



Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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CITY OF WHITE ROCK
DEVELOPMENT SERVICES

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Janice Smith

Address: 15404 Columbia Ave W/Rock

2. Please provide any comments you have regarding the proposed bylaw amendments:

No buildings higher than 4 to 6 stories
South of Thrift & Johnson

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THE CORPORATION OF THE
CITY OF WHITE ROCK

Thank you for your participation.
If you have any questions, please contact:

J. Smith

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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CITY OF WHITE ROCK
DEVELOPMENT SERVICES

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Sonia Bergen-Henengouwen

Address: 602-15015 Victoria Ave White Rock.

2. Please provide any comments you have regarding the proposed bylaw amendments:

Low Rise buildings only

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THE CORPORATION OF THE
CITY OF WHITE ROCK

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Kyle Doerksen

Address: 1293 Parker Street

2. Please provide any comments you have regarding the proposed bylaw amendments:

There should be no buildings 2 stories or higher
belowfast thrift. There are already too many condos
in white rock.

I fear that white rock is turning into a concrete

Jungle, and that I will lose the small town white
rock feel I've always had and now slowly losing it

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Mitch Doerksen

Address: 1293 Parker

2. Please provide any comments you have regarding the proposed bylaw amendments:

No TO LADY ALEXANDRA.

NO CONDO'S ABOVE 2 STORIES
SOUTH OF THRIFT.

RECEIVED

Thank you for your participation.

If you have any questions, please contact:

JAN 30 2019

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Sylvie Doerksen

Address: 1293 P

2. Please provide any comments you have regarding the proposed bylaw amendments:

I have lived in White
Rock 24 years

I moved out of Vancouver
as there was too much concrete

White Rock had a quaint &
charming feel. I feel we are
losing it due to all the high
rises.

NO TO LADY ALEXANDRA
NO TO more than

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

2 stories below
thrift!
NO more high rises,
uptown!

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**CITY OF WHITE ROCK
DEVELOPMENT SERVICES**

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Enrique Jose

Address: 852 Maple Street

2. Please provide any comments you have regarding the proposed bylaw amendments:

NO TOWERS.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**CITY OF WHITE ROCK
DEVELOPMENT SERVICES**

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Chris Los

Address: 15548 Vista Drive

2. Please provide any comments you have regarding the proposed bylaw amendments:

NO TOWERS
BELOW THIRTY!!!
2 STOREYS MAX - I WANT
TO KEEP MY VIEW

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**CITY OF WHITE ROCK
DEVELOPMENT SERVICES**

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: ALBERT SMITH

Address: 104-14957 THRIFT AVE, WHITE ROCK

2. Please provide any comments you have regarding the proposed bylaw amendments:

I SUPPORT 'REDUCING' THE HEIGHT OF
LADY ALEXANDRIA (1310 JOHNSTON ST) FROM
12 STOREYS TO 4-6 STOREYS,

I CHOSE TO LIVE IN WHITE ROCK FOR ITS
'CHARACTER + CHARM REFLECTED IN THE
DIVERSITY OF ITS UPTOWN + DOWNTOWN
STREETS, NOT GLASS + STEEL + CONCRETE,
CASTING SHADOWS.



Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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JAN 31 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: VIVIAN SMITH

Address: 104-14957 TARIFF AVE, WHITE ROCK

2. Please provide any comments you have regarding the proposed bylaw amendments:

I support REDUCING the height of Lady Alexandra (1310 Johnston) from 12 storeys to 4-6 storeys.

The focus should always be about the community + the people who actually 'live' in it vs developers' concerns. So far, development projects have eliminated 'small business' and appear to welcome 'big business' who can afford the higher rents. Lost are the shops that give dimension + character - replaced by glass + steel, new + shiny. Note what happened to Teletown + Robson sts. Landey + Gibson ^{successfully} resurrected their downtown by REFURBISHING what they already had. There needs to be a planned mix of new, old + refurbished - the heart has to remain.

U. Stark

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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JAN 31 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Stephen Crozier

Address: 301-1351 Martin Street, White Rock

2. Please provide any comments you have regarding the proposed bylaw amendments:

No building should be higher than three storeys. Also, attention should be paid to the design. Preserve what is left of the small-town-mainstreet character. Much has been destroyed already, but we should save what we can. Cement, steel and glass are not attractive and do not fit the White Rock character. Only planners interested in building communities and architects that appreciate the unique character that White Rock used to have before the destruction of that character began in 2005, should be allowed to work on future projects. Let's re-establish our community with buildings that reflect what our community is. If
Thank you for your participation.

If you have any questions, please contact:

developers want to build another Yaletown, let them build it somewhere else.

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

Sincerely,

Stephen

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FEB 01 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

1300 Block-JOHNSTON RD

As a resident of White Rock, living near Johnston Rd, I am totally dismayed and disappointed at the direction this city is taking regarding future developments. To put it bluntly, you, the developers, backed by the previous council, are destroying a beautiful seaside town with your ugly, oversized high-rises!

The present, newly elected council has now inherited the mess, created by Mayor Baldwin et al, and I think it is important to point out that the people of White Rock kicked out this council and voted for the Democracy Direct coalition in the hopes of putting an end to further high rise developments of more than 4-6 storeys.

Now this council is faced with the dilemma of what to do with the 1300 block of Johnston Rd - a property, already previously compromised by a group of investors who want to build a 12 storey high rise, but who have not yet managed to secure a building permit. Council now has to make a decision and ask the question - "Do we give in to this group of crying investors or do we fulfill the mandate of the people who elected us to stick to the OCP of 4-6 storeys?"

The people of White Rock have been voicing their concerns and objections to high rises on Johnston Rd long before the recent election---- did these investors not know this? Did they try to consult the public before they invested? Did they consult with the owners of the Blue Frog studio? Did they contact the school officials of the adjacent elementary school and ask for feedback on their proposal? If I had children going to this school I would not want them to be exposed to the dust, noise and pollution that would come from the construction of a 12 storey building nearby.

I have taught in many schools, Scotland, England Manitoba and Calgary and all of them were located in residential districts where there were NO high rises. It's just not appropriate in my view.

Finally I would like to point out that we, in uptown White Rock have one main street- from 16th Ave to Buenavista Ave and ideally it should be a vibrant street with interesting small businesses, stores and cafes- a place where people are happy to walk around, meet their neighbors and do their shopping. The 1300 block has the potential to offer a variety of different businesses or it could be transformed into a store, similar to the much- missed Buy Low store.
Conclusion: The driving force behind all city planning should be

COMMUNITY FIRST!

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: PAT PETRALA

Address: 15020 NORTH BLUFF

2. Please provide any comments you have regarding the proposed bylaw amendments:

Kindly enable renewal of the mix
of commercial and residential
to integrate SUBSIDIZED RENTAL
units and not only CONDOS
for offshore investment.

Please work to contain these blocks
EAST & WEST to respect the
2004 OCP which was which
people worked hard to shape.
The modified version imposed
by former developer @ council
will be deconstructed.

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

Thank you for your
patience to listen.

The height from Sea Level!
is not helpful in presentation.

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Regret to witness 'misleading' subject to
misunderstanding Poster Board's &
Planning Jargon.

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

Hayperson
Brief

1. Please provide your name and address. (please print clearly)

Name: PAT PETRALA

Address: 15020 N. BLUFF ROAD

2. Please provide any comments you have regarding the proposed bylaw amendments:

FRA '2' floor ratio/density height
As the developer appears to be
in umbo and market conditions
appear to flat, this site of the
"Leela Thai" 1300 Block EAST SIDE
needs to be lower. FAR/Zone to
be at a max of 6 if no option
the west side of this section needs
to be maintained as step down
lower height with 3 to 4 floors
the Residential Band on Winter
also needs to be contained

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Fiona Old

Address: 928 Stevens Street, White Rock, V4B 4X4

2. Please provide any comments you have regarding the proposed bylaw amendments:

Please keep to the OCP.

No towers below Town Centre.

4 stories should be limit below Thrift.

4 stories was in the OCP historically.

Monies from the Town Centre development

has not been enough to upgrade the

failing water pipes held together in places

by Arsenic/Manganese buildup. Slow develop

so that we can afford clean water.

Chloramine is intolerable. Banned in

many countries in Europe. We are extremely

far behind. Chlorine is nasty of course

but maybe not as much as Chloramine.

Increase DCCs - Development Cost Charges.

Thank you for your participation.

If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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JAN 29 2019

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

Sunday, January 27, 2019 9:13 AM

Subject: 1310 Johnston Road

Since rapid development is not allowing us to afford our desperately needed new water pipes, let's slow down the development, stick to the OCP, and have 35 feet or 3 stories at 1310 Johnston Rd. An increase in development cost charges, and slower development could go to protecting our health in the form of new Manganese and Arsenic free pipes. We could then get rid of the Chloramine in the water which is so dangerous and corrosive.

Sincerely,

Fiona Old
White Rock

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

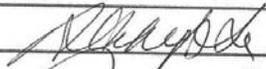
Name: DENNIS LYPKA

Address: 15722 381 AVENUE, SURREY, BC V3Z 0K9

2. Please provide any comments you have regarding the proposed bylaw amendments:

NO BUILDING TALLER THAN FOUR (4) STOREYS
SHOULD BE ERRECTED SOUTH OF THIRTI AVENUE.
REMEDY THE PAST ERRORS AND MISTAKES
MADE TO SATISFY NARROW SPECIAL INTEREST
GROUPS BY AMENDING THE OCP ACCORDINGLY.

THANK YOU


January 30, 2019

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

Wed 2019-01-30 10:47 AM

Subject: Public Feedback re Amending the OCP to Reduce the Height of Lady Alexandria Proposal (1310 Johnston) from 12 Storeys to 4 – 6 Storeys

Dear City of White Rock Planning Staff.

Please add my name to the list of those members of the Public who believe that buildings south of Thrift Avenue should NOT - by clear law - be built higher than four (4) stories.

Attached please find a scanned copy of a City Planning "Feedback Form" and appended below, you will see again my Submission of September 12, 2017 which details my views and position on this issue. My views remain unchanged.

The previous Council should have **NEVER** approved any high rises south of Thrift before prudently undertaking the study that was mandatory under the previous OCP before any such high rise development projects could have been properly considered by the City. The evidence will show that that was what City Planning Staff had in fact recommended to Council in 2016. However, the financial desires of special interests were wrongly allowed to prevail over the Community's wishes.

Not only was the approval of these two high rises ill thought and reckless in my view, inasmuch as the majority of the individual Councillors who rammed through the approval of high rises south of Thrift Avenue had their past election campaigns bankrolled in part by the proponents of these high rise towers outside of the OCP, in my opinion, these high rise tower approvals were unethical.

The City has an opportunity to try to salvage the character of the area south of Thrift Avenue and I urge White Rock to do just that by revising the OCP to limit buildings south of Thrift Avenue to less than four (4) stories and ensure that the Zoning Bylaw protects this principle.

Thank you.

Dennis Lypka
15722 38A Avenue
Surrey, BC

2017 Submission of Dennis Lypka for Public Hearing re Proposed White Rock Bylaws 2144/2145 and 2210/2211, High Rises South of Thrift Avenue, "Deals World" and "Leela Thai" Buildings

September 12, 2017

My name is Dennis Lypka and I reside at 15722 38A Avenue in Surrey, BC. Before relocating to South Surrey in 2016, I had been a tax paying resident of White Rock since 2002.

I am unable to attend the Public Hearing scheduled for September 12th, so this is my written request and written authorization that my former neighbour, Garry Wolgemuth of 1520 Vidal Street, White Rock, BC be permitted to read my submission. A hard copy of my submission is signed and will be submitted for the record by Mr. Wolgemuth after he reads it.

I am opposed to these high rise projects as submitted for many reasons.

First, even with these last minute proposed amendments to the old OCP, Bylaw No. 1837, as it staggers forward to its bruised and bloodied end, the City has neglected to amend the Regional Growth Strategy (RGS) specified in Section 1.8 and Map 1.3 of the existing OCP. (See attached.)

Clearly, building high rises south of Thrift Avenue is obviously inconsistent with the current RGS Plan found in Section 1.8 of the OCP. The Public was told by Mayor Wayne Baldwin in his "**Legally Obligated to Grow**" letter to the Editor of the *PAN* on August 28, 2015 that the RGS requirements are "**the law and we must follow it**". This law has not changed and the Mayor has remained unrepentant that he was correct with his August 2015 RGS letter, so why does **the law** not apply now?

I am opposed to these high rise proposals because they will selfishly make one of White Rock's crown jewels, the Blue Frog Studio, the meat in a concrete sandwich. Very poor planning principles are at play.

These poor planning principles have not always been advocated by the Planning Department. When Bylaw No. 1837, the existing OCP was adopted in September of 2008, the special character of lower Johnston Road was recognized by the inclusion of the Johnston Road Study Area provisions in Section 3.2. (See attached)

Even at the July 11, 2016 LUPC Meeting, Planning Staff recommended that: "**the Lower Town Centre Johnston Road Study Area proceed but be implemented in the next full review of the next Official Community Plan.**" But this was DEFEATED by the votes of Councillors Fathers, Knight, Sinclair and Mayor Baldwin who all voted in the negative.

Instead the LUPC chose to recommend: "**that Council direct staff to incorporate the 'special study' for the proposed Lower Johnston Road Study Area within the current review of the Official Community Plan, with any additional costs arising from the 'special study' to be at the expense of the City as part of the Official Community Plan process.**" (See attached)

But no "special study" took place of the Lower Johnston Road Study Area. Instead of a study, aggressive development applications were submitted by the developer teams for projects of 20 stories for "Deals World" and 15 stories for the "Leela Thai" building. Time passed, a new OCP was given third reading and now we have proposals of 14 stories and 12 stories, both of which are non-compliant with the new OCP as well as the existing OCP, Bylaw No. 1837.

So how does this happen? It appears that Council's frenzied addiction for selling up zoning to developers for buckets of CACs trumps everything. Are Community considerations and good planning principles never taken into account?

What about the water problems? We saw all too well the limitations of White Rock's well-based water system during the Five Corners Fire of May 15, 2016 and no further densification of White Rock should occur until White Rock corrects its fire fighting capacity deficiencies and corrects its water quality problems.

And as is all too often with non-OCP compliant development projects in White Rock, it is difficult to overlook how the developers seeking Council's approval of their projects have participated in election campaign contributions. Mayor Baldwin's long relationship with the Bosa family, one of whom heads up Solterra who is doing the Deals World is well known.

And the records show that two of the principals behind the Lady Thai building project, numbered company 420910 BC Ltd, have themselves been financial backers of various past election campaigns of Grant Meyer, Lynne Sinclair and Bill Lawrence, as well as financial contributors to the White Rock Coalition in 2014.

There are many, many reasons to reject these two high rise tower proposals and I urge Council to consider the Community, deny these non-OCP compliant high rises and instead conduct the Lower Johnston Road Study as wisely mandated by the current OCP and see what that study reveals.

Thank you.

Dennis Lypka
15722 38A Avenue
Surrey, BC

**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: Colleen Carrington

Address: 101-144 Blackwood Street, White Rock, BC

2. Please provide any comments you have regarding the proposed bylaw amendments: ^{VAB 3V6}

I ~~was~~ support Council reducing
the height of the Lady Alexandria
from 12 to 4-6 stories.

any building
And ~~North~~ south of Thrift
should be no more than
2 stories.

Thank you,
[Signature]

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

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JAN 31 2019

THE CORPORATION OF THE
CITY OF WHITE ROCK

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Thursday, January 31, 2019 5:51 PM

Subject: Building Height Restrictions - Lady Alexandria

I support Council reducing the height of the Lady Alexandria from 12 to 4 - 6 stories.

And I believe any building south of Thrift Avenue should be no more than 2 stories.

Thank you,

Colleen Carrington
101 - 1441 Blackwood Street
White Rock, BC V4B 3V6

Colleen Carrington
Gr. 6/7 & Computer Teacher
Queensborough Middle School
SD40 New Westminster

Date: February 1, 2019

To: Mayor and Councillors

From: GSR Capital Group Inc.

Subject: Zoning Amendments for the Lower Town Centre and 1310 Johnston Road

The purpose of this submission is to address questions and concerns raised by Council and the public during the January 21, 2019 special council meeting and provide additional information that is relevant to the contemplated downzoning of 1310 Johnston Road White Rock, BC.

It must also be noted that Peter Cross does not speak or represent the ownership of 1310 Johnston Road. He was the previous land owner, he has extensive history with the site, and he was retained as a consultant for a brief amount of time. His tenure as consultant expired early last year.

Market:

When we embarked on the rezoning process, we performed market research to determine what would meet market demand and provide the highest and best use for the site, but we also talked to City staff to find out what kind of development was needed in the City. Based on our research and discussions with staff, we determined that there was demand for larger family-oriented condominium units in White Rock.

Generally, developers typically prefer small unit developments because they are less expensive and easier to sell. We learned that there were numerous projects that were already underway with smaller units, such as Miramar Village Phase 2, Soleil and Foster Martin. When exploring building similar smaller units, we were told that the city has met its quota for units sized less than 1,000sf and the city would be more supportive of larger units. Based on this advice, we made the decision to build larger family-oriented units, typically +-2,200sf.

Feasibility:

Developers require a certain margin to proceed with a project, as many things can happen while developing that can erode margins. There must be a balancing of potential profit and risk to proceed.

Our original intent was to build a 16-storey building but given the previous Council's resistance to this height, our project was approved for 12 stories. Further reducing the permitted height for development, which already has an approved DP for a 12-storey building, down to a 4 to 6 storey building with a FAR of 3.5 will kill

the project. Based on land value and significant amount of money spent to date, a 4-6 storey building makes this development unfeasible. Developers need enough units to absorb the cost of the land. For example, if you have 100 units in development where the land cost \$10 million (not including cost of construction and profit) then each unit sold allocates \$100,000 towards the recovery of the cost of acquiring the land. Based on the current density and height approvals, Lady Alexandra has 30 units approved per the development permit. With a small inventory of units, the units must be sold at a higher price each in order to recover the cost of the land acquired.

Developer must always assess whether the number of units and FAR approved will absorb the cost of land, construction and determine whether there will be adequate profit justify the risk. In this case, with respect to 1310 Johnston Road, the answer is simply no.

Council cannot simply ignore issues of development feasibility. Given all the steps and costs we have incurred to date in reliance on the existing zoning and previous approvals, the consequence of downzoning is that the site will remain unused, until either economic conditions change, or city allowances for height and density change yet again.

Views:

The public consistently brought up at the meeting the concerns with regards to city views. Our building as approved will have a minimal impact on the present views from Johnston Road, and less of an impact compared to a 6 storey, 3.5 FAR building. Our current design uses height, very small floor plates and setbacks to strategically achieve density in a way that best addresses the public interest in protecting city views, as well as other urban design issues and aspirations.

Views from the corridor down Johnston (south from Thrift) will not be affected by our development as the tower is on the side of the street. In terms of sight lines Solterra's 12-storey approved development with its larger floor plate will make much more of an impact than Lady Alexandra. Looking towards the North from the 5 corners during the summer months the height of the trees reduce the visibility of Lady Alexandra as it is a slender tower.

Our proposed floor plates are thin even compared to downtown Vancouver standards, and would thus represent a new "best practice" for slim towers that maximize actual urban design performance relative to views, shadows etc. A taller, very slim building simply works better than a shorter, very wide building. Even if a 4-6 storey building was feasible, it would have a much greater impact to sight lines as our proposed building, as it would have to be much wider with small setbacks. If such a building was built, businesses such as Blue Frog Studios would completely

lose their view as it would be facing the side of the 4-6 storey building wall. This is why we proposed a tall slender building, rather than a short and wide one.

Neighbours:

We understand that there will be unavoidable challenges during construction, but we are willing to work with the Blue Frog Studios in the long term, and we believe that our buyers will support the Blue Frog Studio's business and many other businesses in the community.

City of White Rock OCP Vision 2045 (OCP):

During our planning process, we closely followed the OCP 2045 put forth by the previous Council as a long-term plan for the city of White Rock. With those principles in place, we did our best to abide by those guidelines and follow the planning process faithfully. The OCP should address the long-term needs of a community, and thus it should provide both developers and a community with a clear, predictable vision that both parties can work with and count on when making decisions.

The previous Council took 2 years to finalize the current OCP. We followed the OCP process closely and in good faith, as well as the many technical research/reports and public meetings that were created and held to finalize it. These were all factored into our business decisions.

Many factors are considered when approving or disapproving both policy and development within a community. These include the implications of well-designed density in walkable contexts on a broad variety of critical public interest issues, including climate change/sustainability, public health, variety of housing options, fiscal responsibility, etc. After considering all these factors, density and well-designed height was supported in the current OCP in appropriate places. These public interest issues still exist and continue to get even more pressing, and thus MUST be considered carefully if Council contemplates a proposed downzoning of our property.

In the end, all factors should be inspected closely as they are intended to be in the best interest for the long-term future of the community and future generations.

Fairness and Reputational Damage:

Not only does our current proposal outperform a 4-6 Storey 3.5 FAR building from a planning and urban design perspective but the impacts of such a downzoning will be severe.

Local governments should be fair, clear, and consistent, and not radically move the goal posts mid development. Punishing a developer, who has acted in good faith throughout and invested significant amounts of time and money following the City's requirements, is fundamentally wrong and unfair.

If the City downzones the Property and doesn't permit us to proceed with the Development for which we already have an approved DP, it will send a chill throughout not only the development industry but the investment community as well. It sends a message that White Rock is not a place to do business. This would have broad implications for the city moving forward.

Fiscal Sustainability/Taxes:

The proposed downzone will also have negative financial implications for the City. Taxes for the municipality on FAR 4.8 with large units will be significantly higher than on a mid range wood frame FAR 3.5 development.

Bigger units typically will have higher property tax dollars associated to them. Thus, having more condominium units (particularly these larger units) allows the city to gain more tax dollars for years to come. This is important for fiscal sustainability.

Conclusion/Summary:

GSR started exploring purchasing this site almost 3 and a half years ago and finalized the purchase in September 2016 based on our knowledge and understanding of the long-range municipal plans. Development plans moved full steam ahead once zoning was approved in 2017. Tenants were already in place in the current building when it was purchased. The building could support itself until rezoning was approved, upon which tenants began to vacate on the understanding that development was imminent. We have worked in good faith, spent millions of dollars and kept in mind the planned, positive future of White Rock. We have continued to work to improve our proposal over time, in keeping with what we have heard.

GSR Capital Group Inc. is community-oriented company. This building, which is intended to be a "best in class development", was named Lady Alexandra to respect the history/heritage of White Rock. As we were preparing our building permit, we considered increasing commercial footage in our development because we felt the corner of Johnston and Roper is an important business hub, especially given people moving into this building along with all the other new developments approved in the area. We worked with City staff - looking to optimize and improve our design. Ironically, it was our interest in improving this project that has left us in this terrible position.

We are constructing a high-end development and exploring new technology and energy efficient components to incorporate into the building. Such technology, such as geothermal heating, will not only lessen our footprint on the environment but also gradually lessen the burden of energy consumption on the city of White Rock.

We repeatedly heard the public's concerns about city views and their respective property prices. We took those concerns into consideration and addressed the minimal impact to views. Furthermore, the public's concern that their property values will decrease is simply not accurate or supported. Developers develop in areas where there is demand, and properties surrounding high quality developments almost always increase in value.

We have already invested millions of dollars in this project and done everything the city asked of us to obtain our development permit. We met all conditions and followed due process faithfully.

We ask that Council do the right thing and let us proceed with our planned development.

January 21, 2019

Paul Randhawa Speaking Notes for City Council meeting

Thank you for giving me the opportunity to speak here today.

I want to first give you some background about me and what we wanted to achieve with Lady Alexandra.

· I was born and raised in Vancouver and White Rock holds a special place in my heart like I'm sure for many people that have grown up in the lower mainland. It was one of a few places that we use to go to as a mini holiday/getaway growing up. I still remember getting very excited whenever Dad and Mom would say let's go to White Rock for the day. So needless to say I was very grateful to have an opportunity to purchase a property here in White Rock - 2 and half years ago

· I worked as a financial advisor for a bank for many years before getting involved in real estate. I have

always had an interest in different types of architecture and have always wanted to be part of an iconic project

such as this. When this project came across my table, I knew that I would need the support of my family and friends financially and otherwise in order to make this a success.

· I am a small developer and I now represent a small group of my family and friends that have invested

their hard earned money with belief that this will be an exceptional project;

· To date we have invested millions of dollars and the investment has been significant for each and

every one of us. As mentioned, we are not a big developer with deep pockets, we are not a pension fund or

insurance company, we are just a group who have pooled our resources together to develop a beautiful

building for the city of White Rock.

· We have spent more than 2 years, working with the City of White Rock, design team and planning to create this development;

· We have worked in good faith, with all parties, through the entire process;

Our intention is to create a luxury mixed use residential project, with large units and vibrant retail space that will

anchor and overall enhance the southern edge of the Johnston Road

· We are working with a long term vision, given that when this building is constructed it will be around

for years to come we wanted to ensure that it continued to fit with inevitable changing of times but still

maintain the essence of the culture and beauty of White Rock.

· This development is focused on local buyers;

o People like myself that love White Rock's culture/views or have lived here and want to stay here and enhance the existing community.

o PLEASE take note, this tower was designed to be slender with the majority of the floors having only 2 units per floor; This design concept of a slender building ensures we are being respectful of the others around us in the community and their views as much as possible.

· The design as you know is consistent with the White Rock Vision 2045 OCP which was developed through a multiyear process and we were all in agreement with the process and the vision for White Rock's future.

If Council down zones,:

· It will absolutely mean very significant losses for me, my family and friends and these losses matter

very dearly to each and every one of us.

· If the council takes the development down to 6 stories and FAR 3.5- the project, as currently conceived

is dead and the site will be not be developed for an undetermined period of time;

please note the face of the area is already set to change in the near future due to a project just north of our

site- an approved 12 story development with 90+ units. However, then still going forward and penalizing our

30 unit development in order to accommodate a revised vision of the new counselors for the area is

extremely unfair and heavy handed.

In summary, my message is simple:

· We have spent years developing a project that is consistent with the long-term vision of White Rock 2045;

· My investment partners are simple and hardworking people that believed in Vision 2045;

· They understood that there are development risks, the market, timing, sales velocity, absolutely none of us

ever thought that a new council might, in such a heavy handed and punitive way, destroy the development

and their investment;

and their investment;

· I can only hope that Council seriously considers the impact of these decisions specifically:

· The long term view of what White Rock and what White Rock will look like 50 to 100 years from now,

· The Impact on the local residents that want to live in a vibrant and enhanced lower town centre

· The impact on the other land owners within this block;

· The losses that will be inflicted on me, my family and friends.

Again, thank you for the opportunity to present.



Tony Casola Architect Ltd. Hans Koppe Architect Ltd.
#300 - 1410 1 Street SW, Calgary, Alberta, T2R 0V8
Ph: 403 267-9960 Fax: 403 267-9962 Web: ckarch.ca

White Rock Council Presentation January 21, 2019

Good evening your worship and council members, my name is Tony Casola and I am the architect of record for the subject parcel 1310 Johnston Road and agent for the owners. GSR Capital Group.

As you just heard from Mr. Randhawa of GSR, the zoning amendments that are being contemplated by council on the subject parcel will have project-killing consequences on the proposed development and in turn, incur severe financial losses for the ownership group.

A reduction of density from 4.8 to 3.5 FAR and a reduction of height from the current 12 storeys to 6 storeys would render the proposed development, (as conceived in our approved July 2018 major development permit), completely unviable.

The following reasons are why we believe the proposed zoning amendments should not go forward:

1. Physical impact of proposed massing on the immediate neighbouring parcels.

At 12 storeys, the proposed development's massing impact on the lands to the south is minimal given its position and orientation relative to white rock elementary School and thus casts little to no shadowing. Also, the school land to the immediate south is open space and acts as an effective transition to the lower profile buildings further south along Johnston Road.

The existing Blue Frog Studios immediately to the north of the subject site would have shadowing effects and view impacts with as low as a 4 storey development on the subject site. So, to say that there would somehow be an improvement to the interface with the neighbouring site by reducing building height to six storeys is simple not the case.

In fact, we would maintain that if the site were capped at 6 storeys, the building massing would most likely widen as it moves away from a podium /tower concept to maximize building area and thus have a greater shadowing and view impact on the Blue Frog.

Finally, to the east of the property, late day shadows would only be cast on the water storage site and therefore no pedestrian or residential impact.

2. Minimal impact of height on pedestrians at grade.

Whether the proposed development is ultimately built as 6 storeys or 12 storeys, the proposed building itself would be experienced predominantly at its podium given the significant step back of the tower above the 3 storey base of the building.

It is a well understood and accepted urban design principle that the average pedestrian perceives or is visually impacted by the first 2 to 3 storeys of any building within an urban street setting. It is for this very reason that most of the focus is placed on the levels closest to the street when considering real impact to pedestrians and general urban design issues.

Essentially, a reduction of height on the subject site will ultimately do nothing to change how the building is experience at street level.

3. Minimal impact of FAR reduction on real human density.

Given the proposed development, as approved in the DP, has only 30 units,.... reducing the proposed development's density by 30 percent (reflecting an FAR of 3.5) would only equate to a reduction of 8 or 9 residential units for the entire project and therefore have a negligible effect on the neighbourhood in terms of actual human density. This is clearly a lot of effort to eliminate less than 10 apartment units.

4. Fundamental fairness to applicant and their financial commitment to the development and the local White Rock economy.

The proposed development DP (MJP 16-027) was approved and released by council only 7 months ago. This DP with its allowable GFA and Height is the cornerstone of the ownerships vision for this project. These proposed amendments would not only cause an immediate devaluation of the subject property of approximately 35% (essentially several millions of dollars), but would also effectively kill the development and waste all of the efforts to date from previous council, planning administration, the community and of course the applicant and its design team.

Conclusion

As you can see, once we analyze the real impacts of the proposed amendments, it becomes evidently clear that these proposed amendments will:

- a) not add any significant or real improvement to the interface with neighbouring sites,
- b) only eliminate 8 to 9 residential suites from being realized.

- c) Effectively destroy a quality development that stands to provide:
- immediate revitalization to an under-utilized site,
 - improve the Johnston Road frontage,
 - support local business and public transit utilization and of course
 - provide real benefit to the City of White Rock.

and finally,

- d) these changes will indeed cause undue hardship to a development group that placed a considerable amount of good faith and commitment in the City of White Rock when taking on this endeavour and obtaining an approved DP.

We hope that council recognizes that these proposed zoning amendments will not provide any material improvements or benefit to the community and only serve to unduly harm those who took significant financial risk with the goal of making a positive contribution to the City of White Rock.

Thank you for your time and consideration.

Sun 2019-01-06 1:18 PM

Subject: Land use

I am away for the month of January and so unable to attend the meeting on January 17th re the OCP. However, I do want to express my support for reopening the White Rock OCP and disallowing 10-12 story buildings anywhere below Thrift in White Rock. I believe that it was partially due to the sneaky way that the last council slipped this type of development into the OCP that they were resoundingly voted out. I would like to thank the current council for reopening the plan and taking a second look at towers below Thrift. Please...no towers below Thrift. Thank you for your consideration.

Gayle Greveling
15108 Victoria Ave
White Rock

Sun 2019-01-06 5:04 PM

Subject: Public Information Meeting: 17 Jan

Good evening,

Just received your letter about this information meeting. Thank you for organizing this. Am afraid I won't be able to make it due to a downtown meeting conflict. I would, however, like to ensure that I do not miss out on giving my voice on this issue. Please take this letter as my input to the discussion. Please also kindly respond back to confirm you received this letter. Thank you.

I wholeheartedly agree with the new council's decision to review the OCP guidelines and I fully agree with their proposal to reducing the building heights on Johnson street to more acceptable levels, ensuring zoning bylaws reflect this requirement.

I am a proponent of development and have managed large-scale, multi-million dollar infrastructure projects nationally for the Federal Government, so I have some understanding of the considerations behind any development proposal. However, this city is ill prepared for the exponential growth that had been proposed over the past few years – a proposal that served no one's best interests other than the property development and real estate sectors. This city is woefully unprepared for emergencies which was clearly demonstrated in the poor manner in which it responded to the uptown condo fire. The need to expand quickly without giving due consideration to how to resolve density issues, including the management of the water supply, traffic congestion, firefighting and access to senior citizens services and many other basic services is not acceptable. In fact, it is irresponsible.

So I am glad to hear of the new council's mandate. It is credible, forthright, and much more aligned to meeting the needs of the citizens they serve. This is the due diligence that we needed all along.

Thank you,

Tikiri Herath

Tikiri Founder, Red Heeled Rebels Group

Fri 2019-01-18 12:33 PM

Subject: Building from Johnston to Thrift/Roper

I am of the firm opinion that future development in this area be a maximum of 3 storeys same as before the dreadful coalition !!

Thank you

Karen Verville
#302 - 15165 Marine Drive
White Rock V4B1C5

Sat 2019-01-19 8:20 AM

Subject: OCP

Regarding White Rock Height Restrictions.

I would prefer a 3 storey maximum height.

People in our city voted loud and clear in the last election. We do not want more density. We want a "beautiful" uncontested, livable city. It is your job as city planner to deliver what we, the tax payers voted for.

The lack of vision for our city-by-the-sea is a constant amazement to me. Can you not see that our streets are congested and we do not have the infrastructure to accommodate the "tower anywhere" approach. We are not planning Abbotsford or Coquitlam. White Rock is one of the most beautiful locations in Canada. It deserves a unique design that speaks to its rare geographical location for all not just those who can afford the tower views. Please build a place that makes people dream of how beautiful the world can be.

Consider visiting world class waterfront cities that resonate with vision and beauty.

Review your city planning course materials.

Envision a beautiful, livable (not just on paper) city.

And above all, think outside the box to create that vision for us beginning with a three story height maximum that work with the cement monoliths that were approved before the last council was unanaoumosly "voted off the island".

Carol Blacklaws

Wed 2019-01-23 8:42 PM

Subject: Re: Official plan

Yes I am submitting commentary regarding the heights for the 1300 Block of Johnston Road (between Thrift and Roper Ave)

Saturday, January 19, 2019 5:12 PM

I think we should have 5 - 12 floors and buildings should be constructed in concrete and steel. I don't think wood is appropriate for anything over four storey buildings.

Marilynn Knoch, [M J Knoch & Associates](#)

Sunday, January 20, 2019 12:47 PM

Subject: 1300 Block Johnston Road, Public Information Meeting January 17, 2019

I attended the public information meeting with regard to the 1300 Block Johnston Road on Thursday January 17. It was always my understanding that high rise development would not be allowed south of Thrift. I was shocked to learn late last year, a 12 story building had been proposed for the ex Deals, originally at Lumber yard site, and further that this particular project cannot be amended or stopped. Please no more High Rises.

I am writing to say I do not support high rise development of this nature south of Thrift and in particular the remaining 1300 block of Johnston Road, although I don't understand why we are only dealing with one block. I still am hoping for an OCP review, which will include the Town Centre.

I was under the impression this area was to be preserved with a Lower Town Centre village-like Character. 12 Stories is not a village. I believe the height should be like Grandview which definitely looks like White Rock should have....multi-unit residential with commercial at the ground level. So I say the heights should remain the same as they are currently which is 3 stories, 4 if you must.

I was given to believe by the staff who welcomed me at the event, that emailing you with my comments was valid. I certainly hope that is the case.

Sincerely,

Roberta Colombin
14852 Beachview Avenue
White Rock, BC V4B1N7

Mon 2019-01-21 12:45 PM

Subject: Public Meeting SURVEY

Please provide Carl Isaak with a copy of this email.

Apologies for the delay on responding to the survey, couldn't find it on line to fill out. Hopefully this will be accepted in time.

Personally I feel that the blocks south of Thrift to Roper should be held to a maximum height of 8 stories with the tiers stepping down toward the water. Greenery would be appealing on some of these roofs since the trees are disappearing from Johnston Rd. The current replacements at the upper portion of 152 are tall & thin which provide no shade or rain protection.

It was suggested by Pat Patrella that the Alexandria could swap location with the Russell park allocation. The current park is close to the other upper town Bryant park – 2 on Russell street and 1 block apart. The Roper corner would probably see more use for people coming up the hill (visitors and residents), proximity to the school would allow parents a place to wait for dismissal and local coffee shops would have a place for overflow. Even City staff could take a SHORT walk to enjoy their lunch outside. I fear that the Russell location will mostly be used for condo owners to relieve their pets thereby discouraging respite for walkers/shoppers.

I would have liked to see the deals site made into a permanent farmers market where there could have been a drive through to the lane for their vehicles and food trucks on weekends. With its proximity to the Roper park would make for an inviting atmosphere along the lower corridor. Life would return to this area where it is much needed – not everything up-in-your-face in the upper town center.

Traffic will become even more dangerous than it already has with more to come. A recent example would be Laura's coffee shop at the corner of Pacific and Fir. Since the move Pacific has become dodge and dart as customers refuse to use the crosswalk. Traffic has increased on Columbia Ave since the previous council made Maple to Parker 1 way for those of us who live on the east beach hillside when attempting to go uptown. Residents like myself have to resort to Making U-turns to go shopping. This has become dangerous in itself and will only get worse once the Beach Parkade opens. Please be reminded that Columbia Ave east is not only the emergency route to the beach but also the bus route.

Regards

Alex Stonoga

15408 Columbia Ave.

Tuesday, January 22, 2019 12:12 PM

Subject: Feedback from public information meeting held January 17, 2019

My name is Colleen Trounce and I live at 204-1420 Johnston Rd, V4B 3Z5.

My husband and I bought into Saltaire Condo's in 2014. At that time we visited the City of White Rock to see what development would be taking place that would protect our view and also to maintain our growing investment. We were told that any building in the future down Johnston Road would be no higher than four stories.

I have been to several meetings on this project and everyone I talked to is against this increase in height, especially the Deals World building. We thought with a new Mayor and Council, they would be more sympathetic to our concerns.

I am against any building being over four stories, that will eliminate my view and decrease my value in my property.

Our building has been under constant noise and dust for the past year on both sides of our building. This is not why I left North Vancouver to move here.

Please reconsider your decisions regarding the above.

Colleen Trounce

Fri 2019-01-25 4:43 P

Subject: - Re: 1300 Block Johnston Road

Re: The planned highrise proposal for 1310 Johnston Road - Lady Alexandra.

I own a condo unit where I have lived for twenty years at 1355 Fir Street. I moved to White Rock to raise my son in 1978, and retired from the Peace Arch News in 2012 where I worked as a graphic designer for 31 years. Living and working in this community I believe I have some insight as to how change over four decades has affected our small city. With change, comes great responsibility from local government, and in the last election the people of White Rock clearly voted for transformation at city hall. I, along with others, were planning on leaving this beautiful city we love if the previous government continued it's relentless march of highrises down the hillside. I am happy to report I no longer feel the need to flee with the election of the current council. Thank you.

The current zoning approval for this major new development consisting of 12 storeys with 30 units is a very significant structure at the corner of Roper Avenue and Johnston Road. I am strongly in favour of rezoning to reduce the building height and FAR (floor area ratio) and would recommend council reduce this height from 12 storeys to 4 - 5 storeys, maximum, as this sloping corner property overlooking White Rock Elementary is utterly unsuitable for a building of this height and magnitude. This proposed luxury highrise will not be affordable for, or marketed to, most local residents as average income earners struggle with the current cost of housing in White Rock.

The Saltaire, a five storey condo complex on the eastern corner at Thrift and Johnston (1420 Johnston Road), is an excellent example of a very attractive mid-rise, mixed use neighbourhood-friendly development. White Rock could benefit from more of this kind of thoughtful design used to re-develop and beautify that particular corner, a project which has actually enhanced the unique quality of the hillside overlooking Semiahmoo Bay and beyond.

The 12 storey highrise at 1350 Johnston (at the site of the old Deals), with two storey Bluefrog Studios sandwiched in between the proposed 12 storey highrise at 1310 Johnston, is not an acceptable use of stepped-down, re-development of properties on the hillside. What is now acknowledged as the "Lower Town Centre" is primarily a neighbourhood of long-time small businesses running down the view corridor on Johnston from Thrift to Five Corners. The size and height of the proposed development at 1310 Johnston is not in keeping with the character of the existing neighbourhood below Thrift Avenue, and referring to it as a "Town Centre" is a misnomer in itself, an inappropriate designation. This neighbourhood is still very liveable, and walkable, unlike the Upper Town Centre which is now congested, gridlocked, with difficult and dangerous freedom of movement, on foot or by car.

Planning good neighbourhoods is a huge challenge and responsibility for civic governments as housing un-affordability is a growing crisis in all communities and a significant dilemma for city planners, and especially for small cities like White Rock.

I hope council will consider re-zoning the property at 1310 Johnston Road for the future liveability of all residents, long established, or those new to White Rock.

Sincerely,

Jacqueline L. Hilts

Sat, 26 Jan 2019 at 17:49

Subject: Lower Town Centre OCP and Zoning

Unfortunately, I am not able to attend your meetings about this area, and am therefore writing with my view about the height that should be allowed for this area.

I am strongly in favour of maintaining the "small" town atmosphere of White Rock. As you know, the citizens (including me) clearly expressed our desire when voting for you to keep development "down" to protect the atmosphere that we love here. For me, this means the area along Johnston Rd. between Thrift and Roper, (except for the unfortunate 1350 Johnston Rd.) should be a maximum height of 4 storeys only. However, I could accept a maximum of 6 storeys IF the design of the buildings (set backs, materials, etc) was such that the streetscape had the feeling of lower buildings. And whatever maximum is allowed here, it must be treated as an absolute maximum that would not be increased through negotiations, e.g. for community funds.

Best regards,

Philip Byer, Ph.D., P.Eng.

Professor Emeritus, Department of Civil Engineering, University of Toronto

404- 15015 Victoria Avenue

Victoria Terrace

White Rock V4B 1G2

Monday, January 28, 2019 3:33 PM

Subject: NO TO 12 STORIES BELOW THRIFT

I do not give a hoot if investors lose. Any investment is a gamble. Look at the stock market!

I, citizen of White Rock, am against anything over 6 stories below thrift.

This is why you won the election. Stick to what you promised us.

Dione Bitzer

Monday, January 28, 2019 9:26 PM

Subject: 1300-Block Johnston Road Feedback

As a resident taxpayer of White Rock, I am in total favour of amending the OCP to reduce the height of Lady Alexandria (1310 Johnston) from 12 storeys to 4 – 6. The citizens of White Rock had approved an Official Community Plan which limited building heights on the 1300 blk Johnson to 6 floors only to have former Mayor Baldwin and the Coalition relax that height as they did with almost every building proposal put before them.

Johnson Road below Thrift needs to be limited to four story buildings to ensure ocean views and livability in our beautiful 'City by the Sea'.

Regards

Charles Fast

1130 Finlay St, White Rock, BC V4B4K8

Wednesday, January 30, 2019 12:59 PM

Subject: Public Feedback re: Amending the OCP to Reduce the Height of Lady Alexandria Proposal (1310 Johnston) from 12 Storeys to 4 – 6 Storeys

Good afternoon

Unfortunately, I cannot attend the OCP Public Meeting on September 12 as we are out of town, so *I'm submitting this letter as my feedback.*

As a resident taxpayer of White Rock, I am in total favour of amending the OCP to reduce the height of Lady Alexandria (1310 Johnston) from 12 storeys to 4. The citizens of White Rock had approved an Official Community Plan which limited building heights on the 1300 blk Johnson from between 4 and 6 floors only to have former Mayor Baldwin and his Coalition relax that height for their pro-development friends as they did with almost every building proposal put before them.

Johnson Road below Thrift needs to be **limited to four story buildings** to ensure ocean views and livability in our beautiful 'City by the Sea'. I trust that you will make the correct decision as this will impact White Rock for our life time.

Regards

Charles Fast

1130 Finlay St, White Rock, BC V4B4K8

Tuesday, January 29, 2019 7:32 AM

Subject: 1300-Block Johnston Road

As a resident taxpayer of White Rock, I am in favour of amending the OCP to reduce the height of the Lady Alexandria development (1310 Johnston) from 12 storeys to between 4 and 6.

The citizens of White Rock approved an Official Community Plan which limited building heights on the 1300 block of Johnson to a maximum of 6 floors only to have former Mayor Baldwin and the Coalition relax that height restriction.

Any building on Johnson Road below Thrift St. needs to be limited to four story buildings to protect ocean views and to avoid creating a sunless, windy corridor at street level.

Yours truly,

Pat Glabush

1130 Finlay St, White Rock, BC V4B4K8

Tuesday, January 29, 2019 7:14 AM

Subject: 1300- Johnston Road

I will not have time to hand in the feedback form at the city. Please accept this email as my feedback:

My wife and I are in support of amending the OCP to reduce the height of Lady Alexandria (1310 Johnston) from 12 storeys to 4 – 6. I understand that the people who speculated on the land are unhappy with the proposed change. They should understand that the city is not responsible for the speculation. The city did NOT promise anything in writing.

I am against anything higher than 6 storeys. I am comfortable with the gradual increase in height moving north of Johnston from 1310.

Thank you

Aroon Shah

**15588 Victoria Avenue
White Rock, BC V4B 1H7**

Wednesday, January 30, 2019 2:05 AM

Subject: 1300 Block Johnston Road

I am unable to send in a feedback/comment form as I am travelling through Southeast Asia until March 2, so please accept this email as my feedback.

I am strongly opposed to the building of 12 storeys at 1300 Block Johnston Road.

For one, it is far too close to White Rock Elementary School. The additional traffic this will bring without adequate roadways will not only cause congestion during peak times, but will create hazardous traffic situations. We have yet to see the impact that the number of high rises in the downtown core area will bring. More transition time must be taken to evaluate how we can progress with the development we now have and then any future development.

Please do not go forward with approving anything over 4 storeys, at this time. I support our council in limiting this development.

Thank you

CAROL WIEBE

Carol Anne Wiebe
Unit 302 15130 Roper Avenue
White Rock, BC V3K 2E7
604-719-4283 (when in Canada)

PS please disregard my previous email - it got away on me before I was finished - only travelling with a small tablet.

Thursday, January 31, 2019 1:40 PM

Subject: Proposed height restrictions for new buildings on 1300 block Johnston Road

This is intended for any and all persons who may be considering amendments to lower allowable heights of new building on the 1300 block of Johnston Road, specifically 1310 Johnston Road.

It is my strong belief that allowing the proposed construction of the Lady Alexandria to be built at a 12 story height as has been proposed would be a terrible mistake that would forever change the character of lower Johnston Road for the worse. Looming over the school yard like a deranged wedding cake the Lady Alexandria as proposed would drag White Rock away from the pleasant and charming city that it now is, and would continue the march of oversized and unexceptional buildings further toward the waterfront. Limiting the height to a 4 to 6 story level is much preferable. Indeed in this case less is more. As mentioned by a local resident at meeting in City Hall recently the building offers nothing new or forward looking, no solar panels, no electric car charging stations, no geothermal heating systems no green construction efforts, and no efforts to mitigate its view destroying size.

White Rock is truly exceptional in its welcoming nature and charming accessibility for those who love to walk and cycle while shopping and moving about enjoying our lovely town. Please do the right thing and help keep White Rock from becoming a mini-Metro Town.

Thank You for your considerate attention Carl E. Huff
#8 15151 Buena Vista ave.
White Rock, B.C. V4B-1Y2

January 17, 2019

Feedback From Public Information Meeting

1300 – Block Johnston Road - Comments Regarding the Proposed Bylaw Amendments:

I believe that if the Lady Alexandra is built to a height of 12 storeys it will be very incongruous in the Lower Johnston Road area. It will stand out amidst the lower level buildings of the neighbourhood and negatively impact the aesthetics.

Without a doubt, it will block or at the very least decrease the views of the sea for many who live in that vicinity. It will cast a long shadow and obstruct more of the sky than a shorter building would do.

Clearly, 4-6 storeys is much more suitable for this part of the town. 3 storeys would be preferable. The previous council “steamrollered” over the wishes of the majority of the town’s residents in agreeing to a 12 storey building on this site.

I strongly believe that the current mayor and councillors are committed to a more reasonable course for development in our town. They are aware of the pitfalls of rapid development without sustainable infrastructure, which can occur with too many high rises being permitted.

While I have some sympathy for those who have put their money into this planned building, speculative real estate projects are a notoriously risky investment path. I don’t believe this is a reason to proceed with this planned project at 12 storeys.

Thank you for the chance to state my point of view.

Name: Victoria Pewtress

Address: #8, 15151 Buena Vista Avenue, White Rock, BC, V4B 1Y2

Friday, February 01, 2019 3:12 PM

Subject: 1300 block Johnston rd lady Alexandria

Hello, this email is my response to the feedback form, public information meeting 1300 block Johnston rd jan 17 2019.

In reference to this particular project, I would like to see no higher than the proposed 4 to 6 stories for review.

I believe that we have enough highrise projects that are in progress and the projects that this city has previously committed to.

I know that the land planning staff and committees have previously announced that the area of north bluff to thrift, between 148th street (oxford) and 152nd street will be highrises.

This is enough growth for this small city.

I think that the SALTAIRE is a respectable project and should be the standard for future projects.

Thank you for your consideration.

Sandy Nightingale
404 14955 Victoria ave
Whiterock V4b 1g2

Thomas G. Holmes
22189 26th Ave.
Langley, B.C.
V2Z1P3

Dear Mayor and Council

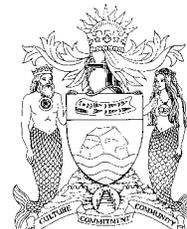
As a property owner on Johnston road for over 35 years I have followed all the various planning and zoning recommendations with keen interest. The New Official Community Plan, in my view has been very well thought out by the planning department and the input of the community. The way that the buildings start off at 16 stories above Thrift and then 12 stories across Thrift, then tapering down to 10 stories at Roper makes perfect sense. The commercial along Johnston is where the taller buildings should be, tapering off to the west and east to flow gradually into the quieter residential areas, this is just plain old common sense, as well as smart planning. I believe that dropping the height from 16 stories to 6 stories right across the street would have a terrible visual effect. At 10-12 stories as it is in the community plan with the 3.5 F.S.R., (which is good for future population increases) you cover far less of your building site and leave more open ground and pedestrian area, whereas dropping it to 6 stories with a 3.5 F.S.R, you end up covering the entire site. The other thing to consider is that it could be a long time down the road before developers will pay (for a 6 story site versus a 12 story site) an amount for the existing older properties like mine that will exceed the return that we building owners get from our current tenants versus the amount we'd get from the sale price in a term deposit, and thus will stop the development for many years to come (I'm quite content to wait 10-20 years). All things considered I think that it wise to continue with the Community Plan and the 10-12 story limits.

Yours Truly
Thomas G. Holmes
January 15th, 2019

APPENDIX E

Council Policy 512: Official Community Plan Consultation

THE CORPORATION OF THE
CITY OF WHITE ROCK



POLICY TITLE: OFFICIAL COMMUNITY PLAN CONSULTATION

POLICY NUMBER: PLANNING - 512

<i>Date of Council Adoption: November 7, 2016</i>	<i>Date of Last Amendment:</i>
<i>Council Resolution Number: 2016-482</i>	<i>Historical Change:</i>
<i>Originating Department: Planning and Development Services</i>	<i>Date last reviewed: November 7, 2016</i>

1. Purpose:

1.1 The *Local Government Act* requires local governments to provide one or more opportunities for consultation with persons, organizations and authorities that the local government considers will be affected by the development, repeal or amendment of an official community plan. This document sets out Council’s consultation policies for implementing these requirements of the *Local Government Act*.

2. Background:

2.1 Section 475 (1) of the *Local Government Act* requires that during the development of an official community plan, or the repeal or amendment of an official community plan, a local government, in addition to a public hearing, must provide one or more opportunities it considers appropriate for consultation. Section 475 (2) of the *Local Government Act* requires local governments to

consider whether the opportunities for consultation should be early and ongoing, and specifically to consider whether consultation is required with:

- i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- ii) the board of any regional district that is adjacent to the area covered by the plan;
- iii) the council of any municipality that is adjacent to the area covered by the plan;
- iv) first nations;
- v) boards of education, greater boards and improvement district boards; and
- vi) the Provincial and federal governments and their agencies.

2.2 Nothing in this policy fetters Council's absolute discretion in relation to any particular development of an official community plan, or repeal or amendment of an official community plan.

3. Policy:

3.1 During the development of an official community plan, or the repeal or amendment of an official community plan, Council will provide the following opportunities it considers appropriate for consultation with the following persons, organizations and authorities, being the persons, organizations and authorities Council considers will be affected, and the following consultation policy applies to the development of an official community plan and any repeal or amendment of an official community plan:

- 3.1.1 if a new plan, or a plan amendment or repeal, is in the opinion of the Director of Planning and Development Services inconsistent with the regional context statement, Metro Vancouver will be invited to participate in the early stages of the planning process, as soon as such inconsistency has been identified and will be consulted throughout the planning process;
- 3.1.2 if a new plan under development, or a plan amendment or repeal, requires new servicing from the Greater Vancouver Sewage and Drainage District, they will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
- 3.1.3 if a new plan under development, or a plan amendment or repeal, is in an area immediately adjacent to the City of Surrey or Semiahmoo First Nation Reserve, the City of Surrey or Semiahmoo First Nation, as applicable, will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
- 3.1.4 if a new plan under development, or a plan amendment or repeal, is in an area that includes the whole or any part of the School District, or proposes new residential development greater than three (3) dwelling units, the School District will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process and in any event will be consulted at least once in each calendar year under section 476 (1) of the *Local Government Act*;
- 3.1.5 if a new plan under development, or a plan amendment or repeal, includes land that is within an improvement district, that improvement district will be invited to

participate in the early stages of the planning process and will be consulted throughout the planning process;

3.1.6 if a new plan under development, or a plan amendment or repeal, affects areas of federal or provincial jurisdiction the appropriate department or agency or both will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process; and

3.1.7 if a new plan is under development, TransLink or any successor entity will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process.

3.2 Consultation in the early stages of the planning process includes initial contact to discuss issues at the Staff level.

3.3 Consultation throughout the planning process will include:

3.3.1 referral of draft options, concepts or plans;

3.3.2 requests for comments, a timeline for response, and general outline of the approval process; and

3.3.3 contact among staff members to review, discuss and clarify issues that might arise.

3.4 Consultation with the School District will include seeking input as to:

3.4.1 the actual and anticipated needs for school facilities and support services in the School District;

3.4.2 the size, number and location of the sites anticipated to be required for the school facilities referred to in s. 3.4.1;

3.4.3 the type of school anticipated to be required on the sites referred to in s. 3.4.1;

3.4.4 when the school facilities and support services referred to in s. 3.4.1 are anticipated to be required; and

3.4.5 how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

- 3.5 During the planning process for a new or updated official community plan, amendment or repeal of a plan, consultation with the public may include one or more of the following, subject to Council's discretion in each case:
 - 3.5.1 consultation at an early stage to determine a vision, goals, and potential policies (through a workshop or design charrette);
 - 3.5.2 open houses / public information meetings;
 - 3.5.3 questionnaires and surveys of opinions;
 - 3.5.4 meetings with individual landowners.

For certainty, during the planning process for an amendment of an official community plan initiated by an application, consultation with the public will include:

 - 3.5.5 open house / public information meeting as required in the Planning Procedures Bylaw, as amended.
- 3.6 Council will consider any input from the consultation process.
- 3.7 If an organization or authority listed under Section 2.1 does not respond to consultation efforts, within the timeline set out under Section 3.3.2, a notice will be sent to advise that the City will proceed with its consideration of the bylaw.
- 3.8 If an application has been submitted for an amendment to the zoning bylaw, which triggers an amendment to an existing official community plan, the zoning bylaw and official community plan amendments may be processed concurrently with consultation conducted as described in Section 3.1 through 3.5.
- 3.9 After first reading of an official community plan bylaw, Council will, in sequence:
 - 3.9.1 consider the plan in conjunction with the financial plan and any applicable waste management plan;
 - 3.9.2 hold a public hearing on the proposed official community plan in accordance with the requirements of the *Local Government Act*, as amended.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 11, 2019

TO: Mayor and Council

FROM: Carl Johannsen, Director of Planning & Development Services

SUBJECT: Implications for Including a Town Centre Area Height and Density Review in the 2019 OCP Review

RECOMMENDATION

THAT Mayor and Council receive for information the corporate report dated February 11, 2019, from the Director of Planning & Development Services, titled “Implications for Including a Town Centre Area Height and Density Review in the 2019 OCP Review.”

EXECUTIVE SUMMARY

On January 14, 2019, Council directed staff to draft a corporate report regarding the implications of reviewing the Town Centre’s height and density, and how this might affect the 2019 OCP Review. This corporate report analyzes the Town Centre’s land use, zoning and property context, as well as future redevelopment potential, and identifies the potential implications that this review may have on the present and future Town Centre and its surroundings.

Any height and density changes will have the most impact on the Town Centre’s CR-1 zoned properties located near North Bluff Road and Johnston Road, as these properties are the most likely to redevelop in the next two decades. Reduced heights and densities could create an inconsistency between the OCP and the Zoning Bylaw, diminish the Town Centre’s role as a growth focus area, and extend the OCP Review by 6 to 8 months, among other implications.

Maintaining the current Council-endorsed 2019 OCP Review scope will:

- enable the OCP Review to focus on key areas of interest to Council and the community;
- address contentious issues in a shorter time frame;
- apply resources to a clearly-defined work plan, and allow for other project work; and
- maintain the Town Centre as the City’s growth focus area.

INTRODUCTION

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

- 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.

This OCP Review process includes three phases, to be completed by December 2019.

Council Direction Regarding a Potential Town Centre Height and Density Review

On January 14, 2019, following discussion on the OCP Review, Council passed the following resolution:

“That Council direct staff to draft a corporate report that outlines what the implications to the existing review would be if the review of the Town Centre’s height and density were included within the scope, and that the report also include the legal implications regarding this potential review.” (Resolution 2019-026)

In response to Council’s resolution, this corporate report:

- identifies the implications of a Town Centre building height and density review, related to the scope and process of the 2019 OCP Review, the Town Centre’s land use, zoning, and property conditions, and other OCP and City policies, plans and Bylaws; and
- provides an opportunity for Council to provide feedback on the content of this report.

BACKGROUND

2019 OCP Review: Building Height Review Scope

The 2019 OCP Review scope includes reviewing building heights outside of the Town Centre (location shown in Appendix A). Focusing on the Town Centre Transition (TCT) land use and other areas, this review will obtain public input on building heights and involve technical review by staff. Specific height review areas/neighbourhoods are shown in Appendix B.

This approach will seek ‘feedback by area,’ which will assist staff in recommending building heights that follow OCP height transition principles (ie. transitioning downward from North Bluff Road to the Waterfront) yet are better tailored to specific areas or neighbourhoods.

This approach may identify ‘maximum heights’, instead of the current ‘guidelines’ (Appendix A). Providing flexibility at the property level, but following the broader OCP height transition principle, these guidelines recognize different property sizes and building designs create different building heights, even if these properties are the same density (Floor Area Ratio or ‘FAR’). Heights above the guidelines do not require an OCP change; a reasonable interpretation of this is a maximum 1 to 2 storeys over the guideline, to account for property size/slope, zoning, and design variations, and to ensure the OCP provides certainty regarding height.

Previously Suggested Scope of Height Review

At the November 19, 2018 LUPC meeting, staff suggested that the OCP Review should focus on reviewing building heights outside of the Town Centre area, for these reasons:

- the Town Centre land use in the previous OCP (2008) identified buildings up to 21 storeys, and the Council-endorsed *Town Centre Urban Design Plan* (2011) includes heights of 22 to 25 storeys, in the Town Centre blocks north of Russell Avenue;
- the Town Centre is identified in the OCP’s Regional Context Statement (RCS) as being consistent with the Metro Vancouver Regional Growth Strategy (RGS), which identifies municipal town centres as ‘focus areas’ for accommodating a share of regional growth;
- maintaining current OCP building heights in this area could, through redevelopment over the long term, help achieve the significant public realm amenities and parks identified in the *Town Centre Urban Design Plan*; and

- maintaining current building heights, with the use of high-rise ‘floorplate’ restrictions, will also help to achieve slenderer buildings, which will reduce building shadowing at ground level, create view corridors, and allow more public open and green space. Lower buildings tend to be bulkier, and can increase shadowing and view blockage.

Staff also noted that a building height review will need to consider existing zoning and FARs. Following LUPC discussion, LUPC directed staff to include a building height review, for areas outside of the Town Centre, in the scope of an OCP Review.

As noted above, this height review approach was endorsed by Council on December 10, 2018. On January 14, 2019, Council directed staff to bring forward a corporate report on the implications that a Town Centre height and density review might have on the OCP Review. Staff noted at the time that this would require additional, direct consultation with the owners of Town Centre properties that are pre-zoned ‘CR-1,’ which allows a maximum 80.7 metre height.

ANALYSIS/DISCUSSION

The Town Centre is a complex planning area with many ‘moving parts,’ in terms of land use, zoning, amenities, transportation, infrastructure and current and past policies. As Council has not given direction to staff regarding the scope of a height and density review (ie. specific height, density numbers), it is logical to posit this review results in one of these outcomes:

1. Increased height and density: this scenario is unlikely. The North Bluff Study, which proposed additional height/density in exchange for parkland, affordable housing and other amenities, was deferred by Council; or
2. No change: based on public input and staff analysis, Council decides to makes no changes to height and density in the Town Centre; or
3. Decreased height and density: based on public input and staff analysis, Council decides to reduce height and density in select areas or across the entire Town Centre area.

The following section begins with an analysis of the Town Centre’s land use, zoning and property context, as well as its future redevelopment potential, in order to ‘know the site’ and understand the existing and potential future condition of the Town Centre. This is followed by identifying the implications of a height and density review, including the potential effects of decreasing building heights and densities in the Town Centre.

Town Centre: Land Use, Zoning, Property Characteristics and Redevelopment Potential

The Town Centre, bounded by North Bluff Road, George Street, Thrift Avenue and Martin Street, includes 39 acres (15.8 hectares) of private properties, parks and streets (Appendix C).

OCP Land Use: ‘Town Centre’ Designation

The OCP (pp. 28, 32) identifies the Town Centre as ‘the heart of the City’, ‘the centre for cultural, civic, economic and public life,’ a ‘neighbourhood, city-wide and regional destination’ and the City’s growth focus area. The Town Centre land use designation (Appendix D) applies to forty-two (42) properties, which recognizes current existing uses and enables ‘a concentrated mix of multi-unit residential and commercial uses’ on these properties in the future.

Based on this, the Town Centre will have the highest building heights and densities in the City, and new public amenities, through the redevelopment of existing commercial ‘strip malls’ and surface parking lots into mixed-use, street-fronting buildings. This is consistent with the 2008 OCP, which also called for high density, mixed-use development in the Town Centre. The infrastructure required to support the Town Centre’s existing and planned density is identified in the City’s water, sanitary sewer and storm water management Master Plans.

The ‘Bones’: Street, Block and Public Realm Pattern

The Town Centre’s ‘grid’ street and block pattern is well-suited to host high density, mixed-use development, through multiple parallel streets and intersections that create many ‘pathways’ (Appendix D) that distribute pedestrian, cyclist and vehicular traffic throughout the network, enhance walkability and support efficient transit service. Future improvements to the Town Centre’s pedestrian, cyclist and transit and vehicular facilities are outlined in the City’s *Strategic Transportation Plan*. The square/ rectangular blocks in this pattern create logical redevelopment and property assembly opportunities with many ‘block faces’ that create highly visible retail units and multiple commercial and underground parking access points.

The Town Centre’s ‘public realm’ is the network of sidewalks, mid-block pedestrian paths, patio areas, plazas, squares and parks, set within the overall street and block pattern. This includes Bryant Park and Miramar Plaza, highly valued open spaces that new public realm investments can connect to and compliment as the Town Centre grows. The OCP and the *Town Centre Urban Design Plan* identify enhancements to the Town Centre’s public realm, to ensure new development is accompanied by new sidewalks, parks and plazas that create safe, ‘delightful public places’ and new greenspace, support a thriving business environment, and ensure the Town Centre is highly walkable and accessible for all ages and abilities.

Height and Density Guidelines

Figure 10 in the OCP identifies height guidelines that follow a downward height transition as one moves from the Town Centre to the Waterfront. Specific Town Centre guidelines are 25 storeys at North Bluff Road and Johnston Road, transitioning downward to 16 storeys at Thrift Avenue and Johnston Road and 8 storeys at Thrift Avenue and Martin Street (Appendix E). Heights also transition downward as one moves east and west along North Bluff Road. Existing building heights in the Town Centre are shown in Appendix G.

Figure 9 in OCP and Appendix E show the maximum density or FAR in the Town Centre, which follows a downward transition, from 5.4 FAR at North Bluff Road and Johnston Road, down to 4.0 FAR at Thrift Avenue and Johnston Road and 3.0 FAR at Thrift Avenue and George Street.

Town Centre Zoning (Appendix F)

11.6 acres of the Town Centre is comprised of Comprehensive Development or ‘CD’ zones, which are tailored to specific building designs. 1.3 acres is zoned P1 Civic/ Institutional Use (parks), and 0.5 acres is zoned RM-2 Medium Density Multi-Unit Residential Zone.

About 25.6 acres of the Town Centre is zoned CR-1 Town Centre Commercial/Residential Zone. This zone has a base 1.75 FAR and height of 10.7 metres (3 storeys), which can be increased to maximum of 5.4 FAR and 80.7 metres (23-26 storeys, depending on floor to ceiling heights per storey), if a Community Amenity Contribution or ‘CAC’ is provided to the City according to Council’s *Density Bonus/Amenity Contribution Policy*. CACs are a negotiated amenity contribution, using a ‘target rate’ of \$40 a square foot for floor area above 1.75 FAR. A CR-1 redevelopment also needs to reflect the *Town Centre Urban Design Plan*, and requires a Council-approved Development Permit (DP) for the form and character or design of the building.

Existing Conditions and Likely Redevelopment Properties (Appendix G)

About two-thirds of all properties in the Town Centre are unlikely to redevelop within the OCP’s 2045 time frame. These properties have existing buildings or buildings currently under construction, or future new buildings that will start construction in the next two years. This premise assumes that concrete buildings, including those recently completed, under construction, and those about to be constructed (and completed by 2025), are unlikely to redevelop in the next 50 to 80 years. Projects currently under construction or about to start construction include (with completion date noted): Oceana PARC (2019), Miramar 2 (2020), Semiah (2020); Foster Martin

(2025), Soleil (2021) and Verve (2021). This also assumes that existing residential strata buildings are unlikely to dissolve and sell their buildings for redevelopment in the next 20 years.

There is one 20 unit rental apartment (1461 Foster Street) in the Town Centre; it is not known if the owner is considering redevelopment. Due to the small size of this property, which limits its redevelopment potential and may require assembly with adjacent stratas, it is unlikely this rental property will be redeveloped in the next 20 years. There are also four (4) rental units at 1446 Johnston Road; this CR-1 zoned property may redevelop earlier given its high profile location.

After discounting these properties, about one-third (12.3 acres) of CR-1 zoned properties remain, largely consisting of ‘strip mall’ properties in the nine (9) acre block bounded by North Bluff Road, Johnston Road, Russell Avenue and Foster Street, and near Johnston Road and Russell Avenue intersection. These properties are most likely to redevelop in the next two decades, due to:

- existing buildings that are nearing end-of-life, many of which are single-use commercial construction and 40 to 60 years old. In the last 15 years, redevelopment has only occurred on Town Centre properties with existing commercial and public use buildings;
- a higher land value relative to building value. In these cases, if a higher density is available, it is attractive to redevelop and create higher-value buildings (converting a property to ‘highest and best use’). CR-1 zoning enables property owners to increase their density from ~0.5 FAR, which exists now on many properties, to 5.4 FAR, and increase the height of buildings to 80.7 metres. Increased height also creates ocean and mountain views, which also increases the value of new buildings;
- redeveloping commercial properties, although disruptive to existing tenants and resulting in forgone lease revenue, is less risky for property owners, relative to redeveloping residential strata or rental properties. This is due to residential building values being higher than single-use commercial buildings, and requiring the dissolution and sale of stratas, or relocating / rehousing tenants and providing related financial assistance.
- these properties are large enough to be redeveloped in practical, cost-effective manner (or be assembled with adjacent properties to enough land area), which requires cost-efficient underground parkades (min. 40 metre width for parking spaces, aisles, ramps, elevators) and enough above-ground space for designing marketable and leasable buildings; and
- these properties are located adjacent to the high traffic North Bluff Road and Johnston Road corridors, which increases the viability of retail and office spaces in new buildings. This is attractive for property owners looking for a reliable income stream from leases, and supports a healthy and successful business environment.

Town Centre Redevelopment and Surrounding Neighbourhoods

As noted above and shown in Appendix G, most future redevelopment activity will be located away from the Town Centre’s edges, which interface with adjacent lower density, lower-rise areas. In addition, once construction of current redevelopments is complete, new redevelopment on the Town Centre’s western and southern edges (Thrift, Martin) is unlikely to occur for decades. For example, once Miramar 2 and Semiah are completed in 2020, the northern side of Thrift Avenue (between Foster Street and George Street) will be ‘finished and stable’ and won’t redevelop for 50+ years. The George Street edge, between Thrift Avenue and North Bluff Road, could experience redevelopment along 30 percent of this edge in the coming two decades.

Beyond the six (6) current redevelopment projects, no new applications have been submitted to the City. Staff anticipate, assuming no OCP policy or market changes, that new application activity will slow in the Town Centre for the next 2 to 5 years, as there is a significant amount of new development underway that needs to be ‘absorbed’ by a cooling real estate market.

Semiahmoo Town Centre Plan Process (City of Surrey)

The City of Surrey is undertaking an update of the Semiahmoo Town Centre Plan, located north of the Town Centre. A 2006 Local Area Plan for this area outlined the possibility of 21 to 36 storey apartment buildings and 400,000 square feet of commercial on the Semiahmoo Mall site.

This Local Area Plan was updated in 2012, with an updated height limit of 20 storeys and potential additional height for ‘landmark’ high-rises at 16 Avenue and 152 Street. It is unclear at this point what the density and height outcomes of the current Semiahmoo Plan review will be, and how they might relate to White Rock’s Town Centre. Staff will consult with Surrey staff as a part of the OCP Review and Semiahmoo Plan review, and report back to Council.

Town Centre: The Relationship between OCP Land Use and Zoning

The City’s OCP identifies what White Rock aspires to become over time. Adopted in 2017, the OCP’s creation was informed by extensive public input and detailed policy and technical analysis between 2015 and 2017, with over 1,500 participant interactions and 25 public events.

OCPs designate properties with land uses that identify existing and ‘intended’ or future use. Council uses this as a guide when considering development applications, such as re-zonings proposing to change a property’s use, density, height, etc. The City’s Zoning Bylaw implements OCP land uses by assigning zones to individual properties, which identify an owner’s legal rights regarding the use of their land and the density and form of buildings on their land.

The relationship between OCP land use and zoning is best described as layers on a property. For example, the OCP land use or top layer for a house is ‘Mature Neighbourhood’, which allows single family homes. Underneath is the ‘RS-1 Zone’ layer, which relates back to the land use layer above by allowing a house through this zone’s uses, density, height and other parameters.

Rezoning: changing an existing zone to a new zone (to change use, increase density/height)

If an RS-1 owner wants to rebuild their house based on the RS-1 zone, they only need a building permit from the City to do this. However, if this owner wants to build a four storey apartment, their property’s zoning will need to be changed or ‘re-zoned’ by Council.

Property re-zonings need to be consistent with OCP land use, based on Section 478 of the *Local Government Act* (‘LGA’). This Section requires that Zoning Bylaws adopted by a Council (this includes Zoning Bylaw changes, re-zonings), after the adoption of an OCP, must be consistent with the OCP. This approach provides land use certainty and predictability for the community.

Based on this, if Council re-zones this RS-1 property to allow a new multi-family zone that gives the owner the right to build a four storey apartment, the overriding OCP land use layer must permit four storey apartments. However if the land use layer only supports three storey apartments, the OCP land use will need to be changed by Council first, to allow four storey apartments, prior to Council adopting a new zone that allows a four storey apartment.

Prezoning: existing zone already allows new uses, higher densities and height

In White Rock, changing a property’s use, density and height through re-zoning is common, except in one location – the Town Centre, where many properties are ‘pre-zoned’.

Pre-zoning allows properties with existing buildings to redevelop with higher density and taller buildings, without rezoning. Thirty-three Town Centre properties are pre-zoned CR-1, which

permits the base 1.75 FAR and 10.7 metre height in this zone to be increased to 5.4 FAR and 80.7 metres, if a CAC is provided and the proposal reflects the *Town Centre Urban Design Plan*.

Although rare in the region, pre-zoning has created land use certainty and spurred renewal in the Town Centre (PARC, Foster Martin, and Soleil are CR-1 properties). However, this approach limits Council to only influencing the ‘form and character’ of a proposed building, through the required DP. Council can only approve or deny a DP based on how well a proposal’s design follows the OCP’s Development Permit Guidelines, not based solely on use, density or height.

The Town Centre height guidelines reflect likely building heights on the CR-1 properties that are most likely to redevelop in the coming decades (Appendix G). Assuming a 5.4 FAR density, and high-rise building floorplates (square footage of a storey) of 7000 square feet, above a two storey podium building, many CR-1 properties north of Russell Avenue are large enough to generate a building that can reach 25 storeys, and meet OCP and CR-1 height. Large properties (like 1530 Foster in Appendix G), can also generate enough floor area for multiple high-rises, but not all of these buildings will reach 25 storeys (ie. one building is 25 storeys, the other is 18 storeys).

For CR-1 properties south of the Russell Avenue/Johnston Road intersection, assuming 5.4 FAR, heights could be 16 to 22 storeys near Russell Avenue and 6 to 13 storeys further south. This is due to smaller size of these properties, which generates less floor area and thus less height. The OCP height guideline near Russell/Johnston is 21 storeys, derived from ‘splitting the difference’ between 25 storeys at North Bluff Road and 16 storeys at Thrift Avenue (see Appendix E).

Implications of a Town Centre Height and Density Review

Implications for Pre-zoned Properties

If a Town Centre review results in lower building heights and densities in the OCP, this will create an inconsistency between the OCP and Zoning Bylaw (see Appendix H). For example, if the OCP height guideline near the North Bluff Road and Johnston Road intersection is lowered under the current 25 storeys, but the height of the CR-1 zone is not reduced as well, CR-1 zoned property owners will still have the legal right, through pre-zoning to submit a building permit for an 80.7 metre building – potentially higher than the OCP. This would also apply for FAR.

As noted above, in this case Council can only influence the building’s form and character, not its height and/or density, through a DP. Council would also not be able to refuse a building permit for this building once it is submitted to the City.

The reason behind this is that the CR-1 zone was adopted in 2013, prior to the current OCP. This means the CR-1 zone remains in legal effect and will continue to do so despite OCP changes - unless this zone is changed to align with the OCP, through a Zoning Bylaw update.

Based on this, if Town Centre density and height changes are made without changes to the Zoning Bylaw, Council may not be able to prevent development that inconsistent with the OCP. This will compromise the OCP’s ability to provide land use certainty for residents, businesses, property owners and the public. Therefore, if heights and densities are reduced in the OCP, the CR-1 zone should be updated to ensure these reductions are effective.

Implications for Process and Timing of 2019 OCP Review

Including a Town Centre height and density review in the OCP Review scope will require additional consultation and time. If this review results in reducing height and density in the OCP and the CR-1 zone, all CR-1 landowners will need to be notified and provided opportunities to give feedback on the proposed changes to Council. This will involve additional Public Information Meetings and/or workshops in each phase of the OCP Review, to ensure an

appropriate level of ‘early and ongoing consultation’. This consultation, with related policy and technical work, will extend the OCP Review timeline by six to eight months (fall 2020).

Reducing density and height in the Zoning Bylaw, or ‘downzoning’, requires Council to strictly follow requisite planning and public notification procedures. If this is not done, a property owner could successfully petition a court to quash a downzoning, on the basis that Council did not adequately follow procedures. If this occurs, existing zoning remains in legal effect.

Potential New Development Applications

Staff note there is a risk that a Town Centre height and density review may compel some CR-1 property owners to submit Building Permit and Development Permit applications, for buildings that ‘max out’ current CR-1 FAR and height, prior to adoption of OCP/Zoning Bylaw changes. Although new applications are anticipated to be years away due to the current high volume of development and a cooling market, if a Building Permit application is submitted before the OCP Review (and possible Zoning Bylaw update) is completed, the City may not be able to refuse it.

Implications of Height and Density Review on the City’s ‘Growth Focus Area’

If a review results in lower building heights and densities, within the CR-1 zoned areas likely to redevelop in the next two decades, this will reduce residential population growth in the Town Centre. This in turn will weaken the Town Centre’s role as the City’s growth focus area, and its ability to absorb the majority of White Rock’s population growth projected to occur by 2045.

This implication should be first considered in relation to the Town Centre’s estimated future population growth. Once all of the current redevelopment projects are completed, 5-6 years from now, the Town Centre’s population will have grown by about 1,500 residents. If the ‘most likely’ CR-1 properties (shown in Appendix G) are redeveloped in the next 20 years, and current height and density stays the same on these properties, another 3,200 residents could be added. Based on current and future growth, a ‘built-out’ Town Centre could grow by 4,700 residents by 2040-45 (based on 3,350 new units, and the Town Centre occupant rate of 1.4 residents per unit).

Noting the City’s current population of about 20,000 residents, the OCP projects the City’s population will reach between 23,900 (low) and 27,300 (high) residents by 2045. The City’s Regional Context Statement or ‘RCS’, which identifies how the OCP relates to the Metro Vancouver Regional Growth Strategy or ‘RGS’ (which calls for creating a compact urban area and focusing in multiple ‘town centres’, including White Rock’s), estimates 25,600 residents by 2045, which is midway between the OCP’s low and high population ranges. When new growth from current and future Town Centre redevelopment is compared to these projections, the Town Centre will likely accommodate a significant share of White Rock’s growth by 2045:

1. Current Redevelopment: Town Centre’s Share of City Growth (+1500 residents in Town Centre, relative to total City-wide growth above the City’s current 20,000 population)
 - a. OCP Low (23,900) = 38 percent
 - b. RCS (25,600) = 27 percent
 - c. OCP High (27,300) = 21 percent
2. Current + Future Redevelopment: Town Centre’s Share of City Growth (+4700 residents)
 - a. OCP Low (23,900) = 121 percent
 - b. RCS (25,600) = 84 percent
 - c. OCP High (27,300) = 64 percent

These numbers indicate that future growth within the Town Centre could account for almost 85 percent of the RCS population estimate for White Rock. This underscores the significant role the

Town Centre plays in effectively managing White Rock's future growth - including providing a clearly identified area where growth pressures, in the City as a whole, can be 're-directed' to.

Also, as population and land use trends indicate continued growth in the Semiahmoo Peninsula and the Metro Vancouver region over the next 25 years, if the Town Centre's ability to host new growth is diminished, this will place higher redevelopment pressure on properties and neighbourhoods outside the Town Centre. This could result in increased speculation and applications to redevelop buildings near the Town Centre (ie. between Martin Street and Oxford Street, George Street and Best Street), many of which are purpose-built rental apartments.

Potential RCS and RGS Amendment

Noting that a height and density reduction will reduce future growth in the Town Centre (which is part of the Semiahmoo Municipal Town Centre in the RGS), this may require an amendment to the RCS and RGS to adjust White Rock's population projection downward. This in turn will require consultation with Metro Vancouver and the City of Surrey, beyond what was identified in the 2019 OCP Review Scope, and a possible amendment to the RGS as well.

Potential Impacts on Economic Development and Investment

Reduced height and density in the Town Centre may diminish the ability to attract new commercial/employment-generating uses to the Town Centre. This in turn could reduce land valuation and investment, which has significantly increased in the last five (5) years. While this may 'cool' redevelopment activity in the short term, this could have a detrimental long-term effect, where potential new investment in White Rock's Town Centre is re-directed to South Surrey's multiple existing and future commercial sites. This could also negatively affect economic development and new investment into White Rock as a whole, including the Waterfront area.

The Town Centre's high land values also make taller concrete buildings more financially viable than wood-frame buildings, which are limited to six (6) storeys by the BC Building Code. Wood buildings are also not able to achieve the high-value ocean/ mountain views that taller concrete buildings can achieve. These factors, and noting the multiple existing and approved high-rises in the Town Centre, make the construction of new wood-frame, lower-rise buildings unlikely.

Other Implications of a Town Centre Height and Density Review

Potential Impact on 'Strengthening Transit Service'

OCP policy identifies the Town Centre as a transit 'anchor point' or node, and supports improved transit by enabling the land use and urban design required for higher-frequency transit:

- high commercial/employment and residential densities;
- mixed commercial and residential uses and buildings;
- major public, commercial and employment destinations;
- a well-connected, grid street, sidewalk and block pattern; and
- a safe, accessible and pedestrian-friendly urban environment.

The 2019 OCP Review calls for adding new OCP policy that strengthens transit service to White Rock, including a 'B-Line or Better' high frequency route (every 5-10 minutes) to the Town Centre. Following Council's endorsement of the 2019 OCP Review scope, staff had a preliminary discussion with TransLink staff about the OCP Review, the intent to strengthen transit policy further, and TransLink's plans for improved transit service to White Rock. If a height and density review results in a lower Town Centre population, this will weaken the City's position in advocating for improved transit. Many municipalities are seeking improved transit from TransLink, which tends to prioritize population/job nodes for high-frequency transit.

Reduced Town Centre Amenities, CACs, DCCs

Lower heights and densities in the Town Centre could limit the City's ability to create new public amenities, identified through public consultation, in the *Town Centre Urban Design Plan*. These amenities, including a 1 acre 'central park' in the block bounded by North Bluff Road, Johnston Road, Russell Avenue and Foster Street (see Appendix D), are key to maintaining a high level of livability and creating new green spaces in the Town Centre over the long term.

Lower densities will also lower CAC contributions and limit Council's ability to fund new amenities, including Waterfront improvements and potential partnership-based affordable housing projects, without needing to use other funding sources. Lower densities could also result in lower Development Cost Charge (DCCs) revenue from development projects, which will impact the City's ability to fund infrastructure improvements, as identified in the City's Water, Sanitary and Stormwater Master Plans. Lower commercial and residential investment in the Town Centre could also impact the City's tax base.

Impact on Sustainability and Affordability

Quantitative research indicates that high density, mixed use and walkable areas are more 'sustainable', relative to lower density and car-dependent areas, because they use land and infrastructure more efficiently (less 'sprawl'), use less energy, produce less harmful and climate change-inducing emissions, and offer smaller, more affordable forms of home ownership and rental housing. The OCP's Town Centre policies, which call for a higher density, mixed use, walkable/ transit-supportive urban area, support more sustainable urban growth.

If a Town Centre review results in lower densities, the ability of development in the Town Centre to 'do its part' in helping to reduce energy use and emissions in White Rock will be diminished, and growth may be redirected elsewhere and occur in a less sustainable manner. This outcome could also impact the ability to produce new, affordable strata and rental units in the Town Centre area, assuming that most new multi-family units are nominally-sized (<1,200 square feet), not 'luxury' units, and are priced lower than single family homes in White Rock.

Influence of a Town Centre Height Review on Height Review in Surrounding Areas

The 2019 OCP Review assumes that the Town Centre's height guidelines remain 'as is.' This approach uses the western, southern and eastern edges of the Town Centre as 'high points', where building heights in areas around the Town Centre should transition downward from (following the OCP height transition principle). If Town Centre heights are also under review, more time and complexity will be added to the process. This approach will also take the focus off reviewing and updating heights in neighbourhoods around the Town Centre, where the majority of contentious redevelopment projects, in terms of building height, are located.

Benefits of the 2019 OCP Review Scope

This corporate report identifies implications associated with a potential Town Centre height and density review, for Council's information and consideration. With these in mind, it is important to highlight the benefits of the Council-endorsed scope of the 2019 OCP Review:

1. Focusing on key areas of interest to Council and the community: Focusing the height review on areas outside the Town Centre will address concerns of taller buildings in lower-rise areas, and focusing on the Waterfront will help update OCP policy, design guidelines, zoning and the public realm, with the aim of improving business viability and new investment. Staff are already working on the Waterfront scope component.
2. Addressing contentious issues in a shorter time frame: The OCP Review is anticipated to be complete by the end of 2019, with key outcomes that address building heights outside of the Town Centre and provide updated direction for a revitalizing Waterfront. Including the Town

Centre review process will add more complexity, additional time, risk regarding due process for affected property owners, and potentially take the focus away from the Waterfront and/or building height review components of the OCP Review.

3. Applying resources to a clearly defined scope and allowing for other projects: The consultation and technical work related to a Town Centre height and density review may affect the ability of staff to work on other Council priorities and complete them in a timely manner. Of note is the potential for multiple Zoning Bylaw updates, involving Waterfront Commercial zones, coach homes/secondary suites and single family home setbacks and lot coverage, each of which may require considerable consultation and technical work, among other Council priorities that may arise.
4. Maintains the Town Centre as the City's growth focus area: As noted above, the Town Centre can absorb much of the City's growth, which can reduce redevelopment pressures on other areas and on purpose-built rental properties. If the Town Centre provides opportunities for new investment, this will help to maintain a healthy economic development environment, which can lead to new Waterfront investments.

BUDGET IMPLICATIONS

The potential additional consultation and technical review outlined in this corporate report can be undertaken using existing staff resources, pending further direction from Council.

OPTIONS

Council may:

1. Receive for information this corporate report, and provide feedback to staff; or
2. Request that staff undertake further research and report back to Committee with alternative options and recommendations, as directed by Council.

Staff recommend Option 1.

CONCLUSION

This corporate report identifies the implications of a Town Centre height and density review, for Council's information and consideration. Most future redevelopment activity in the Town Centre will be concentrated near North Bluff Road and Johnston Road and away from adjacent neighbourhoods. Reduced heights and densities could create an inconsistency between the OCP and the Zoning Bylaw, diminish the Town Centre's role as the City's growth focus area and transit 'anchor', and extend the OCP Review by 6 to 8 months, among other implications.

Maintaining the current OCP Review scope will enable work to focus on key areas of interest to Council and the community, and address contentious issues in a shorter time frame.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

This corporate report is provided for information.

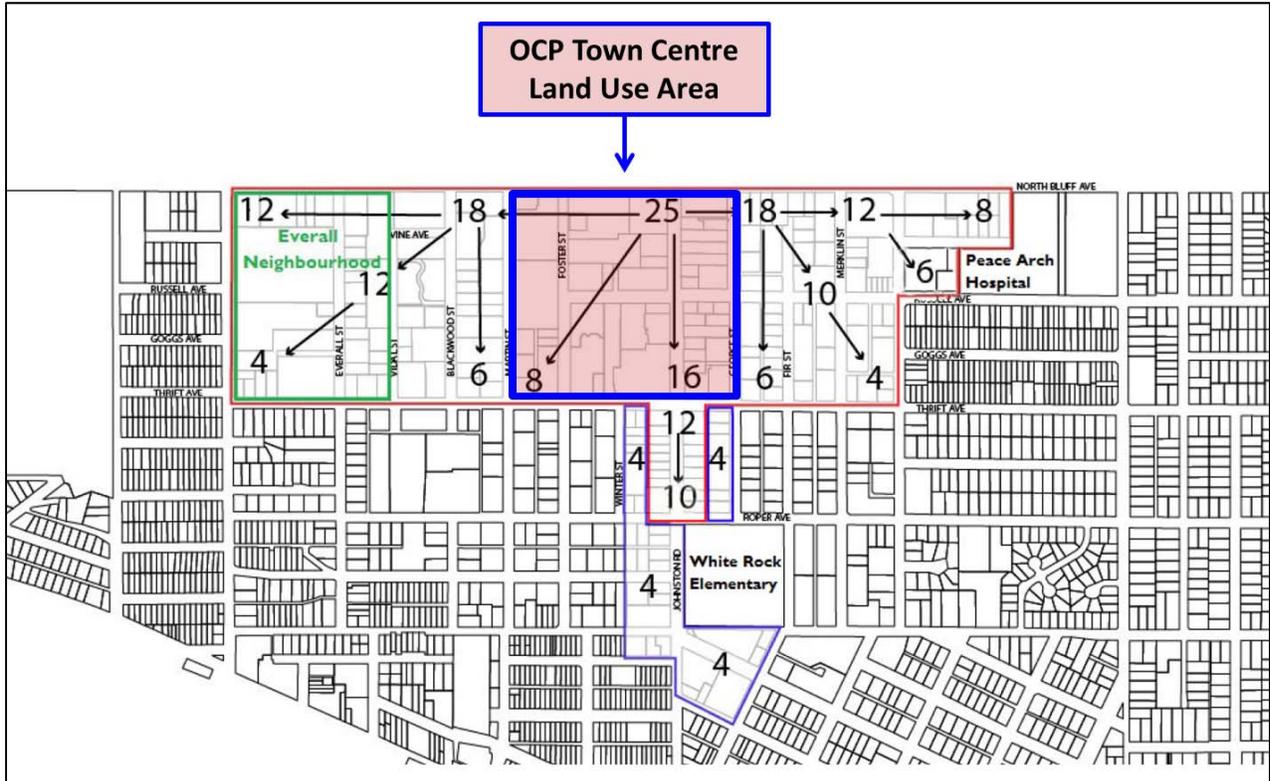


Dan Bottrill
Chief Administrative Officer

- Appendix A: Town Centre Location, OCP Height Guidelines (in storeys) and Transitions
- Appendix B: Building Height Review and Design/Character Study Areas
- Appendix C: Town Centre Aerial Map
- Appendix D: Town Centre OCP Land Use Layer; Street, Block and Public Realm Pattern
- Appendix E: Town Centre OCP Height Guidelines and OCP Densities
- Appendix F: Town Centre Zoning
- Appendix G: CR-1 Properties Most Likely to Redevelop in the Next Two Decades; Potential Maximum Building Height on CR-1 Properties Most Likely to Redevelop
- Appendix H: Potential Inconsistency between OCP and Zoning Bylaw (Building Heights)

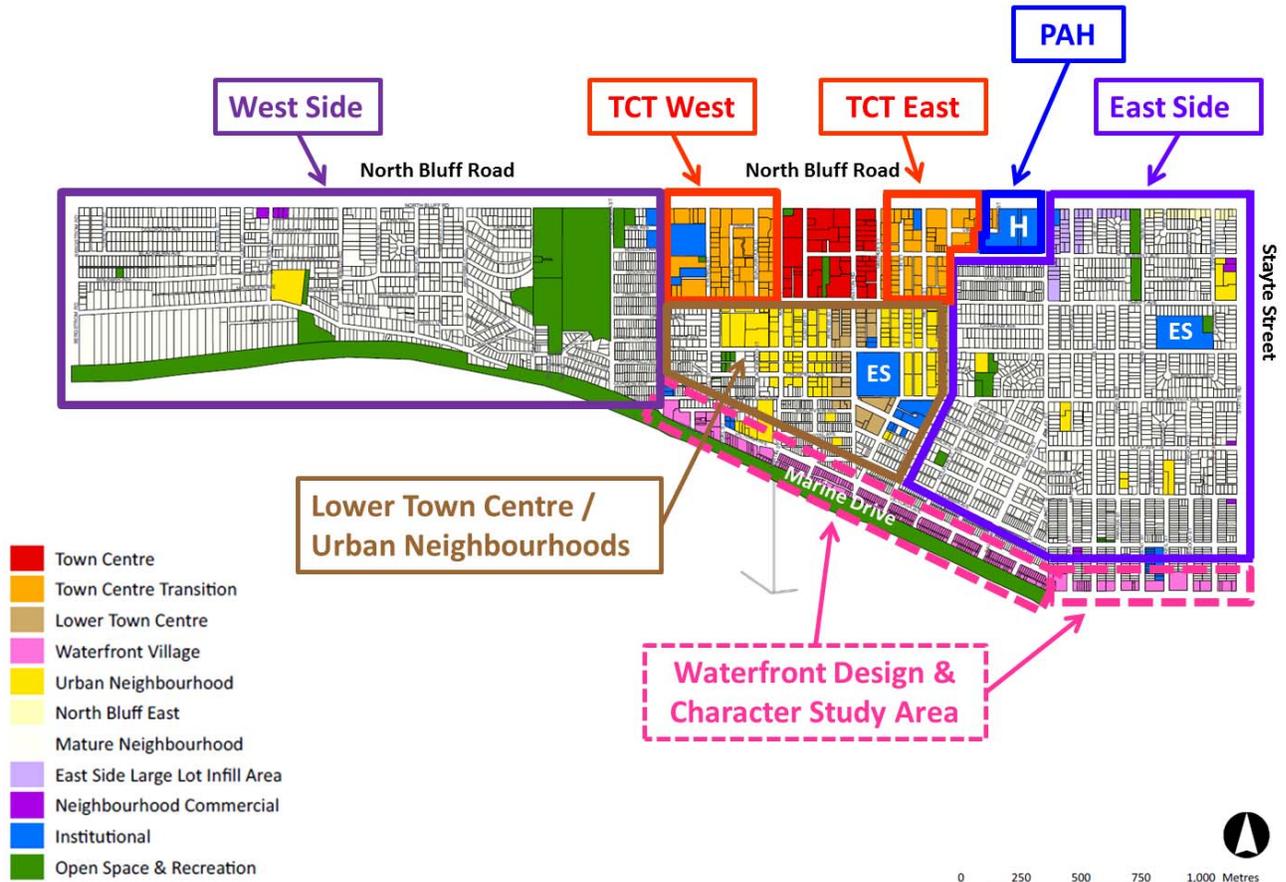
APPENDIX A

Town Centre Location, OCP Height Guidelines (in storeys) and Transitions (OCP Figure 10)



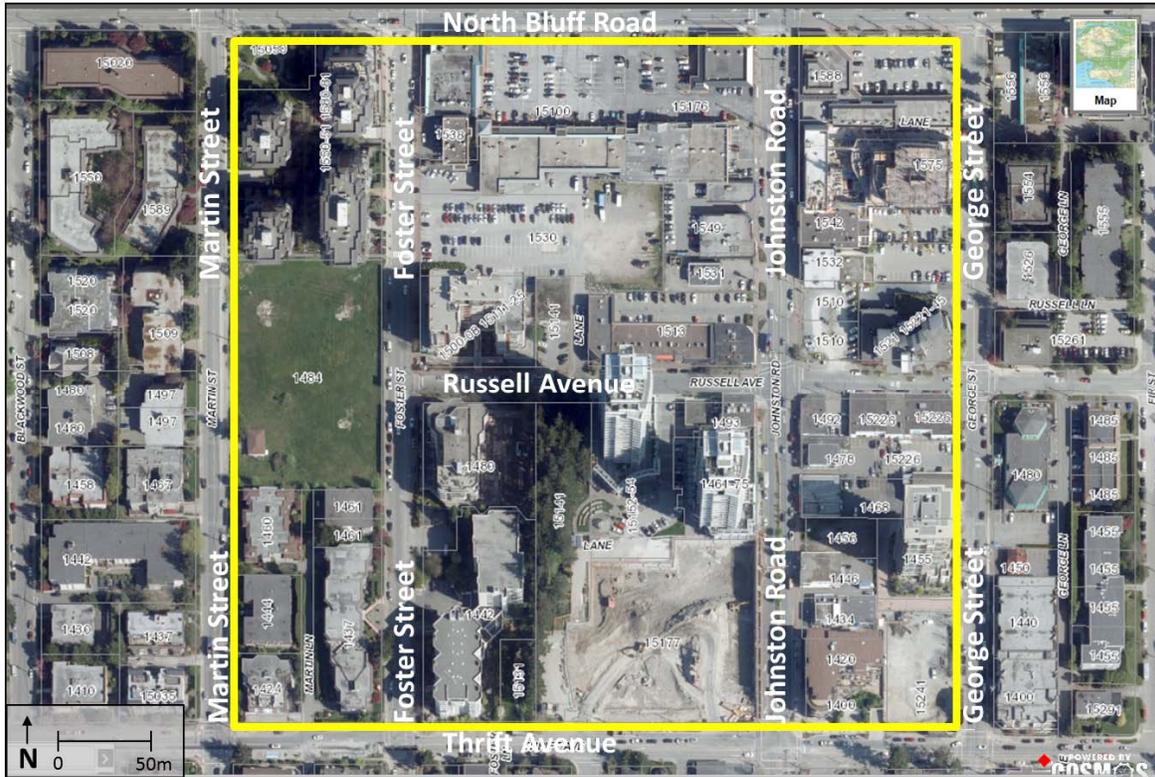
APPENDIX B

Building Height Review and Design/Character Study Areas



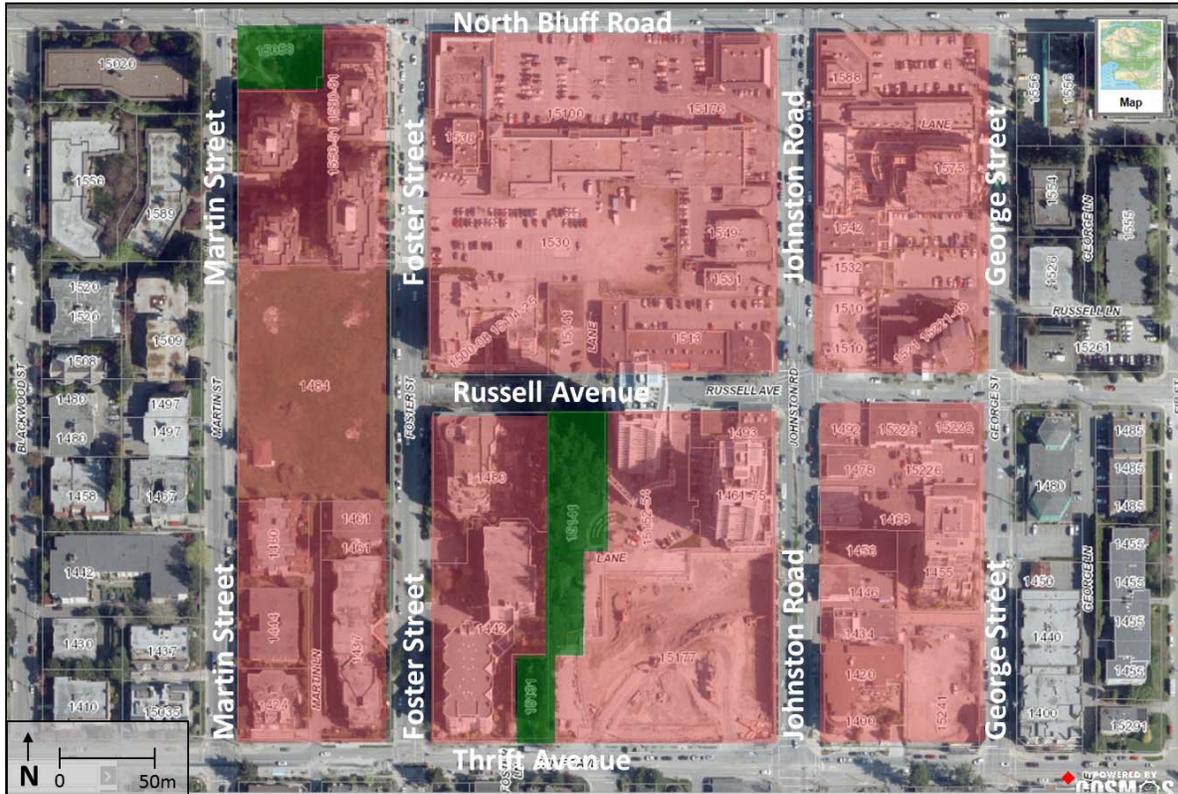
APPENDIX C

Town Centre Aerial Map

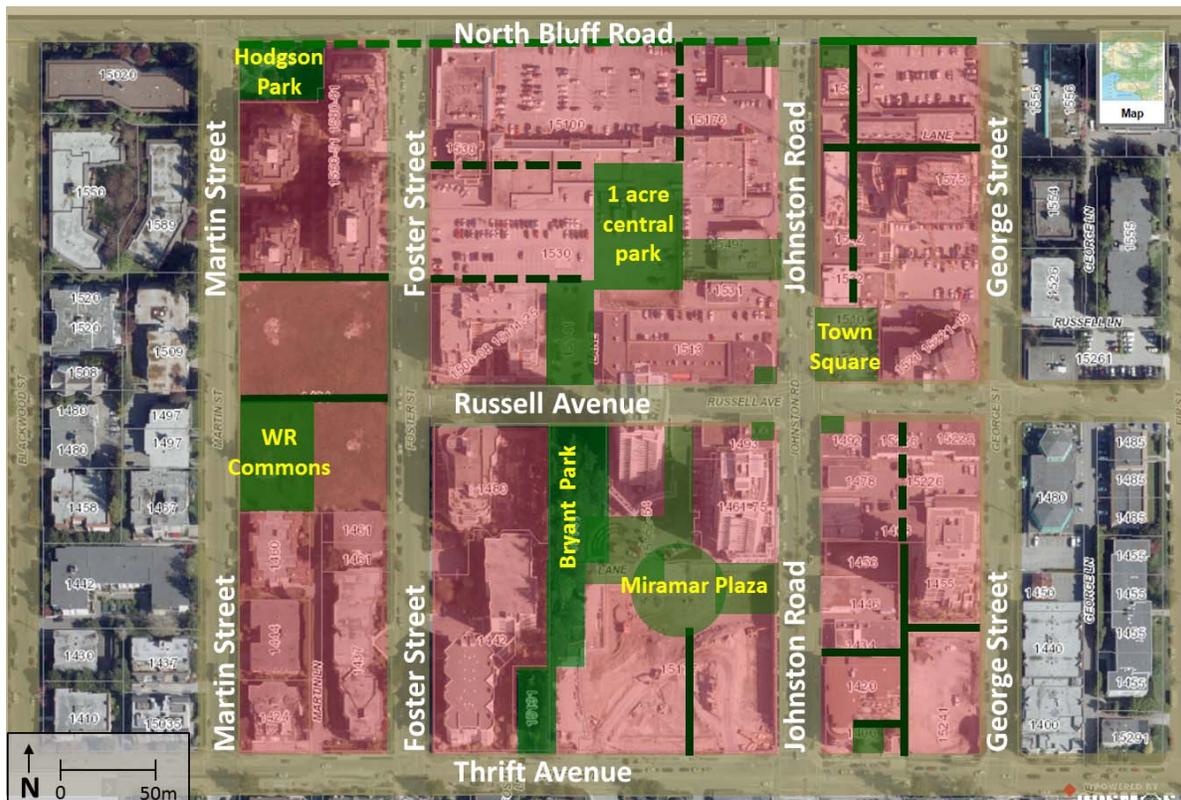


APPENDIX D

Town Centre OCP Land Use Layer (Red Colour)

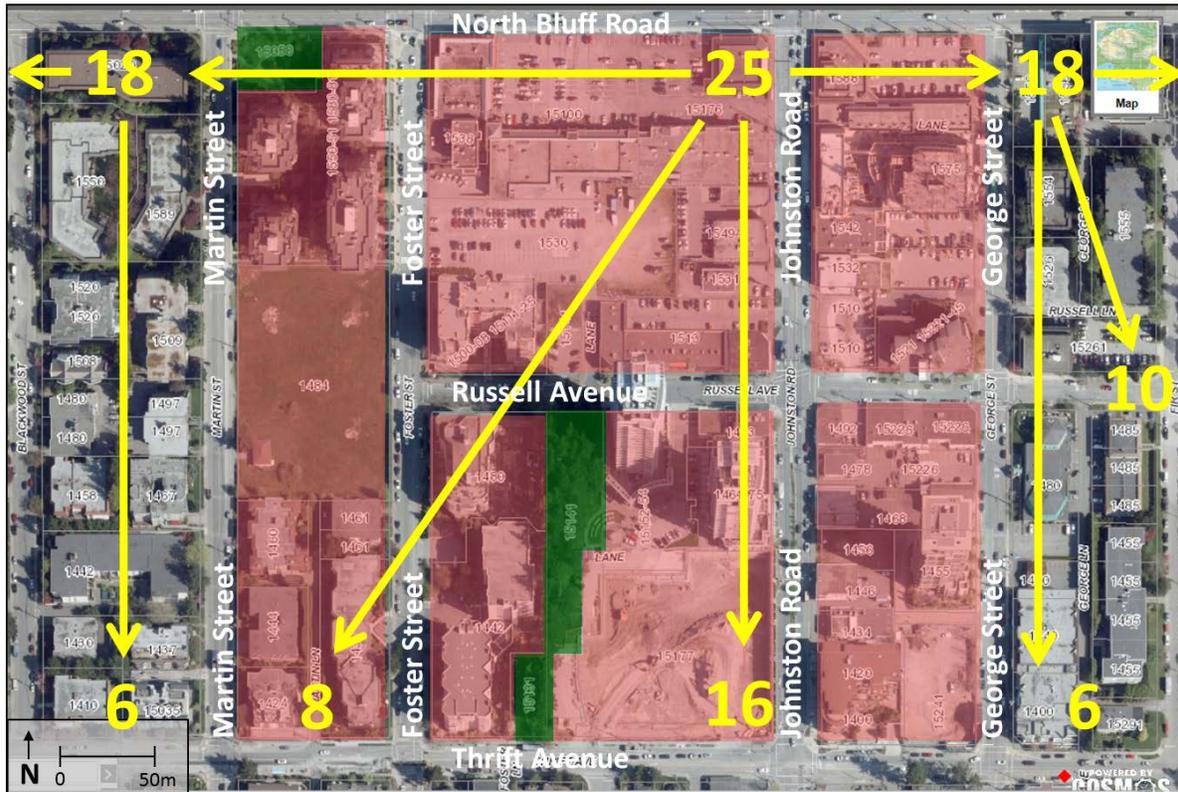


Town Centre Street, Block and Public Realm Pattern (green lines- new pedestrian paths)



APPENDIX E

Town Centre Land Use Layer and OCP Height Guidelines

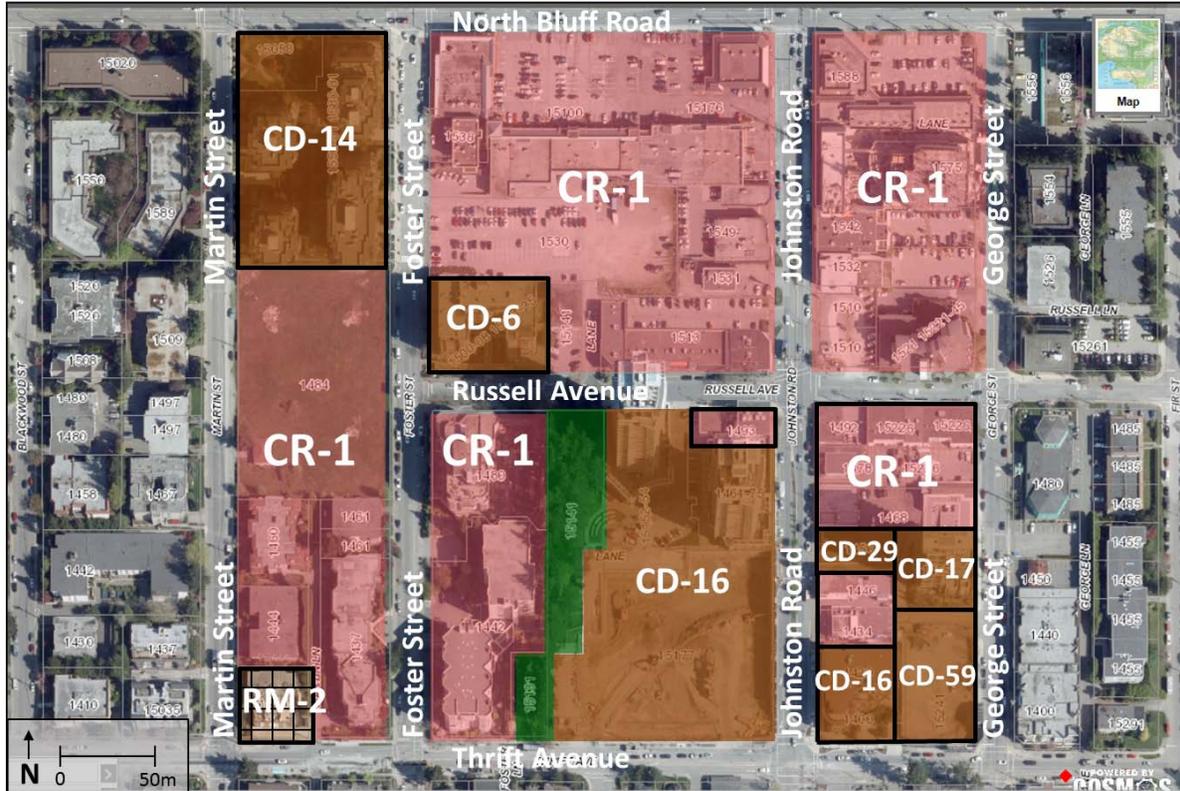


Town Centre Land Use Layer and OCP Densities (FARs)



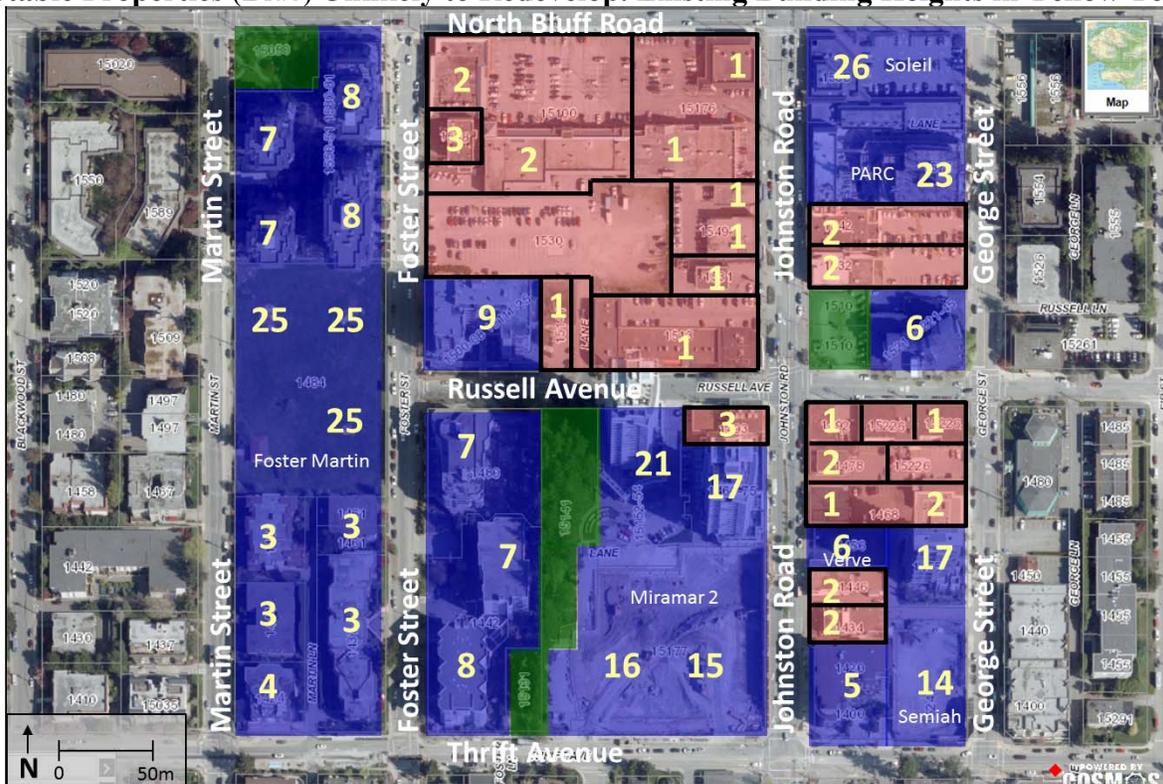
APPENDIX F

Town Centre Zoning (CR-1 Properties in Red)



APPENDIX G

**CR-1 Properties (Red) Most Likely to Redevelop in Next Two Decades;
 Stable Properties (Blue) Unlikely to Redevelop. Existing Building Heights in Yellow Text**

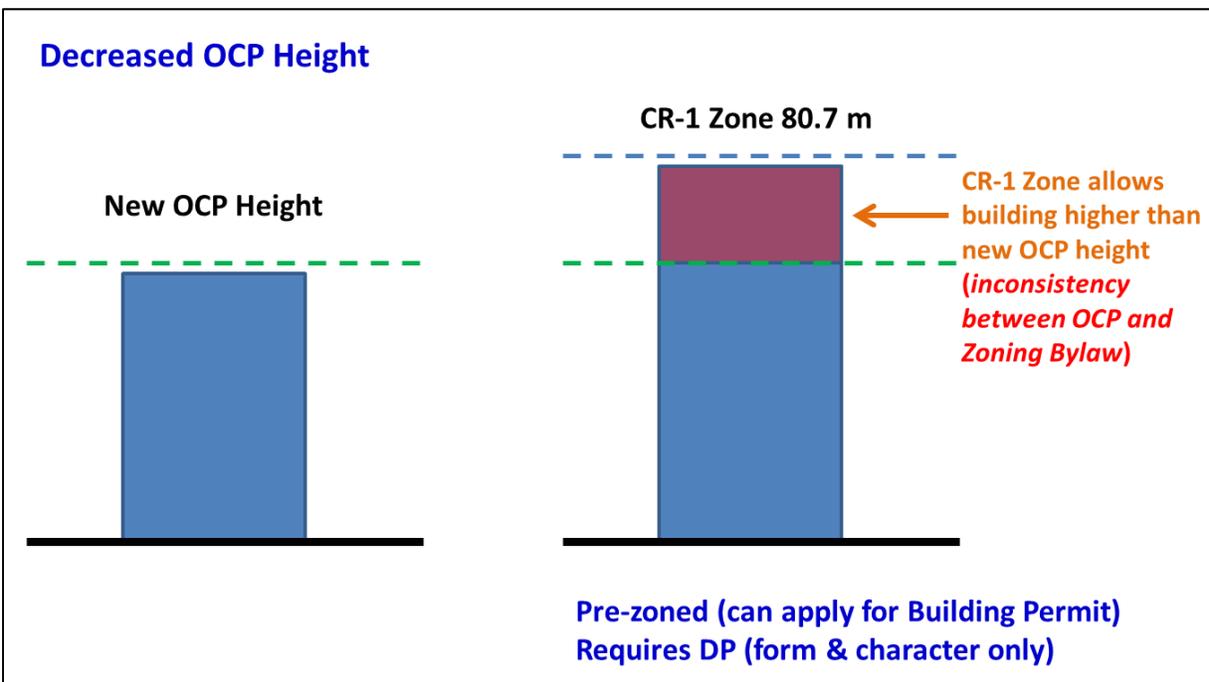
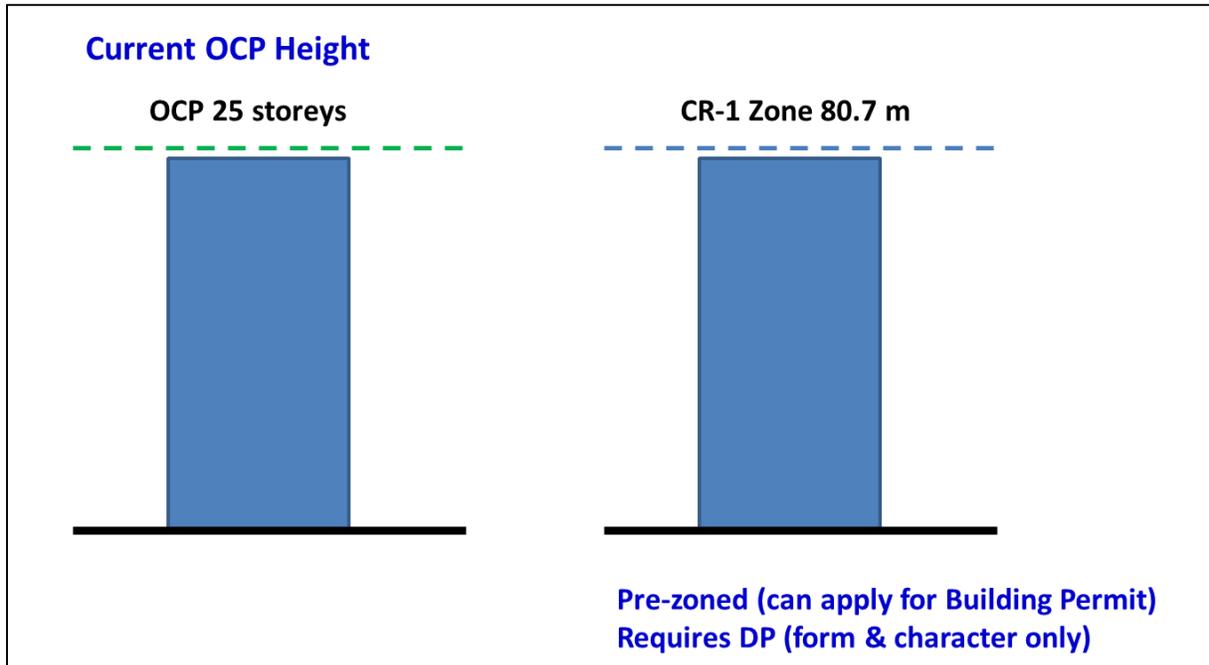


Potential Maximum New Building Height (Large White Text) on CR-1 Properties Most Likely to Redevelop (Red). *Not all Buildings on Larger Sites will Reach Maximum Height.*



APPENDIX H

Potential Inconsistency Between OCP and Zoning Bylaw (Building Heights)



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 11, 2019
TO: Mayor and Council
FROM: Tracey Arthur, Director of Corporate Administration
SUBJECT: Freedom of Information Procedures Update

RECOMMENDATION

THAT Council receives for information the corporate report dated February 11, 2019 from the Director of Corporate Administration, titled "Freedom of Information Procedures Update."

INTRODUCTION

On December 10, 2018, Council received a corporate report, titled "Freedom of Information and Protection of Privacy Update." It outlined information regarding the City's existing functions/processes in addressing tasks in regard to the Freedom of Information and Protection of Privacy Act (FIPPA). The corporate report also included information in relation to a concluded audit performed on the City of White Rock by the Office of the Information and Privacy Commissioner (OIPC). The December corporate report outlined proactive measures and options with respect to addressing future Freedom of Information (FOI) requests and the release of additional information.

This corporate report updates Council in regard to what steps have been taken since December 10, and outlines continuing plans for the City's FOI process.

LEGISLATION AND PAST PRACTICE

The *Freedom of Information and Protection of Privacy Act* (the Act) establishes a process by which any person may request access to records held by the City of White Rock. The Act establishes a legislated set of rules for governing public bodies with regards to providing access to records in the custody or under the control of the City. It also provides a means of addressing privacy issues. The underlying principle is that all recorded information is available to the public, except for information that is subject to the specific and limited exceptions to disclosure set out in the Act.

Prior to the December 10, 2018 corporate report, the City had one (1) staff person assigned to address FOI requests. The same staff person is also responsible for the City's risk management and property management functions.

The OIPC audit provided the City with three (3) recommendations/direction with respect to improving their existing FOI intake practices:

- **Recommendation 1:** White Rock should fully document all FOI requests, from the original request to the closing of the file;

- **Recommendation 2:** White Rock FOI staff should forward requests to departments to search – for records as soon as possible; and
- **Recommendation 3:** White Rock should respond to all FOI requests without delay and within legislated timelines.

Noted in the minutes of December 10, 2018, staff reported the following steps were being taken to address the recommendations:

- Staff will create a summary log/table document for the City website that will provide the public an opportunity to see the status of FOI applications received by the City;
- If further staffing resources are required to maintain the proposed processes outlined in the corporate report, the matter will be brought forward to Council for consideration in the budget process;
- Staff are looking into ways of sharing the information collected from FOI requests; and
- The City continues to work diligently on implementing transparent practices with respect to information sharing.

ANALYSIS

FOI Team (Corporate Administration)

The City's Deputy Corporate Officer (DCO) has joined the FOI administrative team. Since December, the team has been working towards streamlining the City's processes by drafting procedures, including a search request checklist (FOI Intake Checklist), to consistently manage the processing of FOI requests.

Department Liaisons

Corporate wide, two (2) liaisons from each department have been designated to address/manage FOI requests relative to their department. These Liaisons will distribute the inquiries to relative staff/roles, and will submit the completed searches to Corporate Administration on behalf of their department. In order to ensure all searches are conducted in a consistent manner, the Liaison will also be responsible for submitting a completed Checklist along with their researched information (see next for details on this new document).

FOI Intake Checklist (Checklist)

The evolution of modern technology has affected how a local government conducts business. From Cloud storage to the diverse range of messenger applications, the City recognizes communications can be conducted on various applications and information can be stored on different platforms. In order to ensure searches are conducted consistently with staff, a comprehensive Checklist has been included as part of the City's FOI search process. Staff will be required to sign-off on the Checklist in order to confirm the FOI search is complete from their perspective department. The City's Legal Counsel have offered and are currently reviewing the Checklist to ensure all aspects have been addressed.

Corporate Training

Two (2) corporate training sessions for Senior Management Team, Department Liaisons and any other available staff, have been booked for late February and March. Two (2) sessions were booked to ensure as many staff as possible are able to attend. From this training staff will gain insight and learn techniques on how to better approach and coordinate information when conducting City business and the importance and necessity of the City adhering to the FIPPA legislation. The skills obtained in this session will work in tandem with the Checklist and give a better understanding concerning necessary timelines.

Deadlines Calendar

In order to ensure the FOI team (Corporate Administration) is able to support each other in terms of deadlines, an internal deadlines calendar, complete with alerts and notifications, will be implemented. This process is just getting underway and will be ready to utilize in the near future. It will ensure file status is readily available and that all inquiries are completed within the legislated deadlines. In the meantime, a FOI Log continues to be utilized as a manual way to keep track of requests and the legislated deadlines.

Routine Release of Closed Items

Any items brought to a closed meeting will include a recommendation for consideration concerning Council releasing the information from the closed venue. A bi-annual review of all materials considered in closed meetings during that time will be brought to Council for further consideration of a motion to authorize staff to release the information. This will be a safeguard to ensure the utmost of transparency. It is anticipated this will be required only for items that had a hold for a particular circumstance and would need to come back for consideration at a later date (example on-going negotiations for a sale/purchase of lands or a service).

2019 FOI Requests Webpage

Council inquired if staff could post the status of FOI requests on the City’s website. This webpage would allow inquirers to track the status of their request, and could also reduce the chance of repeat inquiries from the public as completed requests (subject to any required severing) would be posted online.

This webpage is managed as updates come-in and is updated weekly. A screenshot of the City’s page is noted below.

Displayed below (<https://www.whiterockcity.ca/741/2019-FOI-Requests>):

Incoming Freedom of Information (FOI) requests will be noted and tracked on the table below. The table will be revised as updates become available. If you have questions, please contact the FOI Department at 604 541 2104.

File #	Topic	Date Received	Statutory Response Date	Extension or N/A	Status	Response Date	Response	Comments
2019-01	Dogs on the Promenade	2019-01-09	2019-02-20	N/A	IP			
2019-02	Dogs on the Promenade	2019-01-09	2019-02-21	N/A	IP			
2019-03	City Legal Costs	2019-01-14	2019-02-26	N/A	IP			
2019-04	WRFD Report	2019-01-16	2019-02-28	N/A	CL	2019-01-17	PDF	
2019-05	Bylaw Issue	2019-01-17	2019-03-01	N/A	IP			
2019-06	Topographic Survey	2019-01-18	2019-03-04	N/A	IP			
2019-07	Rainbow Crosswalk	2019-01-24	2019-03-07	N/A	IP			
2019-08	WRFD Report	2019-01-24	2019-03-07	N/A	IP			

TABLE DETAILS

- **File #:** FOI requests are assigned a file number for reference purposes.
- **Topic:** A general summary of the request.
- **Date Received:** The date that staff obtained the request.
- **Statutory response date:** 30 business days from the date received.
- **Extensions:** Extensions may be made under [Section 10](#), [Section 23](#), or [Section 75](#) of the [Freedom of Information and Protection of Privacy Act](#). Extensions may also be granted by the Office of the Information and Privacy Commissioner (OIPC).
- **Status:** The status of a file will be noted as In Progress (IP), Closed (CL), Withdrawn (W) or Under OIPC Review (OIPC).
- **Response Date:** The date the City responded to the Requestor.
- **Response:** The response letter to the Requester will be posted here subject to any mandatory redaction.
- **Comments:** If further explanation regarding the status of a file is required, the comments will be noted in this column.

Consulting Best Practices

Many of the Lower Mainland municipalities participate in an established FOI group consisting of local government staff. This group has met again in January 2019. They discuss ideas for best practices, share experiences on how they have improved internal processes and discuss recent decisions related to FOI legislation. Two (2) City staff attended the session to ensure they are working with their colleagues, giving them the opportunity firsthand to discuss with and consider procedures and experience from other municipalities.

BUDGET IMPLICATIONS

Training is provided to staff as a means of enhancing corporate knowledge, and funds are allocated in the Human Resources budget to address these types of opportunities.

Understanding the level of time, detail, and skill level required to address the City's FOI, departments will need to allocate their staffing resources to accommodate for the newly implemented FOI procedures. This could impact departmental budgets in terms of staffing; however, it is recognized that this would be dependent on the volume of intake at any given time balanced with staff's regular priorities.

CONCLUSION

The City recognizes the importance of FOI procedures, legislation, and deadlines. This corporate report outlines additional resources, dedicated staff time, training and practices to ensure the FOI tasks are addressed in a succinct and timely manner. Staff will be providing corporate reports to Council at the end of each quarter providing additional status reports on FOI requests and related matters.

Respectfully submitted,



Tracey Arthur
Director of Corporate Administration

Comments from the Chief Administrative Officer:

This corporate report is provided for information.



Dan Bottrill
Chief Administrative Officer

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

ABSENT: Councillor Chesney

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

Press: 0
Public: 7

1. **CALL MEETING TO ORDER**
The meeting was called to order at 6:00 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-001 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for January 28, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) December 10, 2018 – Land Use and Planning Committee Meeting

2019-LU/P-002 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the minutes of the December 10, 2018 meeting as circulated.

CARRIED

4. **INFORMATION REPORT UPDATE ('BEACHWAY') – 15654/64/75 NORTH BLUFF ROAD/ 1570/80 MAPLE STREET AND 1593 LEE STREET (ZON/MJP 19-002)**

Corporate report dated January 28, 2019 from the Director of Planning and Development Services titled "Information Report Update ('Beachway') – 15654/64/75 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street (Zon/MJP 19-002)".

The Manager of Planning introduced the application through a PowerPoint presentation.

R. Gurm, Applicant and S. Craig, Urban Arts Architecture introduced the project philosophy and gave an overview of the project and its design elements.

The following items were noted:

- Building design around promoting a sense of community (amenity space structured to bring people together)
- Active lifestyle
- Changing demographic
- Housing for a variety of income levels (type and size)
- Sustainable construction
- Official Community Plan was used to guide the proposal
- Environmental stewardship

The following Council comments / inquiries were noted in regard to:

- Affordable housing for how long will they remain – it was confirmed that there was no time limit
- Non-profit agency will manage the affordable housing component (Expression of Interest at this time)
- Parking spaces and how they correspond to the housing units
- Electric vehicles to be accommodated
- Public consultation – during the recent Official Community Planning process there was a petition of support for the proposed concept with 220 signatures – to be forwarded to Council for their reference
- Unit sizes
- Parking (enough to accommodate, visitor and design) – 99 stalls including visitor parking
- It was noted that the tenants of the existing site have already received eviction notices – the Applicant stated this was not correct, notices of this nature were not sent to their tenants
- Westcoast style elements – incorporated in the proposal through simplicity, being energy efficient, wood (the pier and the beach, local elements were used as an inspiration)

2019-LU/P-003

It was MOVED and SECONDED

THAT the Land Use and Planning Committee receives for information the corporate report dated January 28, 2019 from the Director of Planning and Development Services, titled “Information Report Update (‘Beachway’) – 15654/64/75 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street (Zon/MJP 19-002)”.

CARRIED

5. CONCLUSION OF THE JANUARY 28, 2019 LAND USE AND PLANNING COMMITTEE MEETING

The Chairperson declared the meeting concluded at 6:43 p.m.



Councillor Kristjanson
Chairperson

Tracey Arthur, Director of
Corporate Administration

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2288**



A Bylaw to amend a Financial Plan for 2018 to 2022

WHEREAS the City Council of the Corporation of the City of White Rock is empowered by the provisions of Section 165 of the “Community Charter” to adopt a Financial Plan for the five-year period ending the thirty-first day of December 2022.

AND WHEREAS it is necessary for such Financial Plan to be amended

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

1. Schedule “A” and Schedule “B” attached to and forming part of the “White Rock Financial Plan Bylaw (2018-2022), 2018, No. 2239”, are hereby repealed and replaced by the Schedules “A” and “B” attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the “White Rock Financial Plan Bylaw (2018-2022), 2018, No. 2239, Amendment No. 2, 2019, No. 2288”.

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

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

	2018	2019	2020	2021	2022
Revenues:					
Municipal Property Taxes	\$ 21,401,100	\$ 22,344,472	\$ 23,442,907	\$ 24,547,050	\$ 25,405,126
Regional Library Levy	934,584	953,276	972,341	991,788	1,011,624
BIA Levy	347,700	353,700	336,600	343,300	350,200
Local Improvement Parcel Tax	5,206	5,206	5,206	5,206	5,206
Grant in Lieu of Taxes & Utility Levy	274,400	279,888	285,486	291,195	297,019
Development Cost Charges	4,030,700	1,644,700	1,946,900	1,080,400	1,088,300
Fees & Charges	15,081,800	15,931,652	16,587,238	17,191,581	17,792,705
Own/Other Sources	23,226,480	19,243,708	12,405,030	8,393,977	11,100,274
Government Grants	16,400,100	1,922,900	3,412,800	2,220,800	2,674,900
Total Revenues	\$ 81,702,070	\$ 62,679,502	\$ 59,394,508	\$ 55,065,297	\$ 59,725,354
Expenses:					
Interest on Debt	740,963	940,663	940,663	940,663	940,663
Other Municipal Purposes	38,185,625	37,848,503	38,540,069	39,709,982	40,765,304
Amortization Expense	6,217,900	8,313,900	8,851,700	9,142,600	9,458,600
Total Expenses	\$ 45,144,488	\$ 47,103,066	\$ 48,332,432	\$ 49,793,245	\$ 51,164,567
Surplus Before Adjustments	\$ 36,557,582	\$ 15,576,436	\$ 11,062,076	\$ 5,272,052	\$ 8,560,787
Adjustment for Non Cash Items:					
Amortization Expense	6,217,900	8,313,900	8,851,700	9,142,600	9,458,600
Adjustments for cash items not recognized as revenues or expenses					
in the Statement of Operations:					
Tangible Capital Asset Expenditures	(75,083,500)	(21,256,000)	(17,111,000)	(15,060,000)	(17,079,000)
Principal Payments on Capital Leases	(15,700)	(4,500)	-	-	-
Principal Payments on Long Term Debt	(612,348)	(899,520)	(928,309)	(957,947)	(988,640)
Debt Financing Received	9,289,600	-	-	-	-
Transfer from Capital Works Reserve	2,160,000	1,178,000	412,000	475,000	607,000
Transfer from Land Sale Reserve	2,385,700	86,200	-	-	-
Transfer from Off-street Parking Reserve	6,400	-	-	-	-
Transfer from Equipment Replacement Reserve	1,777,800	266,000	135,000	1,183,000	517,000
Transfer from Statutory Community Amenity Contribution Reserve	4,711,976	8,859,481	6,236,100	2,857,100	3,757,100
Transfer from Sanitary Sewer Infrastructure Reserve	8,639,200	1,876,600	700,000	320,000	522,000
Transfer from Memorial Park Temporary Reserve	1,062,500	-	-	-	-
Transfer from Waterfront Parking Facility Temporary Reserve	1,080,000	-	-	-	-
Transfer from Promenade Extension Temporary Reserve	674,600	-	-	-	-
Transfer from Parkland Acquisition Temporary Reserve	425,000	-	-	-	-
Transfer from Johnston Road Gateway Feature Temporary Reserve	1,000,000	-	-	-	-
Transfer from Johnston Road North Bluff to Russell Temporary Reserve	1,216,000	-	-	-	-
Transfer from General Fund Capital Contingency Temporary Reserve	1,500,000	-	-	-	-
Transfer from Non-statutory Community Amenity Contribution Reserve	319,000	10,600	-	-	-
Transfer from Other Reserves	24,537,748	7,023,548	1,898,048	4,120,548	5,601,948
Transfer from Operating Funds	4,066,500	4,143,900	4,459,300	4,547,700	4,239,900
Appropriation from Surplus	388,000	942,000	-	-	-
Transfer to Capital Works Reserve	(1,074,400)	(1,202,700)	(1,261,900)	(1,321,900)	(1,382,900)
Transfer to Equipment Replacement Reserve	(629,900)	(642,500)	(655,300)	(668,500)	(681,900)
Transfer to Statutory Community Amenity Contribution Reserve	(12,914,063)	(6,680,000)	(3,600,000)	-	(3,000,000)
Transfer to Memorial Park Temporary Reserve	(1,062,500)	-	-	-	-
Transfer to Waterfront Parking Facility Temporary Reserve	(1,080,000)	-	-	-	-
Transfer to Promenade Extension Temporary Reserve	(674,600)	-	-	-	-
Transfer to Parkland Acquisition Temporary Reserve	(425,000)	-	-	-	-
Transfer to Johnston Road Gateway Feature Temporary Reserve	(1,000,000)	-	-	-	-
Transfer to Johnston Road North Bluff to Russell Temporary Reserve	(1,216,000)	-	-	-	-
Transfer to General Fund Capital Contingency Temporary Reserve	(1,500,000)	-	-	-	-
Transfer to Sanitary Sewer Infrastructure Reserve	(569,134)	(7,709,686)	(576,099)	(462,599)	(389,299)
Transfer to Other Reserves	(6,033,161)	(5,679,159)	(5,127,316)	(4,864,354)	(5,467,696)
Transfer to Surplus	(58,700)	(58,700)	(35,000)	(35,000)	(35,000)
Transfer to Capital Funds	(4,066,500)	(4,143,900)	(4,459,300)	(4,547,700)	(4,239,900)
Financial Plan Balance	\$ -				

Notes:

¹ If sufficient Community Amenity Contributions (CAC's) are received prior or subsequent to committing funds and/or incurring costs for the Memorial Park, Pier Washroom, Waterfront Parking Facility, Promenade Extension to Coldcut Ravine, Parkland Acquisition, Johnston Road Gateway Feature and/or the Johnston Road North Bluff to Russell projects, the above internal loans from the Sanitary Sewer Fund Infrastructure Reserve will be reduced or not required to that extent as the CAC's received will become the funding source. Similarly, if sufficient CAC's are received they will become the funding source for the general fund capital contingency budget, rather than the internal loan.

² If sufficient CAC's are received prior or subsequent to the funds being committed, then external borrowing in the amount of \$6M for the Waterfront Parking Facility will not occur or will be reduced or not required to that extent, and the CAC's will become the funding source.

**Financial Plan Bylaw (2018 to 2022), 2018, No. 2239, Amendment No. 2, 2019,
No. 2288
Schedule B - Revenue and Tax Policy Statements**

1. Proportions of 2018 Revenue:

Property Value Taxes	28%
Fees & Charges	18%
Other Sources	54%

Property Value Taxes are typically the largest revenue source in the City’s Financial Plans. However in this Financial Plan, the City has budgeted to receive significant community amenity contributions from developers (included in Other Sources) as well as government grants, which have skewed the figures temporarily. Property Value Taxes include municipal, Fraser Valley Regional Library, and Business Improvement Area levies as well as grants & levies received in lieu of taxes from certain utility companies.

Fees and Charges represent 18% of 2018 budgeted revenue. The most significant of these are water, sanitary sewer, drainage and solid waste user fees, as well as Recreation and Culture program revenue.

The Other Sources category represents 54% of 2018 budgeted revenue. The revenue proportions are skewed this year due to the significant amount of community amenity contribution revenue budgeted to be received. As well, the City is budgeting to receive significant government grants, which are also included in this revenue category. Other components of Other Sources revenues include pay parking, investment income, building permits and business licences.

Over the four years 2019 to 2022, these proportions are projected to remain similar, except for annual fluctuations in projected community amenity contribution revenue and government grants.

2. 2018 Municipal Property Tax Distribution:

Class 1 Residential	90.17%
Class 2 Utility	0.21%
Class 6 Business & Other	9.59%
Class 8 Recreational & Nonprofit	0.03%

The calculation of municipal property tax distribution is based on historical class multiples, as adjusted by new development. These figures may be adjusted when the 2018 property tax rates are finalized.

3. Permissive Tax Exemptions:

White Rock Council Policy No. 317 details the City's policy for permissive property tax exemptions, in accordance with the Community Charter. This policy provides the criteria for granting permissive tax exemptions to certain properties in the following categories:

- Land surrounding the buildings of places of worship;
- Burlington Northern Santa Fe Railway property leased by the City;
- City properties leased to not-for-profit organizations that are providing a community service not currently available through the City and have not previously paid property taxes on the City property in question;
- Property owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to citizens of White Rock;
- Property owned by a charitable, philanthropic or other not-for-profit organization whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community; and
- Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.

At this time there is no change anticipated to the City's Permissive Tax Exemption Policy.

Permissive tax exemptions granted for 2018 will be listed in the City's 2018 Annual Report.

**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, 207, 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		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

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)

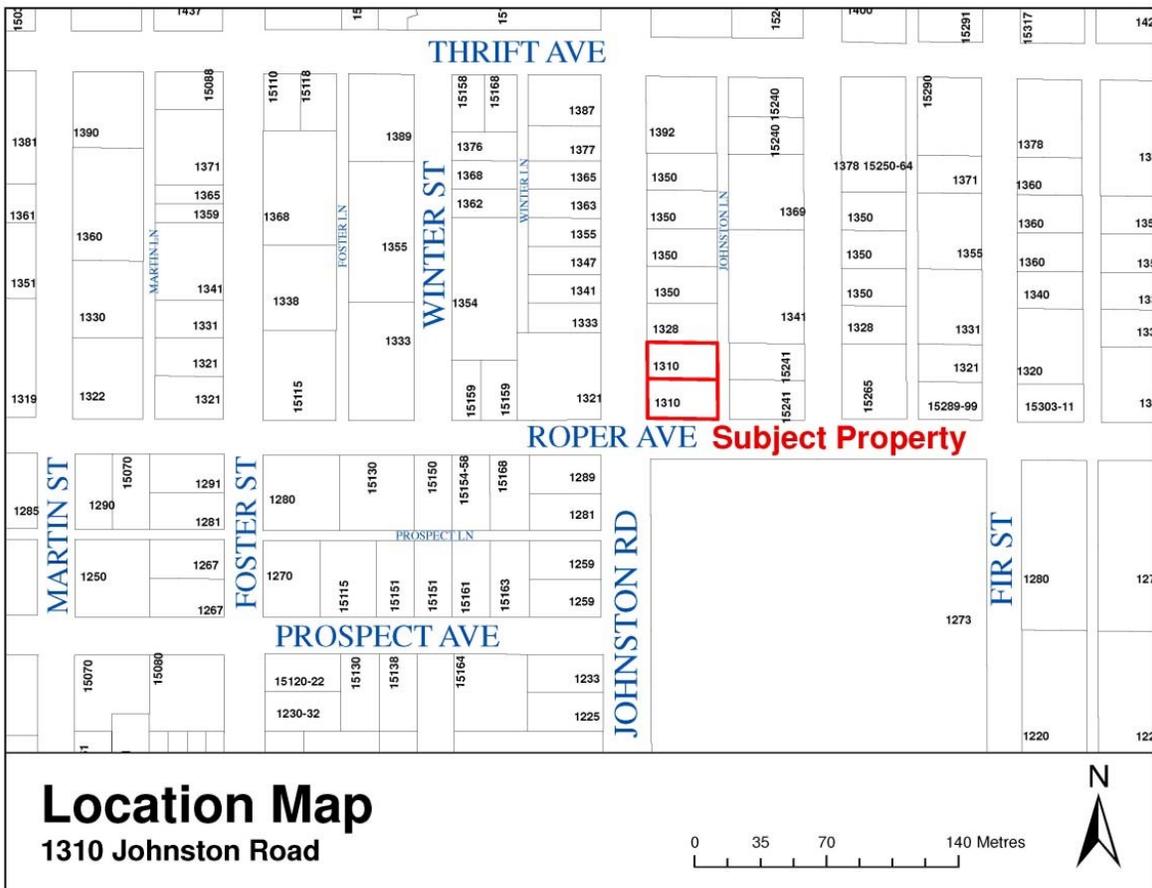
as shown on Schedule "1" attached hereto, from the 'CD-60 Comprehensive Development Zone (1310 Johnston Road)' to the 'CD-61 Comprehensive Development Zone (1310 Johnston Road).'
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2290".

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

Mayor

Director of Corporate Administration

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

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW No. 2282



A Bylaw to amend the
Animal Control and Licensing Bylaw, 2012, No. 1959

WHEREAS it is expedient to amend certain provisions of the Animal Control Bylaw, 2012, No. 1959;

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

1. By deleting Section 23.(5) "Be on the pier or promenade, at any time; or" and replacing it with;

23.(5). "Be on the pier at any time or on the promenade between May 1st and August 31st; or"
2. This Bylaw may be cited for all purposes as the "Animal Control and Licensing Bylaw, 2012, No. 1959, Amendment 2, 2019, No. 2282";

RECEIVED FIRST READING on the	14 th	day of	January, 2019
RECEIVED SECOND READING on the	14 th	day of	January, 2019
RECEIVED THIRD READING on the	14 th	day of	January, 2019
ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

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DOGS ON THE PROMENADE SURVEY

Posted on: January 25, 2019

Notice of Special Council Meeting: Community Forum | Dogs on the Promenade



On Wednesday, January 30, 2019 a Special Council Meeting will be held at the White Rock Community Centre regarding Dogs on the Promenade.

The meeting agenda can be found here: <http://ow.ly/rVE630nv38P>

If you have questions please contact clerksoffice@whiterockcity.ca or 604 541 2212.

Date	Wednesday, January 30, 2019
Time	6:00 P.M.
Location	15154 Russell Avenue White Rock, BC V4B 1Y6

A survey was created with the intention to measure the relative position on this issue by those who own or do not own a dog.

The survey was available to the public from Friday, January 25, 2019 to Friday, February 1, 2019. It was promoted on the City's website and social media channels.

Unable to attend the Dogs on the Promenade public forum on Wednesday, January 30 at 6:00 PM at the White Rock Community Centre?

Have your say by filling out our quick survey: <https://www.surveymonkey.com/r/dogsonpromenade>

Please note that the survey closes at 4pm on Friday, February 1, 2019!

DOGS ON THE PROMENADE SURVEY

The survey reached over 6,200 people and was shared nearly 60 times. Total number of survey respondents was 1388.



City of White Rock
Published by

January 28 at 4:44 PM

The survey is now closed

Unable to attend the Dogs on the Promenade public forum on Wednesday, January 30 at 6:00 PM at the White Rock Community Centre?

Have your say by filling out our quick survey:

<https://www.surveymonkey.com/r/dogsonpromenade>

Please note that the survey closes at 4pm on Friday, February 1, 2019!

6,230

People Reached

1,294

Engagements

Boost Post



Sandy Nightingale, Manuela Robertson and 31 others

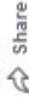
15 Comments 56 Shares



Like



Comment



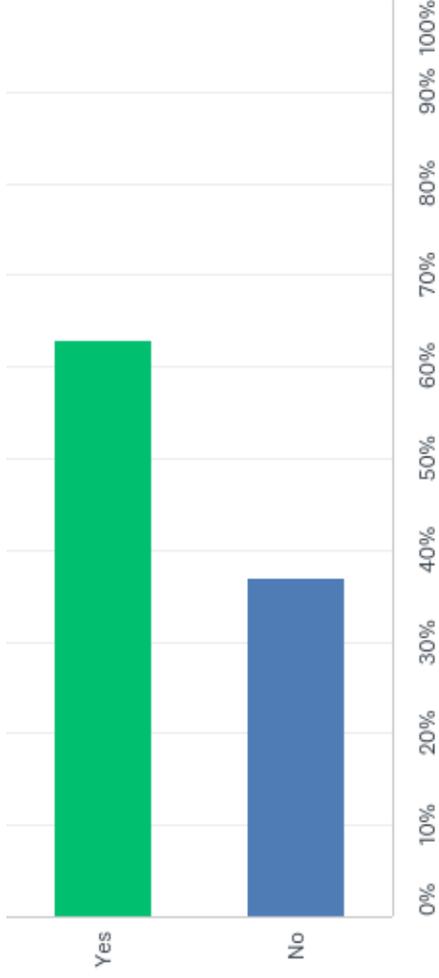
Share



Q1: Are you a dog owner?

Answered: 1,388 Skipped: 0

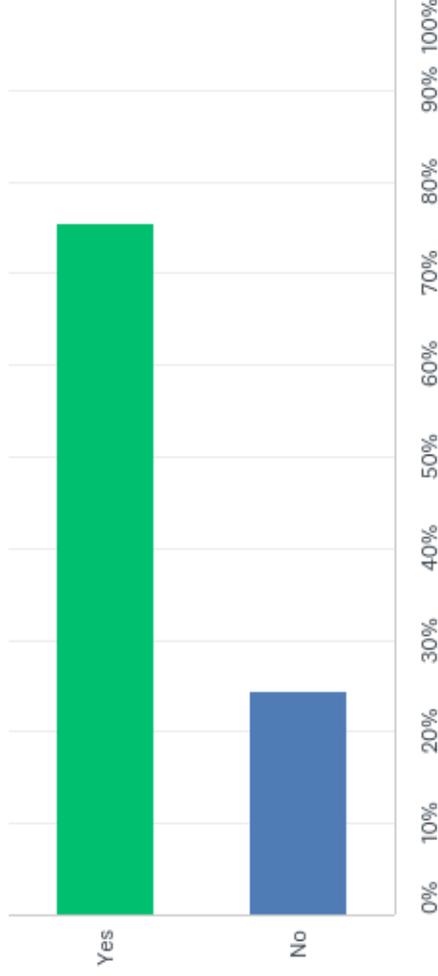
ANSWER CHOICES	RESPONSES
Yes	875 63.04%
No	513 36.96%
TOTAL	1,388



Q2: Would you be in support of dogs being permitted on White Rock's Promenade during the off-season (October 1 to March 31)?

Answered: 1,388 Skipped: 0

ANSWER CHOICES	RESPONSES
Yes	75.58% 1,049
No	24.42% 339
TOTAL	1,388



Thu 1/31/2019 4:34 PM

Subject: Pilot Project Proposal Forum Feedback

Dear City leadership,

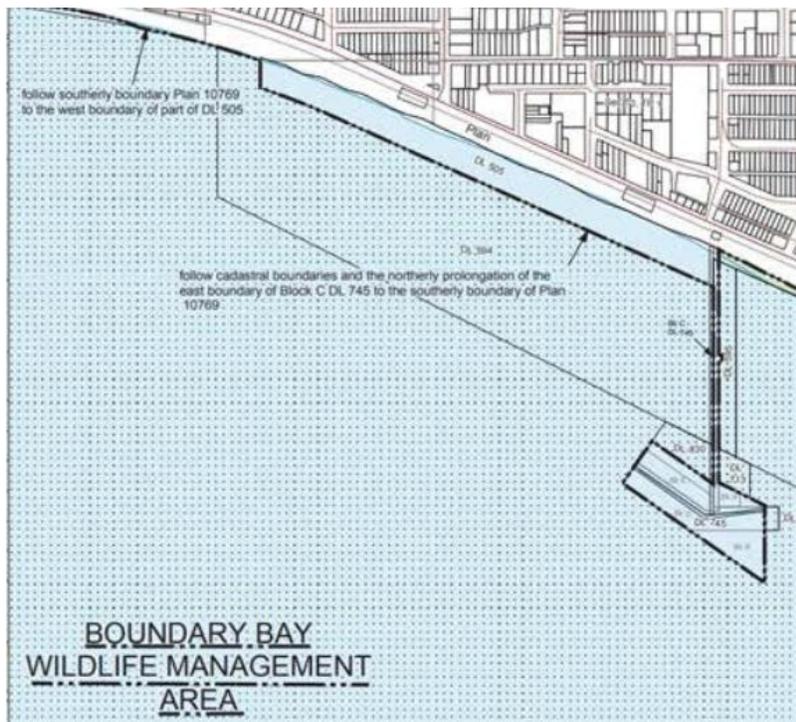
Thank you for holding the public forum last night to get more feedback and ideas on the proposed trial period.

The 3 key points brought up, and solutions to consider are;

1) Those against do not want to compromise at all. Those in favour would like year round leashed access, and ideally a section of off-leash area (OLA) that is not via SFN land; and we are willing to compromise.

Solution: Allow leashed dogs during the off-season on the entire promenade, then only west of the pier, including leashed on the beach during the Summer months. This will enable all the residents to enjoy it in the nice months, and the opposed can be dog free on the pier, and east of the pier where the White Rock and the larger grassy areas are located.

Considerations; This will be easier for bylaw enforcement since there can be clear directional signage at Memorial park. During the trial period year, there will be time to plan for off-leash park areas. Those with dogs also like to take family and a blanket to the beach, and the BNSF land, DL505 extends about 70M (229ft) into the inter-tidal foreshore west of the pier (see pic of proposed Wildlife Management Area (WMA)). High tide will also wash away the poop residue that the environmental concerns have mentioned. To put this residue into perspective, Victoria CRD dumps 100 to 180 Million litres of sewage into the ocean each day.



2) The financial implications were mentioned several times by the opposed. Those in favour pay taxes as well.

Solution; Use the current City supplier, K9 Community Clean, to supply the dispensers and bags for free. Small logos of sponsors, and free maintenance by volunteers will not be an issue for BNSF. K9 also will pay for City bylaw messages on the dispenser signage. The \$150+ Fine info should be clearly marked to assist with enforcement and compliance. Please have the dispensers in all parks to assist keeping the city clean. K9 can have them available for launch within days as they have all in stock.

Considerations; The new council has not yet created their budget, so it is not an issue. They could also be supplied at no cost. It is also likely that the additional license revenue will pay for additional enforcement and education.

3) Measure for success. Some opposition asked how the pilot's success would be measured.

Solution: The measurable key indicators mentioned at the previous dog delegation should be communicated and tracked during the year trial. This includes dog license revenue, parking revenue, vibrancy score, and business success, and could also include fines issued, or other indicators.

Considerations; The Dog WR group will heavily encourage dog owners to buy a license once there is perceived value to do so. The off season is proposed to be now, until April 30, so the trial period should start next month, soon after the next Council meeting, if approved, to assist the local businesses asap while the pier is repaired. The city could issue city logo stamped dog leashes with the \$25 licence fee. They could be a different colour each year, and would make enforcement easier. These are readily available from many suppliers, including Amazon.

These solutions will make the City more inclusive of all residents, as a part of the corporate vision, as referred to as a concern of some opposed. Thanks for your review and consideration.

Best regards,



Thu 1/10/2019 7:56 PM

Subject: Dogs on the promenade

Unfortunately I am away at this time and unable to personally attend the January 14,2019 Council meeting and express my support for the by law amendment to allow dogs on the promenade. This initiative is most welcome and long overdue.

I am pleased to express my support, by email, my formal support for the Council initiative to allow leashed dogs on the promenade. This is a very progressive move for a new Council and gives me much hope that the new leadership at City Hall sincerely has the best interests of all residents in mind and is prepared to govern White a Rock like a City and not some two-bit strata council where special interests and friends of the leaders get special treatment. While I no longer have a dog,(she died two years ago) I am still supportive of allowing leashed dogs to walk on the promenade. It will, in my opinion, be a supple boost to the businesses on Marine Drive. It never made sense to me that dogs were welcome on the narrow sidewalks on the north side of Marine Dive and through the parking lots but not on the promenade itself. The promenade is wider and better designed to accommodate the leashed pets. The sidewalk in front of the restaurants is narrow, crowded with smokers, very close to the traffic and less than ideal for the restaurant patios. Whatever the rationale was to not allow dogs was, it is no longer appropriate to continue with the ban. World class tourist destinations welcome people with their leashed dogs without any serious problems. The Whistler village stroll, Stanley Park seawall and Granville Island long ago embraced leashed dogs. It is time for White Rock to Change their archaic prohibition of leashed dogs on the promenade.

Please pass this by law amendment.



White Rock

Please copy this email to all of your council.

Tue 1/29/2019 10:28 AM

Subject: Dods on the Promenade

Please forward this email to the Mayor and Council.

I am, regrettably, unable to attend this evenings information meeting about allowing licensed, leashed, dogs on the promenade. As a taxpaying homeowner, in White Rock, I want to express my support for the trial program. It is long over do and much needed to reverse the trend of rules, regulations and policies that challenge the vitality and appeal of our much loved beachfront area.

We are no longer dog owners, having lost our much loved dog a few years ago to old age. But the issue need not be viewed as pitting dog owners/lovers against those that want to prohibit dogs from the promenade. It is about White Rock being an open, inviting and inclusive community. Local government is about managing all interests, activities and choices of the citizens. It should not be prohibiting activities that are not harmful to the public. Dog ownership is not a crime and many can argue it is in a healthy pursuit. I want my Council to find ways to 'manage' this issue so all citizens can enjoy every trail,

sidewalk, open space and amenity in the City I am very dissatisfied that a walk with my dog, or now my friends dog, necessitates a drive to Cresent Beach or to the Nicomekle River linear park on Cresent Road. Why must White Rock taxpayers DRIVE to Surrey for a waterfront walk with a dog? Why is the Promenade, which I pay for through my taxes, off limits to my enjoyment because i want to walk with a licensed, leashed dog? There is no rational reason for it. The Vancouver seawall is welcoming to leashed dogs. Whistler Village and the extensive valley trail system welcomes people with dogs. Even White Rocks Farmers Market allows leashed dogs to accompany their owners. Why not the promenade? It is wider and without obstacles like signage etc than the sidewalks on Marine Drive, in front of all restaurant patios. It is safer than the aisle ways in the pay parking lots on Marine Drive. Both of these areas allow leashed dogs to walked. It is just the promenade that prohibits leashed dogs!

As a new Council, one brought in to change direction on many fronts, you have a mandate and opportunity to do things different. The beachfront area is experiencing a lot of challenges right now and anything to entice people to visit the waterfront should be encouraged. Allowing people to bring their leashed dogs for a walk on the promenade could be part of a package of initiatives to provide a much needed boost to the area.

[REDACTED]. These are tragic and unacceptable acts. They are not the result of people walking licensed, leashed, dogs in public areas. There is no evidence that this is problem along Vancouver's very busy seawall, in Whistler or at White Rock's Sunday Farmers Market. What evidence is there of conflict with leashed dogs at Cresent Beach along that promenade? What examples are there, currently, of conflicts with dogs and people along the Marine Drive sidewalks or in the parking lots were leashed dogs are already allowed? On behalf of me, my family and many friends who would like the opportunity to include leashed pets to join us for a walk along the promenade approve this initiative. It is a good thing for our community. It is time to allow "Paws on the Promenade"!

[REDACTED]
White Rock

Mon 1/7/2019 1:57 PM

Subject: Dogs on Promenade in White Rock

Good afternoon.

I live across from the promenade in White Rock. I have a dog and would enjoy walking her along the promenade –

BUT, I DON'T THINK ALLOWING DOGS ON THE PROMENADE IS A GOOD IDEA ANY TIME OF YEAR.

For a few reasons:

People with big dogs often seem to enjoy it when others are wary of their big dog to triumphantly and loudly declare they won't bite. I've given up saying anything in response. That said, even if I say nothing and just step away, the owner will sometimes berate me that I would even think of being scared of their dog.

While I would like to take my small dog on the promenade, I wouldn't for the reasons above. I wouldn't want to put her at risk – so really, you are deciding if big dogs will be allowed on the promenade.

No matter what the dog owners say, their dog will shit and pee on the grassed areas. No more safe picnics on the grassed areas next to promenade.

As a female, I hate it when dog owners allow (and enjoy) when a big dog runs up and decides to smell MY private parts! Saying anything just adds to their joy.

Sakes alive, there are so many places dogs are allowed!!! Is it really too much to ask that a short 5.5 km for kept for people walking along the ocean without having to keep alert for a dog that - 'oops, usually is safe', etc. etc.

██████████

White Rock

Sun 1/27/2019 8:29 AM

Subject: Dog walking on promenade

I am completely in support of allowing dogs to be walked on the promenade. As long as they're leashed.

We walk our dog around White Rock daily, and always encounter many dog lovers who stop and pet our dog. People love dogs and seeing them on the promenade would add to their experience, and to ours. It's not reasonable that dog owners are excluded from enjoying one of the nicest areas of our city to walk.

When leashed, the dogs can't bother the few people who don't want to connect with them. They can simply walk by.

I believe that with all the challenges facing our marine drive area, including the on going construction, difficulty parking, pier damage, beach damage, we need to do all we can to encourage visitors to this area, and make the whole experience more enjoyable. Many people come from other cities with their dogs to enjoy our city. The more restrictions there are the less likely they'll come, and we can't afford to be anything but accommodating to everyone at this time.

Sincerely

A solid black rectangular box used to redact the sender's name.

Fri 1/11/2019 10:53 AM

Subject: Support for trial run for leashed dogs on White Rock Promenade

Dear Mayor and council,

I think it's high time to allow the other White Rock residents who own dogs to walk the promenade. Having to walk along the restaurant side with our dogs makes it very difficult, as the sidewalks are very narrow with all the patios along the way, baby strollers, line ups to restaurants, smokers, etc. Not to mention how dangerous it is walking in the parking lots with our dogs so that we can enjoy the beach side to some degree with our dogs.

There should be strict rules such as no retractable leashes allowed, fines to people who do not pick up after their dog. All dog owners should not be penalized for the few dog owners who are not responsible.

Thank you

██████████

White Rock

Fri 2/1/2019 6:28 PM

Subject: Attention Planners and Council



Friends of Semiahmoo Bay Society
www.birdsonthebay.ca

February 1, 2019

Dear Mayor and Council,

The Friends of Semiahmoo Bay Society comprises a group of community volunteers working to preserve, protect and raise knowledge of the ecological values of the Boundary Bay ecosystem and its watershed. We are not membership based but have a list serve of 600 local volunteers. We work with numerous naturalist groups, NGO's, businesses, First Nations, municipalities, provincial and federal jurisdictions to reach common goals for the environment.

Since we are a science-based organization, our input is based on evidence and good science and if we cannot offer a substantiated opinion, we defer to Provincial, Federal and First Nations advisement.

The foreshore of the City of White Rock is a part of the top-rated Important Bird Area (IBA) in Canada of 600 designated sites. It forms part of the United Nations RAMSAR designation for Boundary Bay and the Fraser River estuary. It is part of the designated Hemispheric Reserve of the Western Hemisphere Shorebird Reserve Network. Canada is a signatory to the International Migratory Bird Act. It is also designated a part of the BC Wildlife Management Area (WMA).

Yet we have observed dogs disturb wildlife in the intertidal area of Semiahmoo Bay for decades. Despite our efforts to raise public awareness about disturbance to migrating birds and the species-at-risk, non-migrating Great Blue Heron that lives here and about the high faecal coliform counts increased by dog feces left on the beach, people continue to use the Semiahmoo Bay foreshore as a dogs-off-leash destination they are entitled to.

Every summer since 2004 we have provided to the City of White Rock and City of Surrey two or three Beach Hero Marine Interpreters 5 days a week for 2 – 4 months. They observe and report poachers, illegal crabbers & fishers and they observe and record recreational use of the beach. A priority is to offer free beach discovery walks as well as leading classes of students. By raising public knowledge and awareness, they hope people will be more respectful of this 'living' beach and its crucial role in the food web we all rely on.

We realize it is not a City responsibility to enforce any Boundary Bay WMA rules or policies, but it behooves the city to support the WMA rules and help stop people from using space under city control from using that space as a means to access the WMA. The City has not followed its own commitments, 2.1 Objective 4 of the Environmental Strategic Plan. Thus, we are opposed to this bylaw until such time as the City has in place a well understood, enforced and effective system for keeping dogs off the beach and intertidal zone at all times, regardless of wherever else they are allowed.

There are a number of other recreational user abuses of the sensitive ecosystem of Semiahmoo Bay that should be discussed but they digress from discussion of the issue at hand.

Thank you for your consideration of our position.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marg Cuthbert', written over a horizontal line.

Marg Cuthbert
President
cc. Erik Balke

c/o 15425 Columbia Avenue White Rock BC Canada V4B 1K1 Ph: 604-536-3552 Fax: 604-542-9882

Thu 1/24/2019 10:45 AM

Subject: Dogs on the Promenade

We are residence of White Rock and feel we should be able to walk our dogs on the Promenade during off season. Our businesses need more support and there are a lot of dog owners that would like to walk their dog and have a coffee and something to eat after.

It sure can't hurt for a trial period.
Let's move forward to 2019.



Fri 2/1/2019 10:53 AM

Subject: Opposed to dogs on promenade. Wildlife and the environment come first

Dear Mayor Walker and Councillors David, Helen, Erika, Scott, Anthony and Christopher,

Thank you in advance for reading in full and contemplating my explanation of the disaster you will create, even in a test phase of allowing dogs in the promenade area.

I am strongly opposed to dogs being permitted anywhere in the promenade area. Please read my reasoning in full.

Those that choose to not own a dog do not directly effect those that choose to own a dog. Yet, dog owners choices directly impact everyone, including those that don't own dogs. Wherever I go out in my community of White Rock and south Surrey, I see delinquent dog owners with their pets off leash and their lovable pooch urinating and defacating on other peoples' front lawns. When did this become acceptable behaviour? I see dogs sitting in owners laps as they drive, and bouncing around between front and back seats, a ticket-able offense of distracted driving since 2014. Still others use public tennis courts and athletic fields - where dogs are banned - as off leash play areas, where dog faeces are frequently left behind. Very few dog owners obey leashing bylaws, even in wildlife habitat areas like Serpentine Fen. Those that do leash their dog most often use a very long retractable leash that gives the dog the ability to roam freely, and rush anyone it chooses, rather than be heeled by the owner. The point is that dog owners are so vested in their pet that most think that city dog bylaws don't apply to them, and their perfect pet. They have a very self centred 'me' attitude that negatively impacts other people and excuses them from obeying the law, and acting in an acceptable and responsible fashion.

Once allowed on the promenade area, you can bet that people will be stepping in dog turds, on their way to a restaurant, and those that think they are exempt from the city's bylaws will take their hounds onto the pier and beach, where they will negatively impact wildlife. Those visiting from other cities may not be aware that the pier and beach are off limit, and signs are meaningless to dog owners. Many people are fearful of dogs, others aren't interested in being slobbered on or having their lunch spoiled by a salivating and whining canine. Seniors with balance or mobility issues are always at risk of being knocked down, as few owners properly train their pet to heel at all times. Dogs on the promenade are an imminent danger to these seniors and those fearful of dogs. Long leashes will inevitably trip people and injuries could result in lawsuits against the city that allowed dogs where people recreate.

Where does the city think the dogs are going to defecate and urinate? Dogs will leave their disgusting messes and urine on the promenade walkway and on the grassy area beside the path and in the parking lot. Children use the grassy areas to play, families picnic here, others set up lawn chairs to relax and many sit against the shady trees to read or snooze. The contaminants in the faeces and urine will be alive and well in the soil and on the grass, long after the dogs are no longer permitted in the spring and summer months. This is a health hazard that needs to be addressed by the city of White Rock. Some dog owners try to argue that dog turds are no different than faeces of wild animals, but nothing could be further from the truth. Dog food is highly processed, and dog faeces are unnatural in the environment where it runs off into creeks, streams rivers and oceans where the nitrogen depletes the water of oxygen, suffocating fish and other aquatic life. Dog faeces creates a toxic mess in the landfill, where it presents a health hazard to workers and releases massive amounts of methane into the environment.

Methane is 20 times more damaging to the atmosphere than carbon dioxide, so those that own one, two, three or more dogs are contributing to global warming far above and beyond those that do not own dogs - if the turds are not taken home and properly composted. If dog owners use the current "garbage bins" for ditching their canines' disgusting mess, it will be taken to the landfill, and this is a major problem that the City of White Rock needs to address, well before allowing dogs on the promenade area.

Sending dog faeces to the landfill is totally unacceptable and a failure of the dogs' owners', and also a failure of any city that does nothing to redirect dog turds to a proper dog turd compost, for safe management. I urge the city of White Rock to have dog faeces bins located at the promenade and that the city initialize a dog turd composting program like North Vancouver has done. The bins should be collected and cleaned daily, to eradicate the potential spread of disease and foul odour. The Star Vancouver reported that 1,241 tons of dog shit is amassed in the city of North Vancouver each year, by an estimated 10,000 dogs. Funds for the White Rock program should not be taken from the wider tax base that includes those that choose not to own dogs in White Rock, but could come from the dog owners themselves that require the program to be put in place. Keep in mind that this program will also be managing and paying for the dog faeces management of people that live in other cities and bring their dogs to the White Rock promenade to leave their crap.

Before the City of White Rock can even begin to think about voting in January 2019, about a test trial of dogs on the promenade, the following items need to be addressed and planned.

1. Dog faeces collection bins and a compost program need to be in place. These bins will need to be emptied and cleaned daily. Dog owners, not the wider White Rock taxation base should cover this cost. The city will have to consider how visitors with dogs will contribute to the cost of this program.
2. Owners must be restricted to short leashes of about 3' to protect the safety of others, especially seniors and children.
3. Animal control officers need to be hired and present along the promenade in numbers at all times, to ticket all violators that don't leash; don't collect faeces; go on the pier; go on the beach and whose dogs display threatening, dangerous or intimidating behaviour. Tickets need to be given, as warnings fall on deaf ears when it comes to most dog owners.
4. The city needs to create an easy way for those that do not own dogs to offer their feedback on this issue.
5. A strict licensing program needs to be in place, so that tickets can be handed out even if owners refuse to identify themselves.
6. White Rock may want to consider a DNA archive of licensed dogs, such as exist in the UK and Europe, so that left behind faeces can be identified and tickets issued to the offending party by DNA tracking. The ticket amount will reflect the cost of this program.
7. For the safety of everyone, joggers with dogs should not be permitted.
8. Disinfection of the paving stones will need to be done according to the health inspector.
9. Dogs that harass wildlife should be banned. This wildlife includes blackbirds, seagulls, and migrating birds.
10. Those that do not own dogs, should be able to easily report any incidents where they felt harassed, unsafe or frightened. Dogs are animals and react by instinct, not reason and not by

their owners commands. Dogs present imminent danger to others and allowing them in such a confined public space will result in negative incidents. Does the city have a plan to protect victims of dog attacks and or bites?

Of course dog owners want to be able to go wherever they want with their pets, but their choice to own a dog directly impacts the lives, safety and opinions of those that choose to not own a dog. I compel the City of White Rock to reconsider, and not vote for this bylaw change in January, as it is a step backwards not forwards.

Fri 1/25/2019 8:23 PM

Subject: Re dogs on White Rock promenade

Dear White Rock Council,

I fully support on leash dogs on the White Rock Promenade from beginning of Jan. 2019 to end of April 2019.

If this goes well I support dogs on White Rock promenade beginning Sept. 2019 to end of April 2020.

Regards,



Surrey

Wed 1/23/2019 5:52 PM

Subject: Please move forward with allowing Dogs to be walked on the Promenade!

City Council,

I regret that I am out of town this month, but I want to voice my strong support for allowing dog owners to walk their dogs on the Promenade and increase the vibrancy of the White Rock Waterfront!



Mon 1/28/2019 7:50 PM

Subject: In favour of dogs on the promenade

Kind regards,



Sun 12/30/2018 10:57 AM

Subject: Dogs on Peomenade

Mayor and Council< We will not be able to attend the Public Hearing for allowing leashed Dogs on the White Rock Promenade during off Season. As Resident of White Rock and a Dog Owner, we are in favour of it. I think it will help the Merchants on the Water Front as we will be stopping for breakfast, lunch, dinner or coffee quite often instead of in Surrey where we now take our Dog to walk him. A suggestion that I think would be wise is to limit the length of the leash so the owner may keep the Dog fairly close to them. Also, the more doggie bags and place to dispose of them is important. Thank you for your consideration



Sat 1/26/2019 3:10 PM

Subject: Dogs on promenade

Dear WR Council,

We are in support of allowing leashed dogs on the promenade all year round, but especially in the off season.

Regards.



White Rock

Fri 1/25/2019 11:29 AM

Subject: Feedback for forum

Please include this for support for allowing dogs on the Promenade year round. We initially proposed off-season as a compromise, but prefer it to be all year.

I wanted to share this article below since many people have new year's resolutions to get healthier, and we have double the average of seniors in BC. Since about 50% of residents have a family dog, and we all live within 8 blocks of the Promenade, it will be good to get the trial pilot project final approval. I agree it is good to get public feedback, which is why we proposed the pilot project, to get feedback and track improved vibrancy. Even if 200 show up for the recently proposed public forum, that is less than 1% of our population. In addition, some people have friends, neighbours, and family that don't have dogs, yet would like to join them for promenade walks. Families with dogs already walk around town now, so how could this possibly be more dangerous, as the opposition contends?

Dog ownership could help improve senior health: study

A new study by the University of Missouri has found that owning a dog can help improve the health of seniors by creating important bonds between pet owners and their canine companions which lead to increased physical activity through dog walking, increased social benefits, and fewer trips to the doctors. The team of researchers looked at data from the 2012 Health and Retirement study, sponsored by the National Institute on Aging and the Social Security Administration, which included information on human-animal interactions, levels of physical activity, frequency of doctor visits and general health outcomes of its nationally representative sample of participants.

Not only did the team find that dog owners benefit from the bonds they form with their pets, but a stronger bond also meant that owners were more likely to walk their dog more frequently and for longer. And thanks to dog walking, this also meant that seniors participated in more frequent exercise, resulting in a lower body mass index, fewer visits to the doctor, and an increase in social connections thanks to interacting with other dog walkers.

With the Centers for Disease Control and Prevention recommending 150 or more minutes of moderate physical activity per week for adults of all ages, the study shows that not only is dog walking an effective way to meet this minimum level, but also a great way for seniors to enjoy their most popular form of physical activity.

Commenting on the findings, Rebecca Johnson, a professor at the MU College of Veterinary Medicine said, "These results can provide the basis for medical professionals to recommend pet ownership for older adults and can be translated into reduced health care expenditures for the aging population."

Johnson also added that encouraging pet-friendly policies in retirement communities, such as dog walking trails, could also enable residents to enjoy the many health benefits of canine companionship. Many other recent studies have also shown the health benefits of owning a dog, and not just in seniors but across all ages.

A 2015 Swedish study which looked at data on more than one million Swedish children found that those who grew up with dogs had a 15 per cent lower risk of asthma.

And a U.S. study published last year in journal Preventive Chronic Disease found children who had a pet dog had lower anxiety scores than those who did not, thanks to the bond created between children and their furry friend.

And a 2013 study found another surprising way that owning a dog may be good for you, by bringing germs into your home. Although it may not sound so healthy, the study showed that homes with dogs had a wider variety of bacteria than homes without dogs, which helps to strengthen the immune system.

<https://www.ctvnews.ca/health/dog-ownership-could-help-improve-senior-health-study-1.2870572>

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Tue 1/29/2019 4:27 PM

Subject: Vancouver Off-Leash Parks. & more

Dear Staff & Council,

While you are considering allowing leashed dogs on the most accessible park in our city, the Promenade, please also consider the off-leash areas as part of the decisions. We cannot find any other park in BC that does not allow leashed dogs, at least most of the year. As per Vancouver's recent study, they have some off-leash parks that have restricted times only during the Summer months, but allow leashed dogs all year round.

Today on Global news BC it was announced that Vancouver added Burrard View Park as the newest and 42nd off-leash park. Their other 41 Off Leash Areas (OLA's) for dogs, have a combined 186 acres. To be comparable per capita, White Rock would need to have 6.2 acres of OLA's, or about 12 times the current size of our one OLA in Centennial Park.

We request that a portion of the Promenade also be allowed as an Off-leash park with restricted times during the Summer months. Perhaps only East or West of the Pier during the entire year. Eight years ago when the SFN fenced off their land, we lost the only off-leash area within walking distance of White Rock. We had since proposed that the City convert the Operations Yard to a new off-leash park, large enough to throw a ball. The Operations could move to the newly acquired Annex, and find other parking or outsource the services for the existing vehicles. Some garbage was outsourced, but no new park added even though the Parks Master Plan 2007 had targeted \$10+Million for new parks. The current operations park is surrounded by about 20' of large trees and green belt.

Vancouver's study found that more non-dog people used and enjoyed the off-leash parks than dog people, and actually support more of these parks.

Please consider allowing leashed dogs all year on our leased promenade, which is flat, wide, and within 8 blocks of all residents. Please also continue using your vendor, K9 Community Clean to install dog bag dispensers in every park in the city, including the promenade.

Thank you.

Results from Vancouver 2017 survey include;

Support for dog off-leash areas

People are generally supportive of having off-leash areas in their neighbourhood. Phone survey results indicate that approximately 67% of Vancouver residents support or are neutral towards having an off-leash area in their immediate neighbourhood.

restrictions including daytime and seasonal restrictions. 18 of the city's 36 off-leash areas currently have time-of-use restrictions that restrict off-leash activity during selected daytime hours. These time-of-use restrictions typically restrict dog off-leash activity to mornings and evenings (e.g. 6 to 10 am, 5 to 10 pm), thereby making the park available for other activities during the day. Five (5) of these off-leash areas have time-of-use restrictions during the summer months only, allowing all-day off-leash activity at park sites that are not as intensively used by the general public in the winter months.

Dog off-leash area	Population within 1km (2011 census)
Nelson Park	67,843
Emery Barnes	54,144
Coopers' Park	42,055
Charleson Park East	43,006
Charleson Park West	41,256
Sunset Beach	44,624
Hinge Park (Southeast False Creek)	31,335
Andy Livingstone	34,327
John Hendry	28,520
Kingscrest Park	28,261
Hadden Park	25,924
Devonian Harbour	28,976
Valdez Park	17,575
Balaclava Park	16,156
Fraserview Golf Course North	26,808
Nat Bailey Stadium Park	15,558
CRAB Park at Portside	21,428
Everett Crowley	15,201
Sparwood Park	19,252
Strathcona Park East	16,518
Strathcona Park West	18,764
Stanley Park	19,188
Jones Park	32,147
Fraserview Golf Course South	19,759
Tecumseh Park	29,129
Musqueam Park	8,750
Killarney Park	30,738
Sunset Park	27,124
Quilchena Park	12,717
Sunrise Park	17,177
Queen Elizabeth Park	15,180
Falaise Park West	15,519
George Park	20,374
Dusty Greenwell Park	7,620
Falaise Park South	12,785
Falaise Park East	12,152
Oak Meadows Park	9,563
Fraser River Park	9,752
Locarno Beach Park	5,339
New Brighton Park	4,955
Spanish Banks Park	1,072

The three most supported improvements among dog owners were:

- More dog off-leash areas (47%*)
- Clearer off-leash area boundaries (26%*)
- Education programs for dog owners and non dog owners (16%*)

The three most supported improvements among non dog owners were:

- Clearer off-leash area boundaries (32%*)
- More dog off-leash areas (26%*)
- More enforcement (20%*)

*Note that totals add up to more than 100% as respondents were able to choose more than one option.



Wed 1/30/2019 1:37 PM

Subject: Public Forum re: dogs on the promenade

I am unable to attend the forum tonight but would like to let you know that I am in favour of allowing dogs on the promenade. Perhaps something similar to Crescent Beach where they are allowed in the off-season might work well. I think a test period is also an excellent idea.

Thank you,

██████████

Wed 1/23/2019 8:32 PM

Subject: No to dogs on the promenade

Hi Mayor and Council,

As a long time resident of White Rock, I wish to make known my objection to allowing dogs on the promenade. While I acknowledge most dog owners are responsible, there will always be a small number of owners who are not. Therefore the policy of no dogs on the promenade should remain.



**Feedback from Public Information Meeting
1300-Block Johnston Road
January 17, 2019**

1. Please provide your name and address. (please print clearly)

Name: [REDACTED] _____

Address: [REDACTED] _____

2. Please provide any comments you have regarding the proposed bylaw amendments:

*Regarding the proposal to allow dogs
on promenade in winter months: I completely
disagree. May I remind council the majority of
people are non dog owners & esp the demographic that
uses the prom. the most (seniors) are even more of
majority non dog owners. My wife & I have to jog on the
grass if the promenade & I do not want to step frog
dog feces.*

Thank you for your participation.
If you have any questions, please contact:

Carl Isaak
Manager of Planning
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

Fri 1/25/2019 8:06 PM

Subject: Dogs on the Promenade

Hello,

I am a resident of the South Surrey area who frequents White Rock and Crescent beach. I'm also a responsible dog owner who would love to have the opportunity to walk my (trained) dog on the promenade in the off-season. Why does Crescent Beach allow dogs and not White Rock? This has always frustrated me.

In addition, I'm sure council could think of much better ways to spend that \$16,000,000 (cost to repair the pier).

Anyway just wanted to share my thoughts as a local resident and support the dogs!

Wed 1/30/2019 10:47 AM

Subject: Promenade

██████████, in his letter to council said that the promenade area is a protected wild life area ,suggesting that people climb over the tracks & go to east beach across from the aboriginal lands. The promenade & this land are physically abutting each other sharing the same shoreline. More herons & other wildlife fish & live there where the river meets the ocean. This " protected" area also has long, dirty noisy trains rumbling by numerous times a day, kicking up toxic dust from the tracks combined with chemical residue which is used on the foliage around the tracks. Another example of " fake news"

We suggest that White Rock take a look at how Steveston manages to be dog friendly, all yr. round, & encourages visitors & tourism with friendlier parking options

Dog owners have been paying taxes for years, without being allowed to share our public space. Poopy bags can be sponsored, & dispensers can be affixed to existing posts signs or railings, minimizing costs.

There are always solutions to problems. Positive interaction is better than negative constriction. We should work together to improve on a shared community for all. Thanks, ██████████

Mon 1/28/2019 6:04 PM

Subject: Dogs on the Promenade

I would like to cast my ballot in favour of Dogs on the Promenade.

Cheers,



Fri 12/21/2018 11:56 AM

Subject: Dogs on the Promenade

Good afternoon Council members,

I spoke with [REDACTED] (White Rock) today with regards to some feedback she has regarding the dogs on the promenade. She asked that I email you all with a few of her comments/suggestions:

- Older people and people with disabilities want a peaceful place to walk without having to worry about dogs, even if on a leash. Dogs already have access to East Beach, and dog parks throughout the city.
- Suggestions that dogs on the promenade would help local businesses doesn't seem to be a sound argument.
- Concerns about young kids on the Promenade with potential issues with dogs, dog poop and dog poop bags.

[REDACTED] noted that other areas like the Seaview area in West Vancouver there is a 1 km area that runs alongside the train tracks/ promenade that is specifically for dogs. The City cleans and supplies poop bags for the area as well. She said this could be an idea to look into for White Rock.

[REDACTED] noted that she would be putting in her comments to the Peace Arch News as well.

Should you have any questions or comments and would like to reach out to [REDACTED] she can be reached at [REDACTED].

Thank you,

Debbie Johnstone

Committee and FOI Clerk

City of White Rock

Fri 1/11/2019 9:28 AM

Subject: Bylaw amendment - dogs on the promenade

Please accept this letter of support for the proposed bylaw amendment to be reviewed at Council on Monday, January 14, 2019. I am out of town but feel very strongly about the issue and want my voice heard. Please forward to all members of City Council, as well.

Permitting dogs on the promenade in White Rock during off-season periods and on-leash is a timely and appropriate response to years of frustration for dog owners and dog admirers. It is a progressive and thoughtful solution. I have observed dogs on the sea wall in Stanley Park, in the village and businesses (!) at Whistler, and in most cosmopolitan cities around the world. At Whistler, for example, shop owners even have treats for furry visitors and encourage owners to shop and spend in comfort.

Dog owners are responsible and sensible. I am convinced that they will abide by rules (seasonal, clean up, safety) as they are delineated.

I have lived in White Rock since 2005 and have always wondered about the negative attitude towards dogs and the unwillingness to consider a change. Now we have a new Mayor and Council that I hope will be more responsive to concerns and suggestions of residents. I do not currently own a dog but that does not impact on my support for the bylaw amendment. The current restrictions are narrow-minded and unsophisticated. They do more to deter visitors and shoppers to the beach than they do to attract and retain them.

The therapeutic value of owning dogs has been corroborated through years of research and study. People are healthier, both mentally and physically. If they could walk freely with their dogs in a beautiful little city by the sea, it would accrue far-reaching benefits for all concerned.

I live at [REDACTED]

Respectfully

[REDACTED]

White Rock

Tue 12/18/2018 11:28 PM

Subject: Dogs on the Promenade

How about no. Here is a snapshot of my neighbourhood. From Duprez to Oxford, on Marine, there are 32 homes (in my post to the PAN article, I said 28 but counted again) Of those 32 homes, between a fourplex and several with suites there are 46 families. A whopping three of those families have dogs. Of those three, two have two dogs. That means 6.5% of families on this part of West Beach have dogs. Where is the [REDACTED] 40% number from?

Enough about number crunching, let's talk about crunching one out. Dog poop. Despite what [REDACTED] insists (that *most* dog owners are responsible), I call BS on the DS. During the winter, we have to dodge the piles of poop steady on our walk to dinner on the beach along Marine Drive. Winter is the worst. Locals know that no one is outside and looking, so they don't bother to pick up. Provide bag dispensers? Great! Except I pick bags of poop out of my flower pots, all the time. And my green waste can. There is a garbage can right there at Bayview Park (several of them, actually) but no, by all means leave those little treasures for me to deal with after you and your dog stroll through the Duprez Ravine. Not so sincerely, nothing pleases me more than dealing with dog poop, when I don't own a dog. My other ATF is cleaning it out of the tread of my shoe, when I don't see it until I step in it. That rarely happens anymore, because I have learned to keep my eyes on the ground along Marine Drive and watch for it.

And speaking of eyes on the ground. What about my ability to enjoy the view while walking along the Promenade? If there are dogs there, there will be dog poop there, guaranteed. My ability to enjoy the view will be overtaken by my concern about stepping in said poop. Not to mention having to keep an eye out for ill trained dogs that want nothing more than to run up and wedge their nose up my butt...just saying HI! Watcha been eating? Is the food good around here? I get dog speak, but that doesn't mean I like it.

Let's talk safety. Those retractable leashes are an accident waiting to happen. Lots of Vet clinics and pet stores have banned them. Between lacerations, tripping hazards, amputation of digits, blinding and injuries to dogs themselves, they have good reason. If you decide to proceed with allowing dogs on the promenade, any plan for this?

[REDACTED] waxed on about how dog owners are going to save the restaurant business by being allowed to walk their dogs on the promenade. Fair enough, where are said dogs going to be while the owners are in said restaurants? On the sidewalk in front of, blocking the flow of traffic and freaking out people who are afraid of dogs? Left in the owners car? (which is dangerous for the dog if the sun is out) They most certainly won't be on the patios, the national health code does not allow that.

Before you make a decision, I would love to hear your answers/solutions to all my concerns.

Thank you

[REDACTED]

White Rock City Council

December 15, 2018

[REDACTED]
[REDACTED]
White Rock, B.C.
[REDACTED]

RECEIVED

DEC 17 2018

CITY OF WHITE ROCK
ADMINISTRATION



I was so distressed to read in the Peace Arch News that dogs would be allowed on the promenade. Currently dogs are allowed the run of White Rock except on the promenade. I am very scared of dogs as a result of a number of past experiences. When I walk uptown I have to step off the sidewalk in order to allow dogs the right of way. I do this because of my fear. I have nothing against dogs as many are lovely and they can serve many wonderful benefits to the ill and elderly. They certainly provide their owners with lots of exercise. However I would like the opportunity to have my daily walks free from fear of dogs. Presently I have that opportunity on the promenade. I pay a yearly parking fee for that privilege. As a White Rock tax payer I believe my freedoms should be considered. Surely my rights and freedoms should be as important as a dogs rights and freedoms! Citizens of White Rock should be able to live in a community that caters to dogs and its citizens. Therefore I ask you to continue to allow dogs the run of White Rock and leave the promenade free from dogs in order to respect the needs of people who have a fear of dogs.

Thank you for your consideration.

[REDACTED]
[REDACTED]

Fri 1/25/2019 8:38 PM

Subject: Dogs on promenade

Dear Council Members,

We are out of town and cannot attend the Public Forum, but would like to voice our opinion on the subject. We wholeheartedly support having all dogs given access to the promenade on leash in off season.

This can only help the many businesses on Marine Drive struggling at this slow time of the year by making dog owners like us in White Rock and across the Lower Mainland feel welcome in our city.

[REDACTED]

White Rock

Mon 1/28/2019 2:28 PM

Subject: Jan 30 public hearing

I am writing to you because I am not able to attend the public hearing on January 30 and wanted to have my opinion heard by city council.

I attended the meeting on January 14 and remember Councillor Kristjanson wanted "hard facts" on the issue of the dogs being allowed in White Rock. I have not previously attended a city council meeting, but I feel this topic is important to me. I appreciated this comment as [REDACTED]

[REDACTED]. I also remember Councillor Fathers saying that she had been offended of an image of a dog bite and had asked for it to be removed. I was offended by the presentations pictures of ligature marks. I am registered nurse that works in emergency, the pictures were a poorly done google search of ligature marks, the one picture was marks around someone necks, clearly from them trying to hang themselves. I have been tangled in an extendible leash and I received a road rash type burn, I the opposed information severe and hard to believe.

The opposed also brought up the fact that 40% of residents in White Rock own dogs and that only 4% are liscensed with the city. I think making the pier open to dog owners in the winter time gives bylaw officers an opportunity to approach people and give warnings so there is better compliancy.

Here is some "hard facts" that you asked for from the Canadian Veterinary Journal:

- 1 fatality from dog bites/year in Canada.
- 85.7 % of dog bites were of children, 75% of these children were unattended by an adult. I believe most children walking on a sidewalk are attended by adults, so the risk would be low.
- 60% of dog bites happen in a private residence. Street, road, highway is only 25%.
- Non-fatal dog injuries were most likely to be done by a known dog, in a person's home between 4-8pm.

(Raghavan, 2008).

In my opinion, from these statistics, there will not be an increase in dog bites in White Rock.

I am a resident of Douglas park in South Surrey and live a very close distance to the area being reviewed. I am also the owner of two dogs. Currently when we want to have a coffee and go for a nice walk we go to Fort Langley or Crescent beach, it would be nice to have White Rock as winter option and I'm sure the vendors would appreciate our business in the slower months.

Thank you for taking the time to read this letter.

[REDACTED]

Reference:

Raghavan M. (2008). Fatal dog attacks in Canada, 1990-2007. *The Canadian veterinary journal = La revue veterinaire canadienne*, 49(6), 577-81.

RECEIVED

JAN 30 2019

CITY OF WHITE ROCK
ADMINISTRATION

L. [REDACTED] Houldson

[REDACTED]
White Rock, BC [REDACTED]
[REDACTED]

January 29, 2019

Dear Mayor Walker and City Councillors:

Subject: Someone may get hurt

Except when it rains, I normally go for nearly daily walks on the promenade. One day this past November two men with their leashed dog were walking ahead of me on the promenade, and two women were walking towards them. One of women stopped and informed the men that dogs were not allowed on the promenade. One man gave her "the finger", said something to them that I could not hear.

Next, just as I was about to walk past the men, their dog suddenly bolted towards the lawn and in front of me. I almost tripped over the taut leash. If I had fallen, I could have been injured. Someone less agile may have fallen and even broken a hip. Given their previous incident with the women, I didn't say anything to the two men--primarily because both men were much bigger and younger than I am.

I like dogs, am occasionally around a neighbour's dog, and owned one myself. Yet, I know people who walk on the promenade and who are afraid of dogs.

My take on the contentious request that people experimentally be permitted to walk with their dogs on the promenade during the less congested winter days is that it is not a good idea. Further, if someone is tripped up and really gets hurt, I wonder whether or not both the City and the individual dog owner may be open to a lawsuit.

Respectfully,

[REDACTED]

P.S. I am unable to attend and speak at the meeting, so that is the reason for this letter.

Tue 1/29/2019 7:19 PM

Subject: Dogs on the Promenade

Though I live in South Surrey close to the White Rock border I strongly support off season dogs on the promenade. Currently we walk our 2 dogs in Crescent Beach along the water as we are able to in the off season. After we support the businesses in Crescent Beach whether just for a coffee & snack or a lunch. Many years ago we were able to walk our dogs on the promenade in White Rock and did so. However this should be strongly monitored for those that don't pick up after their dogs.

Hoping the city at least gives this ago for at least 1 season to study

Tue 1/29/2019 3:10 PM

Subject: Promenade during off season

Hello White Rock City Council,

We are longtime (soon to be retired) residents of the City of White Rock. We are also avid walkers and have a terrific little dog that goes everywhere we go. We venture out to Crescent Beach almost every other day during the off season to walk on their beach walk. It is unfortunate that we don't feel as welcome in the city in which we pay taxes and reside.

Please open the promenade during the off season.

Kind regards,



Mon 12/31/2018 7:30 PM

Subject: dogs on the promenade

A concerned White Rock citizen wanted me to include this in my submission re opposition to your decision to allow dogs on the promenade in the off season (8 months!) So, this is my submission.

As you need feedback from the public on opposition to this decision, I request that you all read the information on my site 'No Dogs on Promenade' on Facebook. I have only had Facebook extend the invitation to a small group of the population living in White Rock (V4B) but it gives you an idea of the feedback. Social media is not the best way to get feedback from your constituents but I started this site because a site was needed to address the concerns of those opposed to your decision. I have now heard that you will be having a public meeting, possibly on Jan. 23rd but there has been no published ad re this. If this meeting is to happen, I would request that NO surrey taxpayers be permitted to speak at the meeting. (This happened too often with the Coalition and we expect better from a new Council).

It should only be for White Rock residents who give their addresses.



White Rock

If you are posting an email to city councillors on the issue of allowing dogs on the promenade even for a trial period, you might want to including some of the following questions:

How did this issue come up? What happened that made this an issue all of a sudden when we have had a human only option on the promenade since its inception?

Where is the reliable data that supports this option as an action that promotes the public interest?

Why is it important to allow dogs on the promenade when they can go almost anywhere else in this city with their owners?

How can you meet your obligations to all the people in this city by doing something that a special interest group wants, but others may not want?

How can you support the public interest by restricting tobacco smoking on the promenade and then expose that same promenade public to the potential risks associated with the mix of dogs, trains, people, strollers, wheelchairs, people with mobility impairments, irresponsible owners and even more dogs?

Why are you expecting dog owners to follow rules and conditions (specified months, not allowed on the

grass or the beach or the pier, leashes mandatory etc), imposed during the trial period when dog owners are already not following the existing bylaws?

Consider asking the councillors about how the dogs on the promenade will improve the walkability, or safety of the promenade and feel free to use the following table in your email or letter to council.

	Dogs on the Promenade	No Dogs on the Promenade
Does this option improve:		
Walkability	NO – the promenade is already narrow and sometimes crowded with humans.	YES
Safety	NO - safety is decreased with potential for contamination from feces, tripping hazards, and unpredictable dog behaviour and aggression.	YES
Boon for businesses	YES – if dog walkers stop for coffee or ice cream. BUT they are already allowed in the businesses area with their dogs and there is a dog friendly space for them already (this argument is weak)	YES – if people who do not want to be around dogs choose the promenade over other walking venues where they may have to encounter dogs (this argument is weak)

You might want to remind the councillors that the ONLY option that allows them to meet their obligations to all community members is the human only option since it allows access for everyone and restricts no one.

Mayor Walker

A COUNCILOR ASKS FOR 'DATA' RE DOGS ON THE PROMENADE.

I COULDN'T SAY ALL THIS IN TWO MINUTES!


White Rock

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JAN 28 2019

CITY OF WHITE ROCK
ADMINISTRATION

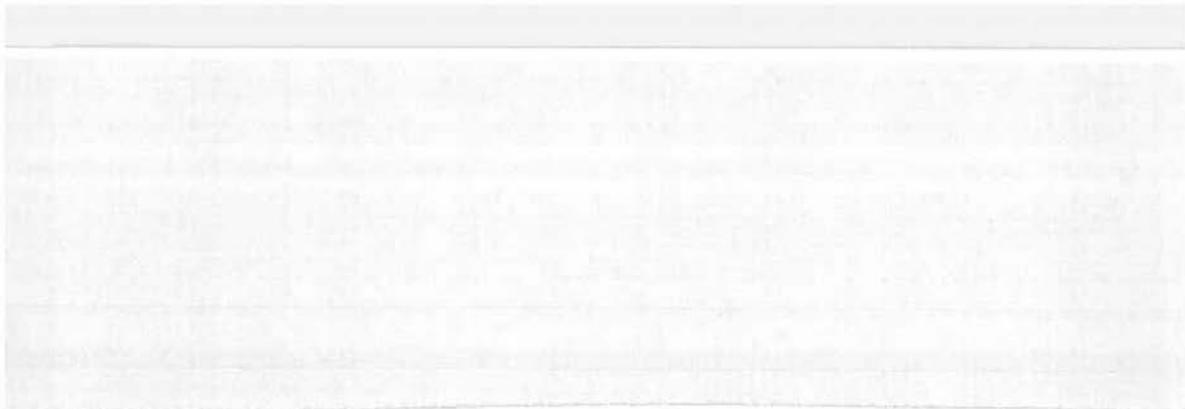
Excerpts from Jim Gordon's Corporate Report

staff also note the following potential drawbacks and implications to allowing dogs on the promenade:

the limited and narrow width of paved areas along the promenade would place pedestrians and dogs in close proximity to each other, which could create conflicts and negatively affect pedestrian comfort;

the presence of dogs on the Promenade (or if they access the Beach) could interfere with

- the habitat of migratory birds (the waterfront/beach area hosts a large number of migratory birds and their habitat); dog waste deposition on the Promenade, and its potential negative impacts to users and
- existing infrastructure; specific dog waste issues could include: o challenges in keeping the Promenade surface clean, given that most of it is constructed with pavers. Due to this condition, dog waste will likely get embedded in the joints between pavers, which in turn will require additional cleaning attention and time. Standard best practices for cleaning paved surfaces, such as pressure washing to remove waste and stains, cannot be used on pavers as this would erode the sand between paving stones and compromise the paver surface; and o the potential negative effects of dog waste deposition on the grass areas adjacent to the Promenade paved surface. Even as dog owners pick up dog waste deposited in grassed areas, there would still be dog urine and fecal residual in these areas, which are popular areas for sitting and people placing down blankets for picnics.



A WHITE ROCK RESIDENT TELLS OF HIS AWFUL EXPERIENCES OF DOG ATTACKS.

" My wife and son were bitten by a German Shepherd on separate occasions on the Promenade. My son was attacked again at Crescent Beach by a rottweiler. He was four years old and was holding my hand each time. Why is it that these breeds are involved in this sort of thing more often than not?

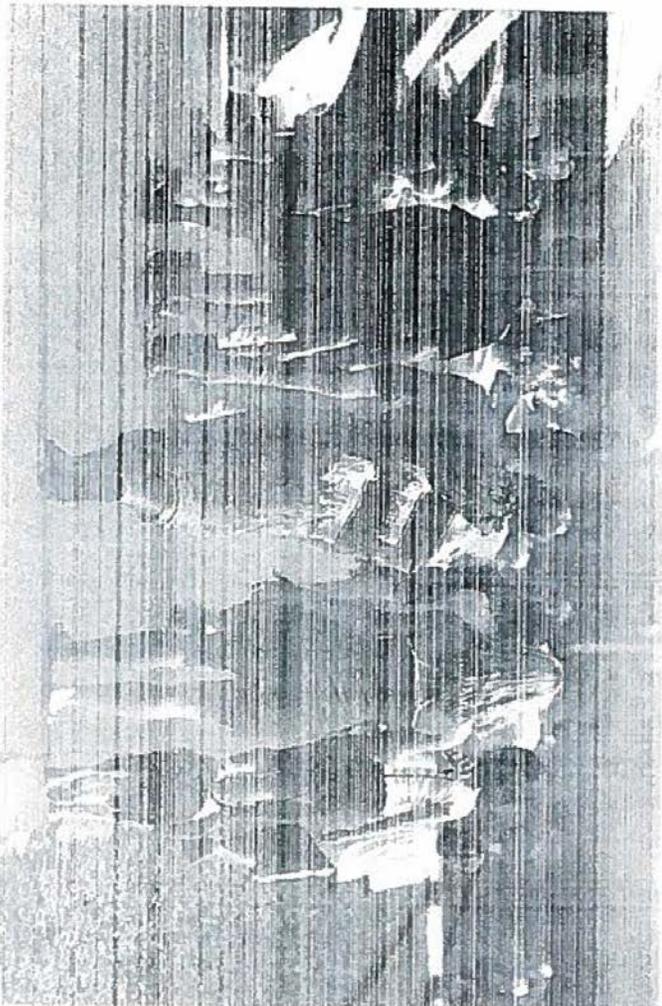
AND another comment

"Dogs are great, but so are our children... I still remember taking my kids to White Rock beach when they were young, because I knew it was a safe place for them to walk with me. Someone had decided that day to bring their dog to the promenade anyways, and when the dog saw my 2 year old son, ran to him jumped on him and knocked him over on the back of his head on concrete. Also another time at a park he was bit by a smaller dog on the face and sliced his face a cm from his eye! My kids are older now, but I know I REALLY appreciated having a dog free place to bring my kids" .. [REDACTED]

[REDACTED] Similar thing happened to one of our children.

I also meet with many other parents of children with autism who have children who are terrified of dogs. It will create one more place our special needs will be excluded from....

[REDACTED] I like dogs and have owned 3 of them in my lifetime. I have been a local living on East beach for much of my life. I am however opposed to having dogs on the promenade as my son has been bitten by an unleashed dog on the beach and is now extremely afraid of them, my daughter has been chased up a picnic table by 2 small dogs on the beach (when my husband asked the owner to restrain their dogs, her boyfriend threatened to beat up my husband) and I have been bitten by a german shepherd on the ankle while walking the beach a few years back. Each time the owners have blamed my children for provoking the attacks and have promptly left the scene to escape responsibility. Given that these attacks happened while dogs were not allowed, how will the council guarantee that more of this will not happen with more dogs? Will the city hire more bylaw people for poop control and for aggressive behaviour by dogs and owners?



Council has been asked to amend a bylaw allowing dogs on West Beach.

Rabid response expected for White Rock dog-ban request

The city has been asked to amend a bylaw that allows dogs on a portion of West Beach.

SARAH MASSAH / Dec. 16, 2014, 7:00 p.m. / NEWS

White Rock may be forced to fight: the leash when it comes to dogs on West Beach, following a request from the province's ecological arm.

But it could be difficult to enforce the sure-to-be contentious bylaw if it is amended, notes the city's chief administrative officer.

"It would be very difficult for (bylaw officers) to monitor and deal with that issue, so even on a best-efforts basis, I suspect it would be a challenge," city manager Dan Bottrill told council Monday.

"It's a very large waterfront with only a few resources available for bylaw (enforcement) to begin with."

Currently, the city allows owners to walk their dogs on leash in an area at the far end of West Beach, between Bay and High streets.

If the bylaw is amended, dogs would not be allowed on West Beach at all.

The amendment to the city's Animal Control and Licensing Bylaw was one of four recommendations to council from the province in regards to the foreshore lease-extension application to the province.

According to Bottrill, the province expressed concern for the ecological impact that dogs on the beach would make.

"I think they've taken this as an opportunity to again discuss that particular concern, particularly as it relates to our request to extend and renew our foreshore lease," the city manager said.

Coun. Helen Fathers, a self-proclaimed dog owner herself, asked for further explanation of Bottrell's comments, indicating that community complaints had likely spurred the recommendation to amend the bylaw.

"As a result of that, we've looked into the lease and realized that we probably shouldn't have allowed dogs in that area," she hypothesized, requesting clarification. "We've recified that going forward with the lease, but we're not really going to enforce it. It's just to satisfy the lease requirements."

"I mean, it's one thing to put it in there to satisfy the lease, but are we actually going to pursue it?"

When Bottrell responded that any bylaw infractor would have to be enforced, Fathers quipped, "I better make sure I'm wearing a disguise on that day then."

Coun. Grant Meyer called the decision to renew the lease with the province a "no brainer," but he said public consultation should be considered when it comes to the animal control and licensing bylaw amendment, as it would affect a number of residents.

The province's request also raised questions from Couns. Dave Chesney and Lyrrine Sinclair concerning what Chesney called "the Lower Mainland's number one off-leash outlaw dog park" located on Serrahmoo First Nation land abutting White Rock's East Beach.

"It seems to me that East Beach or east of East Beach is being treated quite differently than West Beach," Sinclair said. "It (is) worthy of comment to the province in the sense that we're being onerously treated in terms of our own obligations, and it's the same bay.

"I am concerned that people are not going to have any place to let their dogs off-leash in the way that they can now, and I think that we will hear from them."

Council voted to hold off on voting for the fourth recommendation concerning the bylaw amendment until public consultation is made.

A date has yet to be set.

1-1

Two or three days worth of droppings from a population of about 100 dogs can contribute enough bacteria to temporarily close a bay and all watershed areas within 20 miles to swimming and shell fishing.



Dog feces are common carriers of:

- Heartworms
- Whipworms
- Hookworms
- Roundworms
- Tapeworms
- Parvovirus
- Giardia
- Salmonella
- E. coli

DOG WASTE CAN HARM YOUR HEALTH

Unlike other sources: adding to water pollution, such as lawn fertilizer, rinse water from driveways and motor oil, dog waste carries parasites and bacteria that can be transmitted directly to humans and make them sick.



The longer dog waste stays on the ground, the greater a contamination becomes.



Roundworm is one of the most common parasites found in dog waste. It can remain infectious in contaminated soil and water for years. A recent CDC study found 14 percent of Americans tested positive for roundworms.



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Toxic Dog Waste

Waste Not, Want Not

Leave the Poop-Scooping to the Pros

Dog waste is an environmental pollutant. In 1991, it was labeled a non-point source pollutant by the Environmental Protection Agency (EPA), placing it in the

same category as herbicides and insecticides; oil, grease and toxic chemicals; and acid drainage from abandoned mines.

Far from Fertilizer

Woof-woof waste does not make for a good fertilizer. It is actually toxic to your lawn, causing burns and unsightly discoloring.

Beyond your grass, it has been estimated that a single gram of dog waste can contain 23 million fecal coliform bacteria, which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. EPA even estimates that two or three days' worth of droppings from a population of about 100 dogs would contribute enough bacteria to temporarily close a bay, and all watershed areas within 20 miles of it, to swimming and shell fishing.

Dog feces are one of the most common carriers of the following diseases:

- Whipworms
- Hookworms
- Roundworms
- Tapeworms
- Parvo
- Corona
- Giardiasis
- Salmonellosis
- Cryptosporidiosis
- Campylobacteriosis

For example, in the Four Mile Run watershed in Northern Virginia, a dog population of 11,400 is estimated to contribute about 5,000 pounds of solid waste every day and has been identified as a major contributor of bacteria to the stream. Nearly 500 fecal coliform samples have been taken from Four Mile Run and its tributaries since 1990, and about 50 percent of these samples have exceeded the Virginia State water quality standard for fecal coliform bacteria, according to EPA.

Why all this fanfare for feces, you may ask?

Well, EPA explains that the decay of your pet's waste actually creates nutrients for weeds and algae that grow in the waterways. As these organisms thrive on your dog's droppings, they overtake the water in a "Little Shop of Horrors-esque" manner, and limit the amount of light that can penetrate the water's surface. As a result, oxygen levels in the water decrease, and the fish and seafood we eat can be asphyxiated, EPA says.

- Environmental Protection Agency
- U.S. Centers for Disease Control and Prevention
- Whole Earth magazine, Spring 1999 (Excerpted from Let it Rot!: The Gardener's Guide to Composting, Stu Campbell. Third edition, 1998. 153 PP. Storey Books.)

WHY SCOOP THE POOP?
The Truth About Doggy Diarrhea

73.2M
30,000
10M
267,500

3,000

WHAT'S THE BIG DEAL?
Dog waste is a major environmental and public health concern. It can contain harmful bacteria and parasites that can cause illness in humans and animals. In some areas, dog waste is a leading cause of water pollution. It can also be a major nuisance for homeowners and businesses.

DOG WASTE CAN HARM YOUR HEALTH!
Dog waste can contain harmful bacteria and parasites that can cause illness in humans and animals. In some areas, dog waste is a leading cause of water pollution. It can also be a major nuisance for homeowners and businesses.

THE SOLUTION
Regular scooping is the best way to keep your dog's waste from becoming a health and environmental hazard. It's also a good way to keep your dog's waste from becoming a major nuisance for homeowners and businesses.

Dog Waste, An Environmental and Community Health Concern

It is no laughing matter: failing to clean up after a dog can carry a hefty fine and penalties are going up -- way up in

Find Out More

"When Doody Calls called, we answered! The local owners are terrific..."

- Peninsula Humane Society and SPCA

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DoodyCalls is the nation's trusted leader in pet waste removal services for homeowners and communities. Doody is our duty, and we take our job seriously—with all our services 100% guaranteed.

A Toxic Cycle

If you aren't worried about the state of your local waterways, you may be a bit more concerned about the impact of dog waste a little closer to home. The thing about persistently disposing of stools improperly (or not at all) is that it kicks off a harmful cycle that can affect your whole family—including your pet.

According to the U.S. Centers for Disease Control and Prevention (CDC), pet droppings can contribute to diseases animals pass to humans, called zoonoses. When infected dog poop is deposited on your lawn, the eggs of certain roundworms and other parasites can linger in your soil for years. Anyone who comes into contact with that soil—be it through gardening, playing sports, walking barefoot or any other means—runs the risk of coming into contact with those eggs; especially your dog.

Some of the hard-to-pronounce parasites your lawn could harbor include *Cryptosporidium*, *Giardia*, *Salmonella*, as well as hookworms, ringworms and tapeworms. Infections from these bugs often cause fever, muscle aches, headache, vomiting, and diarrhea in humans. Children are most susceptible, since they often play in the dirt and put things in their mouths or eyes.

What You Can Do

If you are far too harried to keep vigilant watch over your dog's leftovers, you may want to hire a pooper-scooper company to manage the dog waste. EPA discovered from a survey that 40 percent of the people who live in the area immediately surrounding the Chesapeake Bay—which experienced significant pollution throughout much of the 1990s—did not pick up after their dogs because it was “too much work.”

Others neglected to do so because they assumed it eventually goes away, or because the dog deposited the feces in an area far from the water, such as in the owner's yard or in the woods. For all of these reasons, EPA says, “The reluctance of many residents to handle dog waste is the biggest limitation to controlling pet waste.”

So, in essence, the cycle begins and ends with you. In the instance of the Chesapeake Bay survey, 44 percent of dog walkers who did not pick up after their dogs indicated they would still refuse to pick up—even if confronted by complaints from neighbors, threatened with fines, or provided with more sanitary and convenient options for retrieving and disposing of dog waste.

Perhaps if they knew there were services designed to put poop at their disposal, they would not let Rover's relief become their neighbors' nuisance.

Sources

ENVIRONMENTAL CONCERNS

"Dogs can harbor lots of viruses, bacteria and parasites — including harmful pathogens like e coli, giardia and salmonella. (A single gram contains an estimated 23 million bacteria.) Studies have traced 20 to 30 percent of the bacteria in water samples from urban watersheds to dog waste. Just two to three days of waste from 100 dogs can contribute enough bacteria, nitrogen and phosphorous to close 20 miles of a bay-watershed to swimming and shellfishing, according to the U.S. Environmental Protection Agency. It also can get into the air we breathe: a recent study of air samples in Cleveland, Ohio, and Detroit, Mich., found that 10 to 50 percent of the bacteria came from dog poop."

The Environmental Protection Agency (EPA) has deemed pet waste a "non-point source of pollution", which puts solid pet waste in the same category as oil and toxic chemicals! Additionally, the decay of your pet's waste actually creates nutrients for weeds and algae that grow in our waterways. As these organisms thrive on your dog's droppings, they overtake the water and limit the amount of light that can penetrate the water's surface. As a result, oxygen levels in the water decrease and fish can be asphyxiated."

Sending you this because if dogs are allowed on the promenade this could impact the birds – see Staff Report re Semiahmoo First Nations

**SEMAHMOO BAY IS PART OF THE:
BOUNDARY BAY WILDLIFE MANAGEMENT AREA**
(Date Designated: June 21, 1995)

Purpose: Conservation of critical, internationally significant habitat for year-round migrating and wintering waterfowl populations, along with important fish and marine mammal habitat.

Size: 11,470 hectares

Region: South Coast

Location:

1 km south of the City of Delta, surrounding portions of the SERPENTINE and NIKOMEKL Rivers

Wildlife:

Important year-round habitat for many bird species. Boundary Bay is also a VITAL LINK IN THE PACIFIC FLYWAY, supporting over 1.5 million birds from three continents and 20 countries. The Boundary Bay, Sturgeon Bank, and South Arm Marshes Wildlife Management Areas have been designated as Western Hemisphere Shorebird Reserve Network sites. As part of the larger Fraser estuary, it supports the largest wintering shorebird and waterfowl populations in Canada. The area also provides habitat for significant numbers of raptors and marine mammals. Common species in the WMA include Mallard, American Wigeon, Brant, Great Blue Heron, Black-bellied Plover, Dunlin, Western Sandpiper, Mew Gull, Rough-legged Hawk, Red-tailed Hawk, Northern Harrier, Peregrine Falcon and Bald Eagle. The last Canadian nesting population of Barn Owl is concentrated in the Fraser delta, and forages in the Boundary Bay area. The bay supports nearly two-thirds of the Fraser estuary's Harbour Seal population, attracts Grey and Killer Whales, and provides nursery and feeding areas for salmonids. The eelgrass beds are important spawning sites for Pacific Herring.

Physiography, Climate and Vegetation:

The WMA is made up of intertidal salt marshes, mudflats, and open water marine habitats. The salt marsh habitats support *Sarcocolla prostrata* (sea Asparagus) communities, as well as various grasses. The low intertidal zones support extensive eelgrass beds.

From "FRIENDS OF SEMIAHMOO BAY:

BIRDS ON THE BAY:

Birds on the Bay is an annual celebration focused on raising public awareness and knowledge of Boundary Bay's international designation as an Important Bird Area. This program identifies, protects and monitors a network of vital habitats for the conservation of bird populations and biodiversity around the world. In 2005 Boundary Bay was designated a Western Hemispheric Reserve by the Western Hemisphere Shorebird Reserve Network.

Boundary Bay, Canada's top bird area, is a major stop-over on the Pacific Flyway. Habitats of eelgrass beds, mud flats, estuaries, salt marshes, bays and watercourses support more than 333 species, some rare and endangered.

interesting article about shorebirds from those U.S. friends we share the Semiahmoo Bay with

Note: "Whether FOR THE WINTER OR AS A STOPOVER DURING MIGRATION ALONG THE PACIFIC FLYWAY, Drayton Harbor and Semiahmoo host impressive numbers of sea and bay ducks, shorebirds, and even a few raptor species that thrive in turn on the abundance of prey."

SEMAHMOO BAY: FOUR SEASONS OF BIRDS
By Joe Meche

Throughout the year and for any number of reasons, I often find myself drawn to visiting one place in particular. I've probably voiced this opinion before but just for the record, whenever I'm asked about my favorite place to spend a day watching birds in Whatcom County, my answer is always the same — the Semiahmoo Spit. For almost forty years, I've always found time to travel the relatively short distance to this special place and it never fails to impress me, no matter the weather or time of year. As a term of endearment perhaps, but mainly for brevity, I've always referred to it as the Moo.

The geological history of the spit is typical of similar landforms in Washington state, including the Dungeness Spit on the Olympic Peninsula. Longshore drift is a constructive geomorphologic process, and its direction is northeasterly throughout the Strait of Georgia. The combination of wind and waves over the centuries moved sediments farther and farther away from headlands creating these natural sand spits. If you stand at beginning of the spit and orient yourself to the northeast, you can see how this process worked. The spit at Semiahmoo is approximately one and a quarter mile long and contains 125 acres of land.

The history of humans at the spit dates back to the Semiahmoo, a Straits Salish band that populated the area between Blaine and Birch Bay prior to the arrival of the first European settlers. The evolving history then followed a familiar pattern, with the newcomers displacing the indigenous peoples, carrying out the concept of Manifest Destiny that justified westward expansion. Eventually, prospectors searching for Fraser River gold used the spit as a starting point for further exploration. At one time there was a plan to build Semiahmoo City but the gold rush eventually subsided so the plan was scrapped.

The prospectors' loss eventually became a boon to fishermen since Drayton Harbor provided safe anchorage and an ideal site for Whatcom County's first salmon cannery, which opened in 1881. By 1991, the Alaska Packers Association (APA) salmon cannery was the largest in the world. Salmon canning was the main source of revenue in the area until 1980 when the property was purchased by a land development corporation. From this development came the resort and marina that you see today. A couple of the old APA buildings remain at the tip of the spit, which was known as Tongue Point. There have been rumors that the two buildings will one day be turned into historical museums. Until then, the buildings and the iconic water tower are all that remain of the past.

In keeping with this trend, the spit today has succumbed to a great extent to those who wish to develop every piece of available real estate for profit. Dredging for the marina was responsible for the loss of essential eelgrass habitat that provided food for several species. Fortunately, for those of us who prefer the natural beauty of the spit, Whatcom County has set aside a good portion of the area as a park — Semiahmoo County Park. A good rainy day activity is to tour the museum which houses many artifacts and exhibits. The ample parking lot at the headquarters provides a perfect starting point to walk the entire spit. No matter how you choose to experience the spit, the view of Mount Baker across the expanse of Drayton Harbor is well worth the drive.

Despite the human footprint, birds still find the essentials they need to keep returning to this ecologically rich, protected area.

Whether for the winter or as a stopover during migration along the Pacific Flyway, Drayton Harbor and Semiahmoo host impressive numbers of sea and bay ducks, shorebirds, and even a few raptor species that thrive in turn on the abundance of prey. For birds and for bird watchers, the Moo has something for everyone throughout the year. Seasonal abundance and variety are keys to a successful day of birding on the spit. A quick look at each of the seasons proves the value of this site, primarily for the birds.

THE MOST EXCITING TIME TO VISIT IS WINTER, FROM NOVEMBER THROUGH JANUARY when most of the wintering birds have settled in for the duration. The protected embayments provide the two key ingredients for their survival — food and shelter. Loons, grebes, eiders, goldeneyes, and mergansers crowd the open stretches of water between Semiahmoo and WHITE ROCK, BC. Extensive tidal flats supply food for large flocks of wintering shorebirds. The most numerous are the dunlin. Their flocks frequently number in the thousands and their synchronized aerial displays are often a highlight of a day in the field. These same displays also attract predatory species like peregrine falcons and merlins. Other shorebird species that utilize the flats are black turnstones, sanderlings, and yellowlegs. The potential is always there for less common species like gooswits and culls.

On the birding calendar spring spans February, March, and April and this is a time for change. The birds that have wintered in the area begin to display changes in their basic plumage, from the drab colors of winter to brighter, clearer breeding plumage. Spring is also the time when the overall number of birds increases dramatically. The number of Pacific loons and other diving birds that gather here in early April is yet another birding highlight of the year. Birds that nest farther north stop here to build their fat reserves for the long migrations to the breeding grounds. In early April this year twenty to thirty thousand birds were just offshore from the point.

Summer, which extends from May through July, is considered by many to be the slowest time of year for the area. This is also a time to witness the arrival of the next generation of birds with young birds beginning to test their wings and extend their horizons beyond the nests. One of the largest breeding colonies of double-crested cormorants in the state is just across the channel on the Blaine harbor breakwater. There is constant movement in the colony as adult birds make repeated foraging trips to feed the young. Black oystercatchers and gulls also nest on the breakwater so the summer scene can be quite chaotic at times.

From August through October, fall brings with it noticeable movement in the birding scene. Many of the birds that nest to the north and east slowly begin to trickle back into the area during this time. This is a major stopover along the Pacific Flyway and a much-awaited event is the predictable sighting of almost one thousand black-bellied plovers on the bay side of the spit. These same plovers will stop by in the spring on their way northward. Common loons and other diving birds return to winter on saltwater during this time, often with young birds along for their first trips. Harlequin ducks also return to the rocky shoreline habitats to spend the winter.

Throughout the year, awe-inspiring bald eagles are always easy to find since several nests ring the perimeter of Drayton Harbor. As you plan your birding calendar for the year, make it a point to visit the Moo, as many times as you can. It's easy enough to get there and it's a wonderful place to begin your own journal/chronicle of bird activity throughout the year. As for the great birds you'll see, the entire spit is highly accessible to all. The level of handicap access is as high as you will find anywhere, so don't leave anyone behind. Maybe I'll see you there.

Joe Meche is a past president of the North Cascades Audubon Society and was a member of the board of directors for 20 years. He has been watching birds for more than 60 years and photographing birds and landscapes for more than 40 years. He has written more than 150 articles for Whatcom Watch.

"DOG WALKING IRKS BIRDS"

An interesting article in Scientific American
by Christopher Inagliata.

"New research indicates it's a bad idea to let EVEN LEASHED dogs near their feathered friends."

"Since dogs were first trained to hunt birds, relations haven't been especially rosy between the two. Dog walkers and bird watchers have a prickly relationship too, often clashing over the use of recreation areas. And now a new study threatens to inflame tempers even more, suggesting that bird sanctuaries be off limits to even those pooches on short leashes.

Currently, dogs roam triumphant in many places, although the Audubon Society lists bird habitats (in Alaska, California, Oregon, Florida, South Carolina and New Jersey) where it considers dog walking to be a threat. Other areas established to safeguard critically endangered birds, such as the Mississippi Sandhill Crane National Wildlife Refuge along the Gulf Coast, currently allow pups in select pockets as long as they are leashed.

But new research indicates it's a bad idea to let even leashed dogs near their feathered foes. Wildlife ecologists Peter B. Banks and Jessica V. Bryant of the University of New South Wales in Australia report in the journal *Biology Letters* that dog walking led to a 41 percent decline in the number of birds as well as a 35 percent dip in species diversity in conservation areas and parkland north of Sydney. These drops in abundance and diversity reflect the immediate consequences of dogs passing through the park on trails, however, not long-term effects.

During the week-long study, the researchers found similar results in areas that ban dogs and those that allow them, indicating that even birds accustomed to being around dogs tend to flutter away when they approach. Perhaps more striking, the ecologists say that a leashed dog scared off twice as many birds as a couple of humans strolling through the same park.

"This is useful information," Banks says, "because now [officials] have some hard evidence to be able to say, 'You can't have your dogs here and this is the reason why,' whereas in the past they didn't have that."

Banks, who doesn't own a dog but insists he's "not a dog hater," says he launched this research to introduce science into the raging debate over what he calls "walking a predator through the bush." He recalled a recent incident in which a dogged (so to speak) lobbyist brought a city council member to tears while arguing for greater access for man's best friend.

Banks says that Australian, British and Canadian conservationists and government officials have been bombarding him with requests for copies of the study and that individuals in the U.S., Switzerland and Ireland have also expressed interest in it. He was careful to stress that the results do not justify a "blanket banning of dogs" in parks. Banks is currently conducting two follow-up studies: one to compare the impact of dogs on and off leashes, and another to gauge the long-term consequences of dog-walking in conservation areas.

There are similar concerns in the U.S. at such places as the Mississippi Sandhill Crane National Wildlife Refuge, where one of North America's rarest birds nest amid the preserve's wet pine savanna. Access here is extremely restricted, because only about a hundred of the red-browed Mississippi sandhill cranes remain. (The Mississippi crane once ranged from western Texas to the Florida panhandle, but its habitat and abundance were already dwindling at the time of the first survey of their population in the 1920s. Today they are typically found only in tiny pockets of Mississippi's Jackson County.)

People and pups visiting the 20,000-acre sanctuary are only allowed on two short trails. Park ranger Emily Neidigh says there are no plans to provide wider access, because its main purpose is to protect the tiny population of cranes living there. But that doesn't stop people from trying, she says, noting that there is still "quite a bit of pressure" to open up more of the preserve. In this case, though, it's hunters eager to kill deer and ducks who are pushing for greater access.

Delacréaz, who isn't a pet owner, also recommended prohibiting pets at beaches such as Fire Island National Seashore, a long strip of sand on Long Island off the coast of Long Island, N.Y., where the endangered piping plover can be found. Some stretches of beach there are already closed to pets during piping plover nesting season, and identified nests are protected with fencing. Occasionally, though, piping plovers settle on open beaches where pets can roam until birders sound the alarm.

"The piping plover nests right on the beach, and here I can definitely imagine very big problems with dog walking," Delacréaz says. "It's probably not only a direct effect of the dog going to the nest and possibly harming or killing the chicks, but also the fact that the presence of dogs will prevent them from nesting in the first place."

Thu 1/17/2019 9:50 AM

Subject: YES to Dogs on the Promenade year-round. Please widen the promenade

Dear Mayor and Council:

We are writing in support of the proposal to allow dogs on the Promenade and pier year-round, and to propose expansion of the width of the promenade to allow more pedestrian traffic.

Although we live in White Rock within a five minute walk of the promenade, we and our visitors do not frequently enjoy this area or patronize the businesses for one key reason: the banning of dogs prohibits us from visiting the area.

Our visiting family all have dogs and when we have guests, they bring their dogs. We would love to walk to the promenade with our guests and their dogs. Generally, we don't visit the pier and promenade for one reason only: dogs aren't allowed. We have been chased off the promenade by bylaw officers and it is an unwelcome environment.

Currently dog walkers must walk in an unsafe area through the beach parking lots with a dog, or walk along the narrow south sidewalk along Marine Drive. We walk daily and when walking with a dog, we pick up any dog waste.

In addition to allowing dogs on the promenade, we propose that the city **expand the width of the promenade to allow increase pedestrian traffic**. Removal of some of the grass and trees to be replaced with an expanded width of the promenade is necessary to accommodate the growing volume of pedestrian traffic. Even now, the width cannot accommodate more than a few people walking side by side. Strollers, wheelchairs, small children etc make this area a challenge for runners and our regional population is growing quickly.

Let's do all we can to increase the utilization of our beautiful beach, support fitness by encouraging walking and running, and support the businesses in the area. Allowing dogs and increasing the width of the promenade are effective and needed measures to support these goals.

Respectfully,



White Rock BC

Wed 12/12/2018 3:00 PM

Subject: Dogs allowed on Promenade

I am not in favour of allowing dogs on the promenade at any time of year. I use the promenade on an almost daily basis. I have been witnessed unruly dogs on the promenade as it is even when they are not yet allowed to be there. I have had to move aside on several occasions because of an intrusive canine. Whether the dog was 'being friendly' or not, that is not the point. I am often there with one or more of my 5 grandchildren - under the age of 6 - and they are frightened when any dog comes up to them with notice. Often being of a similar size to the dog, the dog seems to think that it is OK to initiate 'playing' with the small child. A small child is unable to distinguish the dogs intentions and often it is too late to react ourselves.

Please reconsider the idea of allowing dogs to be on the promenade at any time of the year.

Thank you for listening,



White Rock

Sun 1/13/2019 9:29 AM

Subject: Dogs on the Promenade

Dear Mayor & Council:

We are residents on White Rock who mostly use the Promenade in the off season. My husband and I both love dogs and stop and pet most dogs we see. We are not in favour of dogs on the Promenade for several reasons and even if I had a dog I would not walk the dog on the Promenade:

1. The Promenade is too narrow to navigate at the best of times. We are fitness walkers and I can't tell you how many times we've been trapped behind seniors or slow walking people and have to wait to safely get around them (not complaining, of course) retractable leashes – will be dangerous for children and seniors.
2. Some people are deathly afraid of dogs and children are at face level to a lot of dogs – not all dogs like to be approached and/or petted. In fact, a small dog bit my husband's knuckle in Uptown and the owner said the dog was friendly. He lived and it didn't affect him against other dogs, but what about a child?
3. People don't pick up after their dogs (a lot of good owners, yes, but the bad wreck it for the good). We already pick-up old sleeping bags, clothing, bottles, cans from the beach and surrounding area, but we are not picking up dog poop. A lot of owners who do pick up their dog's poop throw the bags in the trees. I would not want to see that. Also, adults and children picnic and play / lay / sit on the lawn – dog excrement doesn't sound too great there.
4. Dogs do not buy meals, coffee or products from the store – we actually do! I don't believe that because someone comes to walk their dog (especially in the off-season when the weather is bad) at the beach that they will go for a meal or get a coffee. They will take their dirty, wet or otherwise clean dog home first and then go out. Who leaves their dog in the car and goes out to eat...not a good dog owner?
5. People will think it's a free-for-all and dogs will be on the pier and it will reek of dog urine.
6. There are several places for people to walk their dogs, but only one promenade where people can walk unmolested by dogs – even friendly ones jump on you...I like it, a lot of people don't.
7. One of the reasons I don't like the Farmer's Market is the dogs. Again, I love dogs...mostly well-behaved and great owners, but navigating the small area to get to the sellers – I have stopped going there and used to spend at least \$40.00+ per weekend.
8. Large dogs, such as pitbulls, etc., that cannot be handled by their owners.
9. Someone is going to get hurt.
10. By all means we will support what the majority of White Rock residents want, but we will not go down there and our \$\$ will go elsewhere.

PS – I have seen online groups rallying support from people who live outside of White Rock – how often do they really come here and should they get a vote? I don't think so. They don't pay taxes here and probably visit once a year – like we used to when we lived in Langley.

Thank you for your consideration. We believe people are more important than people's dogs.

████████████████████

Fri 1/11/2019 11:32 AM

Subject: Support for trial run for leashed dogs on White Rock Promenade only (not Pier)

Dear Mayor and Council,

I am in support of a one-year pilot program which would allow dogs on the promenade from September 1st to April 30.

It is much better to be able to walk along a 2 km 'sidewalk' and lovely to be by the ocean side, than on the opposite side of the road.

The restaurant rows have very narrow sidewalks in front, also are shared with people, strollers, smokers, etc.

It's quite a tight squeeze there at the best of times. *Also the sidewalk starts and stops as you make your way on a narrow sidewalk headed to east beach. Tricky.*

Suggested Rules/guidelines:

- No retractable leashes.
- Owners Pick up dog waste thoroughly.
- Signs with numbers and process to report by-law offenders (hot line for imminent action)?

Please don't penalize those of us who live here, for the occasional early spring/early fall visitor who may not be a responsible dog owner. Please address those people individually with fines. Inclusive and accessible for all.

With the current proposal, dogs will still be banned during the warmer climates, such as the late spring & summer peak seasons in which volumes of visitors/residents who frequent the 'sidewalk'/promenade along the ocean side, will increase. Thus reducing the likelihood of issues in the less popular times.

Warm regards,



White Rock

Fri 2/1/2019 8:08 AM

Subject: Dogs on Promenade

Hello council,

Thank you for considering and listening to the points of view from the citizens of White Rock regarding dogs on the promenade.

I love dogs. I live at the hump on Marine and see dog owners enjoying the marine drive walk every day. Since the trees and brambles were cut the view can be enjoyed by everyone walking the Drive.

Unfortunately there are so many instances where dog owners do not pick up after their animals. The sidewalk gets stained with dog doo. It's just not possible to monitor this problem. So to have dogs at the promenade would not be a good idea as there, unlike Marine Drive, people sit on the grass and enjoy lunch, children play, birds are in abundance, elderly stroll, athletes run... etc

I vote to not allow dogs on the promenade or pier at any time.

I'd like to see any extra dollars set aside for picking up doggie doo and doggie bags go towards cleaning up the hump so tourists can enjoy our famous view from walking and driving on Marine Drive.

As my place faces marine drive I know people constantly stop at the viewpoint and in front of my place on marine dr to take photos of the pier. I hope council will please consider planting low lying shrubs and eliminating the brambles and pruning trees.

One other point is the statues erected across from Charlie's.. I feel that people come to the beach and restaurants to enjoy the view.. perhaps there is another place for the statues, particularly the one in front of Charlie's.

I appreciate council welcoming opinions before proceeding with decisions that affect so many white rocksouth surrey people and tourists.

Thank you,

██████████

Fri 1/25/2019 9:25 AM

Subject: Dogs

We want to register our opposition to allowing dogs on the city promenade. Despite all promises and best intentions, we'll still be tripping over dogs/leashes, finding dog droppings and footing the bill for extra associated costs.

We have designated dog runs for a good reason.

Thanks,



Wed 1/30/2019 6:07 PM

Subject: Each member to open re: dogs

To Council Members: The question to ask yourselves is why is the **ONLY dogfree walking surface in White Rock** now suddenly up for grabs to dog owners' pollution and the costs that the public purse will absorb?

1. A special interest group [REDACTED] willing to risk injuries like my child received from a dog loose on the beach. As you know, many have been hurt by dogs, or our children have. **Do you care enough to be okay with these injuries that no rules and regulations will EVER prevent?**
2. We **also lost Semiahmoo Band recreation space** because of "bad dog owners, unlike we good dog owners". The band was sick of the mess left, and the required cleanup. Seriously, you know it won't be any different. I live near the beach and see dogs peeing and pooping on the beach and on the grass by the promenade all the time.
3. If you do **take away the ONLY dogfree walk in town**, have you looked into **indemnifying the city from suit from dog-caused injury**, because I assure you, there'll be a movement to encourage such response, if you join [REDACTED]' **irresponsible willingness to also pollute the Bay**. Where has [REDACTED] been for the last 15 years of information readily available on how to inhabit a town responsibly to mother nature?
4. Read **Dr. Simon Baker's letter to the PAN, enumerating all the considerable impacts** should you follow the frivolous and irresponsible example of [REDACTED].
5. You claim to be there for businesses along the Front...do tell us how dog walkers go into stores and restaurants. They are scared to go public on their opposition to this barrier to their successful recovery. **So why don't you all show LEADERSHIP to counter [REDACTED] unthinking and callous proposal**, even if just for **the support of business health on the Front?**
- 6.

Yes, you will be personally savaged by some dog owners, as well as [REDACTED], if the last meeting was any example should you stand up for that only dogfree space to be maintained. There are a heck of a lot more NON dog owners in this town. **Do what is right**, not politically advantageous.

Sincerely,

[REDACTED]

Wed 1/9/2019 9:52 AM

Subject: Please do not change the bylaw currently prohibiting dogs on the beach and promenade

Hi Debbie,

As discussed yesterday, I am writing to raise my objection to possible changes to the by-law currently prohibiting dogs on the beach and promenade. There are three reasons - feces, potential bites/attacks and allergies.

I am a senior who has owned a home on Thrift Avenue for many years. I walk for exercise. I regularly find dog feces (usually by accidentally stepping in it) on my driveway, on the strip of lawn in front of my hedge, in the park up the street, and other places in my neighborhood. Next door to me is a pit bull that scares me when it growls and runs toward the low front gate with the intention of attacking whomever walks by. My grandchildren will no longer go into my back yard because of the pit bull next door. My neighbor next up the street told me she had to get special license for her noisy small dog after it bit someone on the sidewalk. Down the street is another pit bull that, when outside, scares anyone walking by. I am allergic to dogs and have had friendly dogs jump up on me when walking by. Between disgust/ruining shoes and fear/allergic reactions, I do not feel comfortable taking walks on the street on which I live and pay taxes.

My respite is to go down to the beach and take a walk along the dog-free promenade and beach. I do this in the fall, winter and spring - less so in the summer because it gets so crowded with tourists. Since they were babies, I have taken my daughter and then my grandchildren to play in the safe, clean and dog-poop free sand on White Rock Beach.

As there is no way to guarantee any better behavior in the future from either dogs or their owners, I respectfully request that the current bylaw remain unchanged. The 36% - 40% of people with dogs can continue to walk their dogs as they always have. The 60% to 64% rest of us can continue to have a clean and safe place to take our exercise and children.

I would also like to provide some feedback on the Dog Owners Group "Promenade Vibrancy" presentation at:

<http://www.whiterockcity.ca/AgendaCenter/ViewFile/Agenda/12102018-6477>

- year round beach vibrancy is a very complex issue - would it really be resolved by simply changing one bylaw? (Maybe a bylaw prohibiting rain? ;))
- would it really bring in more parking revenue? Local White Rock residents either have parking stickers or walk their dogs where they don't have to pay for parking; out of town residents walk their dogs in their own neighborhoods instead of driving to another city and paying to park
- how would restaurants increase their business if dogs are not allowed in restaurants?
- creating a Promenade Advisory Committee to provide feedback about dogs would cost taxpayer money
- how can there be less poop when going from zero dogs to "5000" dogs? Is it not true that the Semiahmoo First Nations have already closed off an area by the beach because people were not cleaning up their dog poop?

- how will allowing dogs on the beach/promenade increase dog license revenue by \$100,000 if owners are currently not willing to pay? Would there not be even more costs to taxpayers: installing/refilling bag dispensers; installing/emptying poop receptacles; scooping unpicked up poop; insurance and legal costs for incidents?
- how do dogs prevent crime? My neighbor has a dog and was recently robbed.
- I have travelled Canada the world and disagree with the statement that all "Top Tourist Destinations" welcome dogs

Thank you for your attention.



Wed 1/30/2019 10:05 AM

Subject: Dog on Promenade.

I support the initiative to pilot dogs on the promenade. It will likely help get more people to White Rock which is sorely needed.



Fri 2/1/2019 10:04 AM

Subject: dogs on promenade

I spend A LOT of time at the beach, particularly east beach, although i no longer have a dog. sometimes i walk the promenade if it looks like not too many folks are out walking on it. i see the regular garbage pick up volunteers at east beach....daily. that is why we see little of the laziness regarding pick up visible down there. nonetheless, when i sit with a book and stay a few hours, which is daily in warm weather, i see dog owners who even blame their dogs for pooping on the beach – yelling at them etc. they don't even consider blaming themselves for not bringing a doggie bag. some who do bring doggie bags, through them into the bushes when they don't feel like continuing on their walk carrying a smelly bag.

so.....if dogs are on the promenade, not only will it be harder to pass these folks with long leashes on their pets, but the same laziness will be evident on the grass and even the walkway itself. when the weather is good, many families picnic on the grass, and sit on contaminated soil. i have often politely told newcomers where they can take their dogs on east beach, as they try to enter the promenade and all have been appreciative of the information and not resentful.

my opinion....



White Rock

Wed 1/2/2019 12:38 PM

Subject: Dogs on Promenade

Happy New Year Darryl,

I would like to provide my 2 cents for the record on the polarizing issue of allowing dogs on the promenade or not, even for a trial period. It is so unfortunate that this is needing your attention at this time and so early in your mandate. Whether it was unwitting or not, you have stepped into a very polarizing issue. I am hoping that sober second thought by you and the others on council will allow you a gracious exit so that the City can focus on its real priorities.

I am one of those that have been attacked by a dog, twice. Once when I was young and once when I was in my twenties. Both times the dogs were on a leash and they attacked out of nowhere. So, not surprisingly, I am leery of dogs although I happen to have own many in my life. I also happen to walk a lot and the promenade was one 'safe' place where I can do so. Now it seems, for some period arbitrarily picked out of the air by [REDACTED], I will have to avoid the promenade for 9 months out of the year. That won't do much for increasing [REDACTED] "vibrancy rate", will it?

I am sure you have read and hear some of the arguments (eg. lack of public engagement, narrow walkway, lack of metrics defined to determine success). These are all valid concerns which are not being addressed. The fundamental question is how will a trial period be judged a success or failure? Without a clear methodology, it seems that this so-called trial period is just a back door way to make the change permanent.

[REDACTED] delegation presentation to council contended that 40% of White Rock families own dogs. This claim is completely unsubstantiated. According to information that [REDACTED] obtained from City Hall, there are 681 dog licenses issued in 2018. So, with 8,566 households in White Rock, the actual number is more like 8%, not 40%. This discrepancy is further proof that, at the next council meeting, I urge you to move a motion to ask staff for a report where the real numbers can be provided.

I also hear that strict enforcement will be part of the trial period. Putting aside the fact that bylaw officers can not truly enforce anything, strictly or otherwise, since they do not have the power to require anyone to show identification, with what bylaw officers may I ask? Is this council going to be hiring a specific set of officers to patrol the promenade from September to April? I can't take an assertion of strict enforcement seriously since it would mean spending more taxpayers' money to allow such a trial period to go ahead. Will that cost be factored in before proceeding? I contend that this is another good reason for a staff report. Putting in this unsupportable enforcement stipulation sounds more like a way to justify a decision to appease a minority of the White Rock population. Perhaps they are the same group of people who caused the Semihamoo First Nation to put up fences to keep them off their land? Or the same group of people who let their dogs run off lease in Alan Hogg Park (not permitted)? Or the same group of people who leave their doggie poop bags on the top of my garden wall?

Today's Peace Arch News contains several interesting letters from dog owners who are opposed to having dogs on the promenade. I urge you to read them. This issue has nothing to do with whether one

likes dogs or not but everything to do with whether the promenade is an suitable place to mix dogs and humans. Maintaining the prohibition of dogs on the promenade is the only option that allows access to everyone and restricts no one. So, from the perspective of common sense, I suggest that the answer is that the status quo should be maintained.

In closing, I also find it inappropriate that some on council consider letters to the editor or polls/comments on Facebook (a private company in the business of selling advertising) to be a proper and legitimate way to gauge public sentiment. [REDACTED]

[REDACTED]

Sincerely,

[REDACTED]

Wed 12/12/2018 12:08 PM

Subject: PLEASE NO DOGS ON PROMENADE

I am appealing to you to not allow dogs on the promenade. This is what is so wonderful about our waterfront. Besides the obvious that walking a dog involves picking up and disposing of disgusting dog poop - I am concerned about the effects of another group of bodies on the boardwalk - there is not enough space as is, the promenade is in desperate need of being widened to accommodate existing traffic. Moreover, as an avid walker and runner, I have been charged at by dog's on leash while there owners just merely look on, as though we all enjoy having their dogs approach us. I do not want to be sniffed at or approached by a dog, and I view this as an assault, having been already attacked in White Rock. You can walk your dog anywhere - please leave the promenade alone. You did not run on this agenda and I am not sure why you are even considering this. I am greatly concerned at the direction this newly elected government is taking. Really, do you not have enough work to do?

██████████

White Rock BC

Mon 1/14/2019 12:20 PM

Subject: simply reject dogs trail period proposal, won't happen now regardless because of damage

Greetings Mayor and Council
Senior staff and neighbours.

No Dogs please. Adding any creatures (dogs particularly) to the promenade even for a trial period is NOT supportable by me nor by many of my neighbours. Kindly respect the 2 kilometre walkway and Pier (when rebuilt) for human activity alone. There are adequate kilometres or places to walk in White Rock and Semiahmoo Peninsula .

Cumulative hazards and unreliable pet owner behaviour will be presented to you and staff from many sources and lived experience. Pitches about drawing business to Merchants on Marine lack credibility and having dogs tied to railings on the narrow sidewalk is a hazard. As the promenade will not be fully accessible for quite some time any ways, *simply reject the proposal.*

[REDACTED]

[REDACTED] In a year's time when the promenade might be accessible, [REDACTED] supporters could return to try again with any more social, health, safety and environmental compelling evidence.

What I have observed on social of mobilization pro/con engagement is not a reliable measure of community opinion.

This city has other practical priorities to address - let this one go.

Sincerely,

[REDACTED]
White Rock

Tue 12/11/2018 11:09 AM

Subject: Dogs on the Promenade

It was with much horror that I watched my newly minted and much promising

council vote to accept "Dogs on the Promenade" in the off season. Without even a comment from the "nay side", a trial period was agreed to. As a resident of White Rock since 1965 I have always been vigilant in trying to protect that part of the seaside for peaceful appreciation both in walking and (for youngsters) rolling on the grass. We locals do not stop enjoying the waterfront once the high season has passed - however we will now have to be vigilant of pit bulls, huskies, and even high strung chihuahuas from jumping at us, tripping us with their leashes or just annoying us with their barking or droppings.

I have decided to put my letter to the editor on hold until the New Year, so that one and all can enjoy the Christmas season without animosity. As well I would hope that in January, a healthy debate could be had regarding this sudden change in policy. Apparently, sixty percent of the residents do not own dogs. Trial period or no, many of us have worked hard to make sure that the rule of "No Dogs On the Promenade" was followed. To have this policy wiped out without giving the nay side a chance to have their voice heard is not what I EVER expected from Democracy Direct!

Hopefully, council can spend some time thinking about how this decision can be made more democratically correct without forcing the citizens to have to put up with a season of negativity on our beachfront. Time is still on your side, I hope you can find a way to revisit this decision.

Sincerely,

██████████



Dogs & Puppies



The Gifted at Longju, Co. Ltd.
From England
www.thegiftedatlongju.com

In addition to the almost-
certain mess left in the park
& grassy areas, I also
feel that eventually 2
dogs will meet & fight.
Dogs do that sort of
thing once in awhile.

Also, it's a natural thing
for some of us to reach down
to get a dog on the leash.
Bad idea.

Eventually someone will
be bitten.
Could legal action be
taken against the city? Sincerely,
Jack Parvate

19 January

Mr. Mayor & Council

Thank you for serving the
city; I was very pleased
with the results of our
last election.

It seems to me that
not you should decide
that dogs may be permitted
in the promenade, I

do have some concerns.

Jack Parvate

[REDACTED]

[REDACTED]

White Rock
BL

[REDACTED]

Mayor J
White Rock

Wed 1/30/2019 8:18 PM

Subject: Dog walks on the promenade

To whom it may concern,

I was unable to attend the public forum on Wednesday January 30 at the White Rock Community Centre but I wanted to submit my feedback that I would like to be able to walk my dog on the Promenade during the off-season.

Thank you for considering this.

██████████

Sun 1/6/2019 3:17 PM

Subject: Dogs to be allowed on promenade

I am writing to express my opposition to allowing dogs on the promenade or beach. The promenade is not wide enough to allow people and their rollators or buggies etc as well as pets. Also the beach should be kept clean for children free of dog urine or feces.

Thsnk you



White Rock

Sun 1/6/2019 3:42 PM

Subject: Dogs on the promenade

I am writing with respect to the " dogs on the promenade " proposal.

I do not believe this proposal should be approved for a number of reasons.

The Most important reason is because the promenade is too narrow to accomadate this activity.

I also feel it is an intrusion for individuals that are uncomfortable with dogs in general.

The grass area is generally populated with people lying down on the grass to enjoy the day and they should not have to be worrying about animal waste or curious dogs coming over to them.

Others have pointed to the fact that dogs are allowed to walk at crescent beach. This is not comparable to our situation because they have an 8 foot wide gravel walkway compared to our

Roughly 3.5 foot interlocking brick path.

Finally the proposal suggests that this would be good for business on the beach. I would like to know how many beach establishments welcome dogs on their premises. I would suggest that the number is very small. What establishment wants a number of dogs tied up at their front door?

Respectfully submitted

██████████

Fri 2/1/2019 12:49 PM

Subject: PLEASE DIRECT TO THOSE DEALING WITH PROMENADE FILE THANKYOU

INPUT RE: DOGS ON THE PROMENADE BYLAW, FEB 2019

Personal input, [REDACTED], Thanks for your consideration.

Sustainability chatter is often silo-ized as social, economic and environmental.

Just a few quick comments on the issue of a proposed trial for “dogs on the promenade”.

ENVIRONMENTAL

: At the public meeting I heard no mention as to how the beach/promenade ban came about: Beach closures due to high fecal coliform counts in the 90s (16 times the level that restricts shellfish harvest or more) , attributed to pets by the Health Officer....: all in summer (dog guardians in general are much more responsible now-- no one can really argue that; now the problem is simply numbers) ; later there were attempts (including diverting storm water into sanitary:expensive!) to keep fecal coliform counts low year-round as a good neighbour to SFN (however neither beach nor promenade enforcement has been effective or consistent over the years) and as part of Wildlife Act commitments (beach not promenade).

:As someone agnostic on the issue I would be the first to agree that some promenade access COULD reduce NET total fecal coliform counts in storm systems, Bay waters and Bay sediments, as currently tested. In theory promenade access for dogs COULD also reduce dogs on the WMA area beach east and west of the promenade. It COULD also result in no net increase on dogs on the beach (the real problem for wildlife, on any part of Semiahmoo Bay). All this would depend on how well the “trial” is communicated to all of the public, and how many visitors arrive in and out of pilot project “season”.

: The enforcement, education and communication dollars involved cannot be predicted and unless Council agree in advance to spend whatever is necessary, I foresee problems.

SOCIAL

: If this is a good idea, dog guardians need not defend the costs involved. Hockey rinks, curling clubs, tennis courts, boaters and libraries are all utilized by “minorities”-they all get funded. The problem may well be that not enough money will be spent on this pilot project and that that will impact success/failure. How “success” or “failure” comes about could be the biggest generator of further community divisiveness unless this “trial” is handled with extreme professionalism.

ECONOMIC

It’s one thing to talk about taxpayer entitlements (----both “sides” seem good at that), it’s another to talk about actively attracting more dogs&guardians from away to support local business. If that’s the plan there needs to be a business case (partially derived from polling current businesses) and there needs to be enough money to top up project funding based on developing needs and numbers.

OTHER

: I missed any chat about how professional dog walkers (often following a large group of dogs) would fit (or not).

: For personal reasons I could only audit part of the meeting. I did finally hear the question about criteria in judging the trial. What I heard did not really answer the question.. You only have to look at commentary following the pulling of any major failed pharmaceutical off the market to know that “poorly designed trial” is what is most discussed later. You would think that everyone has an interest in the “trial” being as useful as possible in actually choosing a more permanent direction after the “trial”. As I mentioned at the Jan 5 Community conversation, Surrey spent significant time forming and listening to a task oriented committee (representing as many points of view as possible including staffs’) designed specifically to avoid implementation problems with 2 dog spaces at Blackie Spit park (and there are still problems!). This process definitely has a rushed feeling about it. The idea of 4th reading without further committee or task force work is risky (&there are other issues that I have not heard brought up yet).

: I heard the word “compromise” mentioned: Here are a couple of compromises that could easily be canvassed:

1. Start with the west promenade---far less likely for animals with or without guardians to stray onto the beach; west promenade actually has space for a standalone path on the north side of the right of way with grass left in the middle.
2. Look at the dates more carefully.
3. Involve the community in the “criteria” as well as the “arguments”. Professionalism means transparently developed criteria at the beginning of any experiment.

Thu 1/31/2019 4:22 PM

Subject: Yes for dogs on the Beach

To whom it may concern,

My husband and I will not be available to attend the special council meeting. We would like to add our names to the "Yes." For Dogs on the Beach.

Warm regards,

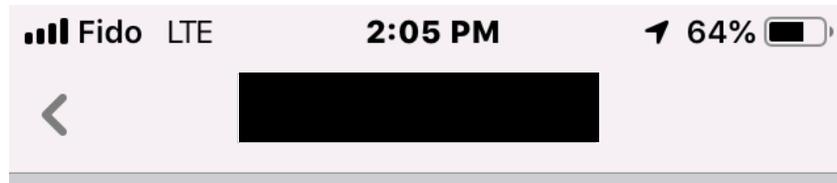


White Rock

Mon 12/31/2018 10:01 AM

Subject: Please.. no dogs on our narrow Promenade..at any time! My reasons are below.

Please add to note below that even the dogs will be scared of the 100 car trains thundering by!



Re: White Rock to allow dogs on promenade
Peace Arch News.
December 11, 2018.

For White Rock City Council and Mayor.

I am strongly opposed to dogs being permitted anywhere in the promenade area. Please read my reasoning in full.

Those that choose to not own a dog do not directly effect those that choose to own a dog. Yet, dog owners choices directly impact everyone, including those that don't own dogs. Wherever I go out in my community of White Rock and south Surrey, I see delinquent dog owners with their pets off leash and their lovable pooch urinating and defacating on other peoples' front lawns. When did this become acceptable behaviour? I see dogs sitting in owners laps as they drive, and bouncing around between front and back seats, a ticket-able offense of distracted driving since 2014. Still others use public tennis courts and athletic fields - where dogs are banned - as off leash play areas, where dog faeces are frequently left behind. Very few dog owners obey leashing bylaws, even in wildlife habitat areas like Serpentine Fen. Those that do leash their dog most often use a very long retractable leash that gives the dog the ability to roam freely, and rush anyone it chooses, rather than be heeled by the owner. The point is that dog owners are so vested in their pet that most think that city dog bylaws don't apply to them, and their perfect pet. They have a very self centred 'me' attitude that negatively impacts other people and excuses them from obeying the law, and acting in an acceptable and responsible fashion.

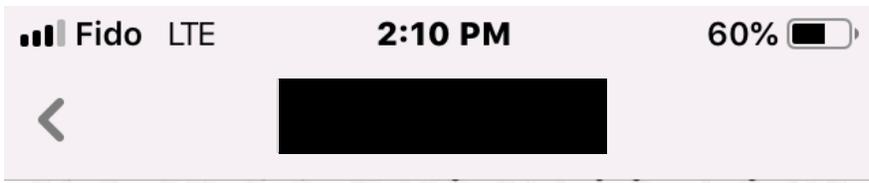
Once allowed on the promenade area, you can bet that people will be stepping in dog turds, on their way to a restaurant, and those that think they are exempt from the city's bylaws will take their hounds onto the pier and beach, where they will negatively impact wildlife. Those visiting from other cities may not be aware that the pier and beach are off limit, and signs are meaningless to dog owners. Many people are fearful of dogs, others aren't interested in being slobbered on or having their lunch spoiled by a salivating and whining canine. Seniors with balance or mobility issues are always at risk of being knocked down, as few owners properly train their pet to heel at all times. Dogs on the promenade are an imminent danger to these seniors and those fearful of dogs. Long leashes will inevitably trip people and injuries could result in lawsuits against the city that allowed dogs where people recreate.

Where does the city think the dogs are going to defecate and urinate? Dogs will leave their disgusting messes and urine on the promenade walkway and on the grassy area beside the path and in the parking lot. Children use the grassy areas to play, families picnic here, others set up lawn chairs to relax and many sit against the shady trees to read or snooze. The contaminants in the faeces and urine will be alive and well in the soil and on the grass, long after the dogs are no longer permitted in the spring and summer months. This is a health hazard that needs to be addressed by the city of White Rock. Some dog owners try to argue that dog turds are no different than faeces of wild animals, but nothing could be further from the truth. Dog food is highly processed, and dog faeces are unnatural in the environment where it runs off into creeks, streams rivers and oceans where the nitrogen depletes the water of oxygen, suffocating fish and other aquatic life. Dog faeces creates a toxic mess in the landfill, where it presents a health hazard to workers and releases massive amounts of methane into the environment. Methane is 20 times more damaging to the atmosphere than carbon dioxide, so those that own one, two, three or more dogs are contributing to global warming far above and beyond those that do not own dogs - if the turds are not taken home and properly composted. If dog owners use the current "garbage bins" for ditching their canines' disgusting mess, it will be taken to the landfill, and this is a major problem that the City of White Rock needs to address, well before allowing dogs on the promenade area.

Sending dog faeces to the landfill is totally unacceptable and a failure of the dogs' owners', and also a failure of any city that does nothing to redirect dog turds to a proper dog turd compost, for safe

 **Like**  **Comment**  **Share**

management. I urge the city of White Rock to have dog faeces bins located at the promenade and that the city initiate a dog turd composting program like North Vancouver has done. The bins should be



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 **Like**  **Comment**  **Share**

management. I urge the city of White Rock to have dog faeces bins located at the promenade and that the city initialize a dog turd composting program like North Vancouver has done. The bins should be collected and cleaned daily, to eradicate the potential spread of disease and foul odour. The Star Vancouver reported that 1,241 tons of dog shit is amassed in the city of North Vancouver each year, by an estimated 10,000 dogs. Funds for the White Rock program should not be taken from the wider tax base that includes those that choose not to own dogs in White Rock, but could come from the dog owners themselves that require the program to be put in place. Keep in mind that this program will also be managing and paying for the dog faeces management of people that live in other cities and bring their dogs to the White Rock promenade to leave their crap.

Before the City of White Rock can even begin to think about voting in January 2019, about a test trial of dogs on the promenade, the following items need to be addressed and planned.

1. Dog faeces collection bins and a compost program need to be in place. These bins will need to be emptied and cleaned daily. Dog owners, not the wider White Rock taxation base should cover this cost. The city will have to consider how visitors with dogs will contribute to the cost of this program.
2. Owners must be restricted to short leashes of about 3' to protect the safety of others, especially seniors and children.
3. Animal control officers need to be hired and present along the promenade in numbers at all times, to ticket all violators that don't leash; don't collect faeces; go on the pier; go on the beach and whose dogs display threatening, dangerous or intimidating behaviour. Tickets need to be given, as warnings fall on deaf ears when it comes to most dog owners.
4. The city needs to create an easy way for those that do not own dogs to offer their feedback on this issue.
5. A strict licensing program needs to be in place, so that tickets can be handed out even if owners refuse to identify themselves.
6. White Rock may want to consider a DNA archive of licensed dogs, such as exist in the UK and Europe, so that left behind faeces can be identified and tickets issued to the offending party by DNA tracking. The ticket amount will reflect the cost of this program.
7. For the safety of everyone, joggers with dogs should not be permitted.
8. Disinfection of the paving stones will need to be done according to the health inspector.
9. Dogs that harass wildlife should be banned. This wildlife includes blackbirds, seagulls, and migrating birds.
10. Those that do not own dogs, should be able to easily report any incidents where they felt harassed, unsafe or frightened. Dogs are animals and react by instinct, not reason and not by their owners commands. Dogs present imminent danger to others and allowing them in such a confined public space will result in negative incidents. Does the city have a plan to protect victims of dog attacks and or bites?

Of course dog owners want to be able to go wherever they want with their pets, but their choice to own a dog directly impacts the lives, safety and opinions of those that choose to not own a dog. I compel the City of White Rock to reconsider, and not vote for this bylaw change in January, as it is a step backwards not forwards.

 **Like**  **Comment**  **Share**

Tue 1/29/2019 5:11 PM

Subject: Support for Dogs on the Promenade

My husband, [REDACTED], and I are huge supporters of allowing dogs on the promenade. We have never had a poor experience with a dog at any public places, anywhere we've travelled around the world.

Many locals have dogs as companions, and it is terrific exercise to get out for a walk with their pet. I hope the vote goes in favour of allowing this.

[REDACTED]

White Rock

Thu 1/24/2019 9:21 PM

Subject: Let's get on promoting how great White Rock City is

Greetings

I am very disappointed not to be able to attend the community forum next week re dogs on the promenade. We are in Kauai (with our dog [REDACTED]) until early March. If I was home, I'd be there, I'd be speaking, I'd be promoting it outside by handing out "green bandanas" for all the supporters, while holding a big sign GO DOGS GO!!!! GREEN LIGHT TO WALKING ON THE PROMENADE!!!

[REDACTED]
[REDACTED] I've attended council meetings whenever it was brought up and care deeply about the issue. [REDACTED] has been advocating "positively" for allowing dogs on the promenade - plus promoting the benefits of owning dogs and highlighting tons of lovely local dogs.

I retired in the Spring, but have 40 years experience in Social Marketing (creating communication aimed at changing attitudes and behaviour)- mostly as a private consultant direct to governments, a few years working for big ad agencies. I have a lot of experience in communications and public relations having consulted for:

[REDACTED]

Most major tourists locations allow, welcome and embrace dogs and this is going to be POSITIVE for White Rock if it passes. Dogs are good for emotional & physical health and help tourist economy's survive in off-months (Whistler, Bouchart Gardens, Fort Langley, Steveston, Stanley Park, Kits Beach - to name just a few).

I hope White Rock passes this and we move onto implementing and promoting how wonderful it can be for our town and stop bickering, fear mongering, and living in an "alternate universe" where dogs are bad "objects" and bring "waste" and "injury" and owners are "irresponsible" and "lacking in care". I find it personally very insulting and damaging to our city's reputation.

In my opinion, what we need to do is :

- develop public relations campaigns that draw people to our town (40 to 50% of the population owns dogs), plus campaigns aimed at our residents to help them feel connected and invested in its vibrancy, we need to boast about all the wonderful things we have here (to tourists and residents who need reminding).
- organize community clean-up days for our beach and hold dog parades on the promenade, develop ambassador dog programs to model great behaviour.
- create events throughout the year (every quarter) that include dogs and people and help our business thrive by driving people to them (Fort Langley has done great with this in recently years).

Thank you - good luck with the forum. I truly hope it isn't as divisive as some of the social media out there.

[REDACTED]

[REDACTED]

White Rock

FYI - I have lived in White Rock 10 years, but Surrey (specifically South Surrey) for most of my 58 years.

[REDACTED] & I are sending warm aloha's! Go DOGS Go!!!

PS - thanks so much for arranging for ASL interpreters for the forum. There are three families, [REDACTED] that all raised our deaf & hearing children here in S Sry/WR - plus a number of older deaf people that also live here and are very active members of the community. [REDACTED] & I started **Canada's first little league Deaf Baseball Team** here - the **Deaf White Sox** in the early 2000's (trivia!)

Tue 1/8/2019 6:00 PM

Subject: Dogs on the promenade

Hi!

I'm a home owner in white rock and I am opposed to dogs on the promenade!

Has anyone walked out there when people have their pets on the walkway, it is not a pleasant walk to see a Roti walking toward you. Not a peaceful walk when it's filled with fear!

I am there quite often and I see dog owners leave their pets feces on the lawn, some that have an extend leash so your stepping over it and hoping not to trip! These pet owners can have access to a pet only areas everywhere, build one instead of isolating the elderly!

NO PETS ON THE PROMENADE please! Listen to your voters!

Thank you



Thu 1/24/2019 12:42 AM

Subject: Dog issue Request off-hours

PLEASE include off-hours YEAR-ROUND in the plans. I walk evenings and mornings, and the promenade is NOT busy at those times. I live near the beach and want to be able to do this walk year-round in the off-hours. Seniors and kids are not generally out at those hours.

An EXAMPLE could be...

Winter hours:

After 8pm

Before 8am

Summer hours;

After 10pm

Before 8am

Or something similar.

Also;

Please get bylaw officers out more to penalize the rotten owners that have ruined it for the rest of us.

Maybe have an awareness day with a booth setup along the promenade where folks can stop and license their dog and pickup some poo bags. Maybe the local pet store or other stores would pitch in with some freebies to entice people to participate.

Encourage good dog owners to call out the bad ones when they are spotted.

Thank you,

██████████

Mon 12/17/2018 2:26 PM

Subject: Article on front page of Peace Arch News, Wednesday, December 12th, 2018 - White Rock to allow dogs on promenade

Dear Mayor and council,

We could not believe what we read in this article. Don't get us wrong, we love dogs and any other pets. White Rock has taken a long time to get the public to abide the bylaw of dogs not allowed on the promenade. Still on any other given day, there is always somebody that does not think it applies to them and evidently walks their dog on the promenade. Why was the public not aware of this decision? There are dog parks all over the city and yet dog owners still have a "bone of contention" of not being able to have their dog on the promenade. The walkway is narrow to begin with and try maneuvering around a dog on a leash. Has happened to us down there, clearly a tripping and falling hazard. Apparently the [REDACTED] will provide dog-poop bag dispensers free of charge! Wow, are they going to collect and dispose of it too or are the garbage containers down there going to stink and our taxpaying dollars have to remove the poop?

We really enjoy doing a lovely walk or powerwalk but I will reconsider if we have to share it with the dogs. The beach in front of the Indian reserve/Washington Ave Grill is full of frolicking, happy dogs, muddy and offleash and we stay away as it's tough to enjoy a picnic or just relax on a blanket. The article also states, if supported January 14, council will have a final vote Jan 28. Supported by who??!! Will the citizens of White Rock get a vote too, if so, where do we vote on this issue?

Reading in Friday's Peace Arch News another article stated "Public queries to return" again with the same dates of January 14, if given final approval. Again, who is giving the final approval? I am looking forward to the answers of these questions to clarify any misunderstandings I may have.

[REDACTED]

Wed 1/23/2019 3:12 PM

Subject: Dogs on the promenade

Hi there - I'm a long-time employee of a long-standing White Rock beach business and just wanted to voice my opinion on the possibility of dogs on White Rock Beach.

I am for it .. for the most part... the state of the beach here has gone from bad to worse in the 10+ years I've been here, so anything that may help is welcomed (although .. not sure how much this would ACTUALLY have an impact on the businesses here)

Caveats:

1. limited times of allowance, like Crescent beach (limited to no dogs in the summer)
2. ENFORCED by laws - if you don't pick up after your dog, you are FINED. I have had to scrape dog s*t off of our floor more than once (twice last month!) and let me tell you I am **not** paid well enough to deal with that on a regular basis.
3. Dogs ON LEASH. There are lots of people afraid of dogs. I am not one of them, but its disrespectful for your dog - be it doberman or shitzu - to be off leash in a public place.

But, lets be honest.. bringing dogs onto the beach isn't going to a WHOLE lot for the businesses (IMHO). There is no where really to tie up your dogs (except to meters and poles on the narrow parking-adjacent sidewalks.) This means no shopping and certainly no eating, unless you're putting your dogs in the car.

What do we need?? ..

1. We need business to be IN the storefronts. All these sad, empty store fronts look HORRIBLE. It gives the whole strip an icky, sad feeling - that's not going to entice people to take a walk along the store-side of the promenade.
2. Businesses that carry actual quality products. (unique, kitschy, or quality) The departure of Hempy's and particularly Sage has been yet another addition to the sad state of affairs here.
3. stores and restaurants to be OPEN in the winter time. I understand that it is a LEAN time for a lot of beach businesses in the winter, but the more CLOSED storefronts, the less likely for people to come along and walk and shop. I know if I were making a trip out here, plugging the meter for \$1.50 or \$3 only to walk up to a store and find it's closed because they're not busy, that would be the last time I make an effort to go out there.
4. Parking.. yes yes .. the age old argument for parking. YES it doesn't help businesses in the winter time. BUT if people were actually DRAWN here to shop in the winter/fall .. it wouldn't be such an issue. I 100% believe offering free parking is NOT the fix-all magical solution. Would it be nice? yes. But it's a bandaid to a larger issue.
5. Rent is brutal. Property taxes keep going up. Probably not much to be realistically done here .. but .. it's a factor of storefronts being empty.

Isn't there some sort of study that can be done on places like steveston and fort langley .. and try to replicate a similar vibe here on the waterfront?

It's a shame that this could be such a thriving community (read: REVENUE for White Rock \$\$) and yet it's just slowly withering in front of us.

Thanks for your time,



Sun 1/27/2019 12:42 PM

Subject: Dog restrictions in your city.

I took my [REDACTED] to White Rock a few years back. And while I live in New West now, I was born in Vancouver and grew up in Burnaby so I do think of myself as a member of all Lower Mainland. Knowing how much she loved the beach and parks, off we went one spring day. Almost as soon as I had her on leash on the promenade, I had some kind people and some nasty people coming up to me. I had no idea. I could go to the banished dog park way off. Or I could go home. I chose home. In this day and age to restrict dogs like that. Disgraceful.

Tell me, how does city council control the people littering, let alone the birds and fish pooping, so precious humans don't get contaminated?

Perhaps fighting to have cruise ships and tankers from spilling sewage in English Bay would a better fight for the lower mainland than worrying about dogs having a few minutes of freedom. Most dog owners do carry doggie bags...

Council really go needs to rethink their priorities. Collectively, you all should be ashamed of your current bylaw.

Regards

[REDACTED]

New Westminster

Mon 1/28/2019 7:26 AM

Subject: Lets allow dogs on the pier

Good morning

After moving to White Rock 3 years ago to be near the water I was quite surprised that dogs were not allowed in the promenade.

I am really hoping for a change...after all we also pay for the upkeep of the promenade and pier repair but are not able to use it.

I am coming to the meeting on the 30th and am looking forward to change.

Regards

██████████

JAN 28 2019

Dear Mayor

CITY OF WHITE ROCK
ADMINISTRATION

TRUMP sign problem

You have a problem.

allowing dogs on the premises.

WHY

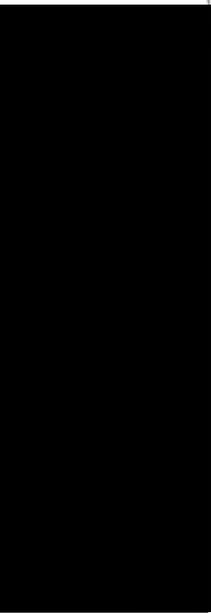
this will cause you massive
appreciation on both sides for as long
as you are mayor.

will be

1. the extra cost for clean up &
dipping of lots of extra dog poop.

2. dogs at water edge disturb

NO to dogs on walkway. ~~over~~
on beach.



.....



10thWhiteRock@telus.net

10th White Rock Scout Group

January 18, 2019

Tracey Arthur
City Clerk's Office
15322 Buena Vista Avenue
White Rock, BC
V4B 1Y6

RECEIVED

JAN 25 2019

CITY OF WHITE ROCK
ADMINISTRATION

Re: Flag Flying Request

Dear Tracey:

February is a special month for the Worldwide Scouting Movement. On February 22nd each year Scouts celebrate the birthday of Lord Baden-Powell, the founder of the Scouting Movement. For the past four decades, we in Canada have been celebrating Scout Week, which begins the Sunday before February 22nd, and continues until the Sunday after. This year, Scout Week is February 18th-25th.

On behalf of our group, I would like to request that the City of White Rock raise the Scouts Canada flag from February 19th to February 26th in honour of Scout Week.

Raising the Scouts Canada flag in communities across Canada recognizes the efforts of so many young Scouts and thousands of dedicated adult volunteers nationwide to build stronger youth, better citizens, and more sustainable, healthier communities. Your participation in 2018 was very much appreciated, and we would love to have your participation again in 2019.

In addition, we would once again like to invite Mayor Walker or his representative to join our youth members and their families for dinner at 6:00 pm on Thursday February 21st. We will be holding the dinner at the Star of the Sea Hall, 15262 Pacific Avenue. RSVP to myself.

Please feel free to contact me if you require further details.

Yours truly,

Lisa Byrom
Group Administrator, 10th White Rock Scout Group
778-899-6559
glenscotia@gmail.com
www.10thWhiteRock.org

.....

"It Starts With Scouts"

February 1, 2019

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

Dear Mayor Walker:

RE: Community Liaison Representative

Peace Arch Hospital Foundation recognizes and appreciates the partnership and positive working relationship with the City of White Rock

We welcome a designated Community Liaison on our Healthy Community Steering Committee as well as our Healthy Community Grants Committee, and we look forward to their input and participation. Meeting schedules and packages will be sent to the designated Councillor.

As discussed recently in our meeting with you at City Hall, and in accordance with the Foundation's Constitution and most recent Bylaws, Community Liaison Representatives are no longer required to serve on our Board of Directors.

We look forward to continuing to work closely with the City of White Rock to ensure that the growing and diverse health care needs of our community are met. Please do not hesitate to call me directly if you have any questions.

Sincerely,



Stephanie Beck
Executive Director



Geoff Funke
Board Chair

SB/cl

cc: Tracey Arthur, City Clerk
Board of Directors, PAH Foundation

For Metro Vancouver meetings on Friday, January 25, 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.Sinowski@metrovancouver.org

Metro Vancouver Regional District

Overview of Metro Vancouver’s Methods in Projecting Regional Growth

RECEIVED

The Board received for information a report with an overview of Metro Vancouver’s role and methods for monitoring and projecting regional growth, primarily for population, housing, employment and land use activity.

Metro Vancouver’s projections are updated on a regular basis, as new sources of data become available and as the Census is undertaken. Keeping the projections up-to-date is critical to utility, transportation, housing and other forms of long range planning in the region. Metro Vancouver continues to work closely with member jurisdictions, other regional agencies and key stakeholders to provide and share data to build accurate and consistent population, housing and employment projections.

City of Burnaby’s Regional Context Statement – 5 Year Review

APPROVED

The City of Burnaby has requested continued acceptance of its 2013 Regional Context Statement. In accordance with the provisions of the Local Government Act, each member jurisdiction’s regional context statement must be reviewed at least every five years, giving the local government an opportunity to consider whether any recent municipal planning studies or changes to its OCP trigger changes to its regional context statement.

The City’s 2013 Regional Context Statement remains generally consistent with the goals, strategies and actions in Metro 2040.

The Board accepted the City of Burnaby’s Regional Context Statement as submitted on November 20, 2018.

2019 Budgets and the 2019-2023 Financial Plan Requests for Information

RECEIVED

This report provides responses to requests for information arising out of the Metro Vancouver Regional District Board’s Special Meeting held on November 30, 2018 and reconvened and completed on December 7, 2018.

1. Process and methodology of determining population numbers and projected growth
2. Annual budgets for the previous 10 years
3. Exempt employee list and roles within Metro Vancouver

4. List of budgeted and actual costs associated with completed regional capital projects over the last four years
5. Communication materials to assist member municipalities in explaining the increase in fees and taxes in the context of capital projects, aging infrastructure, upgrades to accommodate climate change initiatives, regulatory requirements, utility system demands, and grants received from senior levels of government
6. a) Optimal amortization period versus pay-as-you-go financial approach
b) Background on debt-service ratio scenarios and reserves
7. Details in the five-year capital plan for MVHC
8. Options for pursuing GVWD develop cost charges to offset household impact of increasing water rate
9. Information regarding the increasing volume of organics in the region versus declining number of processing facilities to handle organics
10. Information regarding a comparison of the volume of waste diverted relative to population growth
11. Information regarding potential opportunities to increase Metro Vancouver Housing Corporation revenue
12. Information regarding the total cost of developing the odour management framework and measurement of odour units
13. Information regarding the particulates and pollutant data collected at the Vancouver Portside Air Mapping location
14. Background on the Regional Prosperity Initiative
15. How costs are allocated to members in the Labour Relations Function
16. List of mandated federal and provincial capital projects, and projects that can be delayed

Amendment to the Metro Vancouver 2019 Appointment to E-Comm

APPROVED

Metro Vancouver received correspondence from E-Comm, which noted that Metro Vancouver's representative for the 2018-2019 term has resigned, leaving a vacancy to be filled. The Board appointed Bill Dingwall, Pitt Meadows, as the nominee to the E-Comm Board of Directors to complete the 2018-2019 term. Director Dingwall was previously nominated for the 2019-2020 term.

Delegations Received at Committee - January 2019

RECEIVED

The Board received a summary of the following delegations to committees:

- Roderick Louis – Regional Planning Committee - January 11, 2019
- Roderick Louis – Finance and Intergovernment Committee – January 16, 2019

NOTICE OF MOTION

REFERRED

Director Booth provided the following Notice of Motion on December 7, 2018 for consideration at the January 25, 2019 regular board meeting:

2019 – 2023 Financial Plan for the Aboriginal Relations Committee

Review the Aboriginal Relations 2019-2023 Financial Plan, dated September 19, 2018, regarding an increase of \$193,035 that includes a new staff position of Program Manager.

The Board referred Director Booth’s motion to the Aboriginal Relations Committee for consideration.

NOTICE OF MOTION

REFERRED/
OUT OF ORDER

Director Jackson provided the following Notice of Motion on December 7, 2018 for consideration at the January 25, 2019 regular board meeting:

2019 Budget

That the MVRD Board abandon the Regional Prosperity Initiative included in the 2019 budget.

Request staff to bring back a budget that reflects an overall increase of under 3%.

The first portion of the motion was referred to the Finance and Intergovernment Committee.

The second portion was ruled out of order by the Chair.

NOTICE OF MOTION

Director De Genova provided a Notice of Motion on January 25, 2019 for consideration at the next regular board meeting, paraphrased below:

That the MVRD Board refer to the Mayor’s Committee to consider the possibility of regional initiatives to deter and prevent money laundering and the business of organized crime in local government, and furthermore, that the committee report back to the MVRD Board with a report for information, and/or any possible recommendations.

Greater Vancouver Water District

2019 GVWD Capital Projects

RECEIVED

The Board received for information a high level overview of the capital programs and projects for 2019, as approved by the Board on October 26, 2018.

Greater Vancouver Sewage and Drainage District

2017 Annual Recycling and Solid Waste Management Summary

RECEIVED

The Board received for information the annual update on the reduction, recycling and disposal of solid waste from the Metro Vancouver region for the calendar year 2017. In 2017, the waste diversion rate for the region was estimated to be 63%, up slightly from 62% in 2016. Metro Vancouver's per capita waste disposal in 2017 was 0.51 tonnes per person, up from 0.49 tonnes in 2016.

Per capita waste disposal in 2017 was 0.51 tonnes per person, up from 0.49 tonnes in 2016. Other communities both in British Columbia and around North America are seeing a flattening of reductions in per capita waste disposal. Per capita disposal in Metro Vancouver continues to be well below the national average of 0.71 tonnes per person per year.

2018 Regional Food Scraps Recycling Campaign Results

RECEIVED

The Board received for information a report with a summary of the results of the 2018 regional "Food Scraps Recycling" campaign.

The regional "Food Scraps Recycling" campaign supports the organics disposal ban and objectives established in the Integrated Solid Waste Resource Management Plan.

Overall, just over eight-in-ten (83%) residents typically use the food scraps bin or compost for one or more of the types of waste presented in the survey, an increase of six percentage points from 2017.

Fifty-eight per cent of residents who recalled the ads said they are now more likely to use the food scraps bin to dispose of food soiled paper. The remaining four-in-ten (41%) say they are about as likely.

North Shore Wastewater Treatment Plant Project Status Update

RECEIVED

The Board received for information a status update on the North Shore Wastewater Treatment Plant Project.

As identified in Metro Vancouver's Integrated Liquid Waste and Resource Management Plan, approved by the BC Ministry of Environment in May 2011, and consistent with the federally mandated

Wastewater Systems Effluent Regulations, the Lions Gate Wastewater Treatment Plant is to be upgraded to secondary treatment no later than December 31, 2020.

The 60% design for the NSWWTP has been submitted and reviewed. The 90% design is expected to be submitted early in 2019 and the final detailed design of the entire facility is scheduled to be submitted in October of 2019.

In terms of construction, Acciona, the project contractor, has so far focused on establishment of the project office, relocation of the existing storm sewer, site remediation and ground improvements. Over 3,700 stone columns were installed to densify the soil for improved seismic performance. With installation of the stone columns complete, Acciona proceeded with preloading the site. Acciona is currently moving the preload material from the initial preload area and will progressively treat the site from west to east. By releasing the preload, deep excavations and construction of the permanent facility can begin on the western portion of the site in 2019. With respect to the project timeline, Acciona is contracted to deliver the project on the timeline approved by the Board.

The approved budget for the NSWWTP project is \$777.9 million. This includes a \$30 million contingency to account for unforeseen items associated with the NSWWTP and Conveyance projects. The updated project costs have been assessed with respect to the GVS&DD Board endorsed in the five-year financial plan.

Iona Island Wastewater Treatment Plant – Project Definition Update

RECEIVED

The Board received an update on the work underway to complete the Project Definition Phase for the new Iona Island Wastewater Treatment Plant.

In May 2011, Metro Vancouver’s Integrated Liquid Waste and Resource Management Plan was approved by the BC Minister of Environment. The plan requires that the Iona Island Wastewater Treatment Plant upgrade should be completed within 20 years.

The Iona Island Wastewater Treatment Plant is underway with completion of the first of eight integrated design workshops. The second workshop, held on January 21 and 22, 2019, will develop the plant design objectives hierarchy and evaluation process. Stakeholder and First Nations engagement is also underway. The first community workshop was held January 9, 2019, and other engagement activities will continue throughout 2019 and 2020.

2019 Liquid Waste Capital Projects

RECEIVED

The Board received a report about the liquid waste capital projects under its purview for 2019, as approved by the Board on October 26, 2018.

Financial information for the projects within the liquid waste capital budget are to be provided to the Committee and Board in the fall of each year as part of the annual budget and five-year financial planning process.

Delegations Received at Committee - January 2019

RECEIVED

The Board received a summary of the following delegation to committee:

- Josh JansenVandoorn, Waste Management Association of British Columbia: Zero Waste Committee - January 10, 2019

THE CORPORATION OF THE
CITY OF WHITE ROCK
MEMORANDUM

To: Mayor and Council
From: Director of Corporate Administration
Date: February 11, 2019
Re: **E-COMM BOARD OF DIRECTORS – BACKGROUND INFORMATION**

E-Comm 9-1-1 is the largest emergency communications centre in Canada. They are responsible for 92% of the province's 9-1-1 call volume, there were approximately 1.45 million calls in 2017. They are also responsible in providing 9-1-1 service for Metro Vancouver and 25 other regional districts and communities spanning from Vancouver Island to the Alberta and U.S. border, to north of Prince George. They provide dispatch service for 36 police agencies and fire departments throughout B.C.

The Agreement with E-Comm Emergency Communications for Southwest British Columbia Incorporated – was signed December of 1997. The noted members agreement states the following:

“...such number of individuals as are set forth below, to be designated by the following designated group of Class A Members or Class B.

Members (each group being called a "Designated Group of Members"), if one or more of the Municipalities within a Designated Group of Members is a Class A Member or a Class B Member, as hereinafter set forth:

Number of Individuals which may be Designated - Designated Group of Members

- *1 West Vancouver, North Vancouver City, North Vancouver District and Lions Bay*
- *1 or 2 individuals if Burnaby, together with any one or more of New Westminster, Coquitlam, Port Moody, Port Coquitlam, Anmore and Belcarra are a Member; provided however that if*
- *Burnaby is not a Member, any one or more of New Westminister, Coquitlam, Port Moody,*
- *Port Coquitlam, Anmore and Belcarra which is a Member can designate 1 individual to be a Director*
- *1 Richmond*

- *2 Surrey, White Rock, Langley City and Langley District*
- *1 Delta and the Delta Police Board*
- *1 Maple Ridge, Pitt Meadows and Mission*
- *1 Abbotsford, Chilliwack and Fraser Valley Regional District*
- *1 Squamish, Lillooet and Sechelt”*

Class A shareholders are on the E-Comm radio system. In White Rock’s case we have two Class A shares – one (1) for police and one (1) for fire, meaning both the RCMP and the Fire Department are on the radio system. White Rock also has a Class B share for municipal services. Class B shares are placeholders for services that may wish to join at another time

Each municipality is entitled to designate a representative to attend the Annual General Meeting (AGM) which is usually scheduled during the month of June. Information on this meeting is usually distributed in March, at that time the information will be placed on the regular Council meeting agenda and consideration may be given as to a Council appointment to attend the AGM.

The Agreement states the City of Surrey, City of White Rock, Township of Langley and the City of Langley are permitted two (2) representatives on the Board of Directors. Due to the City of Surrey’s size and overall investment/use of E-Comm through both Police and Fire it has been a long standing practice that they have nominated one (1) person for this position and the City of White Rock and Township of Langley have rotated a representative from each municipality. The current understanding is that this has been for a full Council term (four consecutive years at a time). The Township provided the representative for 2014/2018 and White Rock for the three (3) years prior to this.

There has been a change where as of April 2018 the City of Langley has become a Class A shareholder. The City of Langley has always been a part of this group but up until 2018 they did not own a Share. They purchased a Class A share in 2018 so Langley City Fire could utilize the radio system and so they are now officially a Class A shareholder (using the radio system).

The City of White Rock has been asked by E-Comm to work with the City of Langley, Township of Langley and the City of Surrey as part of the decision process in regard to nomination/representation.

Following discussion between the noted municipality Mayors the recommendation on the Council agenda has been brought forward for Council consideration.

Board of Directors: Common Questions & Background

Q. What is the role of the E-Comm Board of Directors?

A. The E-Comm Board of Directors meets five times per year to provide oversight of the business and affairs of the company. Two additional sessions are also held annually for strategic planning and board education. There are three standing committees of the board (Audit, Governance, and Human Resources and Compensation), each also meeting five times per year. Participation on committees is voluntary, but recommended.

Q. Who appoints the Board of Directors?

A. The shareholders elect the Board of Directors at the Annual General Meeting (AGM) of the Company. Nominating entities advise the E-Comm Corporate Secretary prior to the AGM of the name of their nominee to be put before the shareholders-at-large at the AGM.

Q. Why is the Board of Directors term only one year? Can we nominate someone for more than one term?

A. The E-Comm Corporate Articles specify a term of one year. Nominating Entities may advise the Corporate Secretary in writing if they wish their nominee's name to stand for election for a specific number of terms (e.g. four). However, the Corporate Secretary must confirm in writing each year that the standing nomination remains intact, however there will be no further action for the Nominating Entity unless they wish to make a change from their previous direction.

In the case of Nominating Entities that are part of a grouping, the Corporate Secretary must receive written confirmation from each nominating entity of the standing nomination, including specification of number of terms. The direction must be consistent among all members of the grouping; otherwise all members of the grouping must be contacted each year asking for confirmation of the nomination.

Q. If my organization/municipality is part of a grouping, do we have to agree on the nominee?

A. The E-Comm Members' Agreement specifies that each designated group of members shall agree on their individual nominee. Consultation on a mutually-agreeable nominee should be undertaken prior to advising the E-Comm Corporate Secretary of the name of the nominee.

Q. What is the difference between nominating a board director and sending someone to the AGM?

A. The individual board nominees, once elected at the AGM, will serve on E-Comm's board throughout the coming year, attending various board and committee meetings, and participating in the supervision of the organization's affairs. Your organization's representative at the AGM is simply the person who attends the AGM that day on behalf of your organization, and votes your share on any resolutions or votes which occur at the AGM that day. That person's role and duties cease after the AGM has adjourned.

E-Comm Board of Directors: Common Questions & Background

Q. Why do you contact us in March when the Board is not appointed by Shareholders until June?

A. We provide sufficient notice of the process to allow for conferring with other members of member groupings, council and or other motions that may be required.

Q. What do you recommend the council/board motion read?

A. Exact wording is at the discretion of your organization, however Council/board motions should include the name of the nominee, specification of the E-Comm Board term (e.g. 2018-2019) and reference to election at the Annual General Meeting of E-Comm shareholders. For example "THAT (enter municipality/board/organization name) nominate (name) to represent municipality/board/organization) on the E-Comm Board of Directors for the 2018-2019 term, such Board to be appointed by E-Comm shareholders at the June 21, 2018 Annual General Meeting."

Q. What do directors receive for remuneration?

A. Meeting rates are \$376 per meeting (for Directors who are not full-time employees of a Member, the Provincial Government or Special User), twice that amount for meetings longer than four hours in duration. Board meetings are generally less than four hours.

Q. Who do I contact with questions?

A. Krystal Boros, Assistant Corporate Secretary, 604-215-6221

About the annual general meeting

Q. What is an AGM?

A. A general meeting of all shareholders of E-Comm is required to occur at least once annually under the Business Corporations Act (BC), which regulates E-Comm's corporate governance.

Q. What happens at an AGM?

A. The compulsory items on the agenda are the election of directors, the appointment (or reappointment) of the auditors, and the presentation of previous year's financial statements. Usually, a number of additional items are also placed on the agenda, such as a general report from the directors, or presentations on new initiatives. Special business items could also be dealt with (such as changing the Corporate Articles), but shareholders would receive notice of any special business with the notice of meeting.

Q. Who should attend AGM?

A. A representative of the shareholder should attend the AGM to vote on the matters listed above including electing the board of directors.

E-Comm Board of Directors: Common Questions & Background

Q. What are shareholders entitled to vote on?

- A. Holders of Class A shares have one vote per share on all matters requiring a vote at the AGM, including any items of special business. Class B shares are generally non-voting, except for matters which involve certain fundamental changes – these are listed and specified in the E-Comm Corporate Articles.

Q. What is the voting process at the AGM?

- A. Upon the representative of a shareholder arriving at the AGM, they sign in and are provided with a voting card. Votes are conducted by a simple show of hands (voting cards) unless a shareholder demands at the meeting that a formal ballot or “poll” vote occur on a particular resolution.

Q. What if no one can attend, can we proxy our vote?

- A. Yes. A shareholder can appoint a proxyholder (in writing) to attend and vote on the shareholder’s behalf at the AGM. The proxyholder need not be a member themselves.

Proxies must be in writing, must specify the name of the shareholder, the identity of the proxyholder, and reference the AGM in question. They must be signed by an authorized signatory of the shareholder. Proxies must be pre-registered with E-Comm at least 2 business days prior to the AGM.

Q. How will my shares be voted if I return a proxy?

- A. Proxies usually grant the proxyholder the ability to vote on all matters at the meeting, in their discretion. If a shareholder wishes, it can restrict that discretionary power by stating in the proxy form that its shares must be voted in a certain manner on specified resolutions or votes which it anticipates will be before the meeting. Such language, if included, needs to be clear and unambiguous.

Q. Can a proxy be revoked?

- A. Once granted, proxies can also be revoked, but written revocation signed by the shareholder must be given to E-Comm at least one business day prior to the AGM.

Q. Who chairs the AGM?

- A. E-Comm’s Corporate Articles specify that the chair of the Board of Directors will also chair the AGM.

Q. How important is it that we send someone?

- A. As a shareholder of E-Comm we strongly urge in-person attendance to ensure shares are represented.

Q. What if I have a question about the AGM?

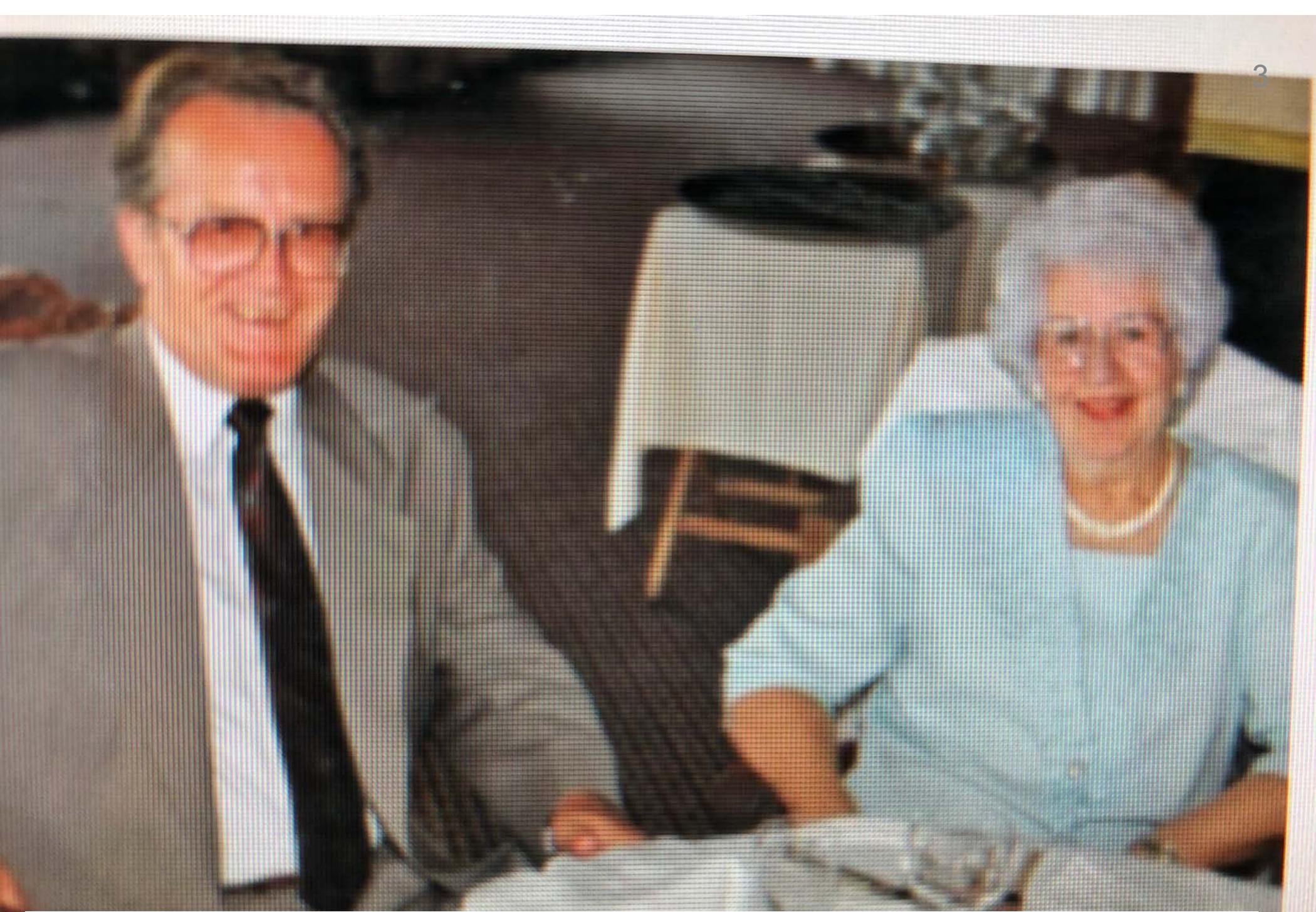
- A. Contact Krystal Boros, Assistant Corporate Secretary, at 604-215-6221.

WHITE ROCK SOUTH SURREY
~~STROKE~~
RECOVERY
GROUP

CENTER FOR ACTIVE LIVING
1475 ANDERSON STREET, WHITE ROCK, B.C
BUILT IN 2010
AS A CHRONIC DISEASE MANAGEMENT
& PREVENTION CENTRE FOR SENIORS

2





Horst and Emmy Werner donated 1.75 Million Dollars to the PAHF in 2012. The centre was renamed 'Horst and Emmy Werner Centre for Active Living' in

WHITE ROCK SOUTH SURREY STROKE RECOVERY BRANCH

- ▶ 'Evidence based therapies'
- ▶ Program runs on Tuesday and Thursday
- ▶ 9:30 am - 12:30 pm
- ▶ Aphasia Class
- ▶ Exercise Class
- ▶ Social

EXERCISE CLASS - #'S MORE THAN DOUBLED IN SIZE!



- 
- 1) Safety is being jeopardized.
- 2) Are they getting the quality of service they deserve?

An empty room with light-colored walls and a drop ceiling. A door is open on the left, with a red 'EXIT' sign above it. Two red fire alarm pull stations are mounted on the wall. A dark wood baseboard runs along the bottom of the wall. A silver baseboard heater is visible. In the corner on the right, a red utility vehicle with a black seat and a tan bag is parked. The floor is a light-colored, speckled material.

'UNUSED' ROOM AT THE CAL BUILDING

THANK YOU FOR YOUR TIME!!

- ▶ For more information, please go to our website:
www.strokerecoverybc.ca Or contact:
- ▶ Laurie McFarlane
- ▶ Coordinator
- ▶ (604) 536-4673
- ▶ wrstroke@gmail.com.

Peninsula Homeless to Housing Task Force



ON TABLE - REGULAR
ITEM 6.1a

Homelessness in White Rock

First United Church/Options/Star of the Sea Extreme Weather Shelter

	Openings	Number of Guests	Average per night
Winter 2016-2017	73 nights	900 guests	12 guests
Winter 2017-2018	72 nights	973 guests	13 guests
Winter 2018-2019 (as of Jan 31)	51 nights	796 guests	16 guests

⌘ With one of the highest regional rates for women 21%

Slide 2

H1

I've asked Kathy Booth for this years numbers

HP, 6/3/2018

Metro Vancouver Regional Growth

Strategy *Rental Housing Need Estimate 2016 - 2026*

	Estimated Rental Units Needed	Less than \$30,000 (very low- income)	% of demand	Less than \$50,000 (low- income)	% of demand
Surrey	11,500	4,290	37%	2,600	23%
White Rock	280	220	79%	60	21%
TOTAL Surrey, White Rock	11,780	4,510	38%	2,660	23%

Homeless Action Week Forum 2017



October 2018 All Candidates Forum



Three potential action steps

1. Create an affordable housing fund

Three potential action steps

1. Create an affordable housing fund
2. Provide city-owned land for the development of affordable housing

Three potential action steps

1. Create an affordable housing fund
2. Provide city-owned land for the development of affordable housing
3. Designate a percentage of units in new housing stock for affordable housing

<http://www.ph2htaskforce.org/>



BC ASSESSMENT

Overview of Assessment & 2019 Assessment Roll

White Rock

Chris Danchuk, Deputy Assessor, Fraser Valley Region

Josh Hadley, Acting Deputy Assessor, Fraser Valley Region

Feb 11, 2019



Topics

1. About BC Assessment
2. Valuation
3. Classification
4. Assessment cycle & key dates
5. Relationship between assessments & taxes
6. 2019 assessment roll overview
7. Appeals process



Who we are, what we do, & how we do it

Creation of BC Assessment



- 1974 non-partisan commission tasked with examining property assessment & taxation
- Recommended creation of a province-wide assessment authority
- Operates independent of property taxing function & independent of provincial politics
- Since enactment of *Assessment Authority Act* & *Assessment Act* in 1974, BCA has provided uniform, fair, & independent property assessments to the people of BC



**British Columbia
Assessment Authority**



Our product

The Assessment Roll

- Annual list of property values provides stable, predictable base for real property taxation in B.C.
- Identifies ownership, value, classification & exemptions for each property
- Represents over 2 million properties with total value of \$1.99 trillion
- Provides the base for local governments & taxing authorities to raise approximately \$8 billion annually in property taxes for schools & important local services



How we value different properties

- Market value as of July 1st
 - Residential
 - Commercial



Residential



Commercial

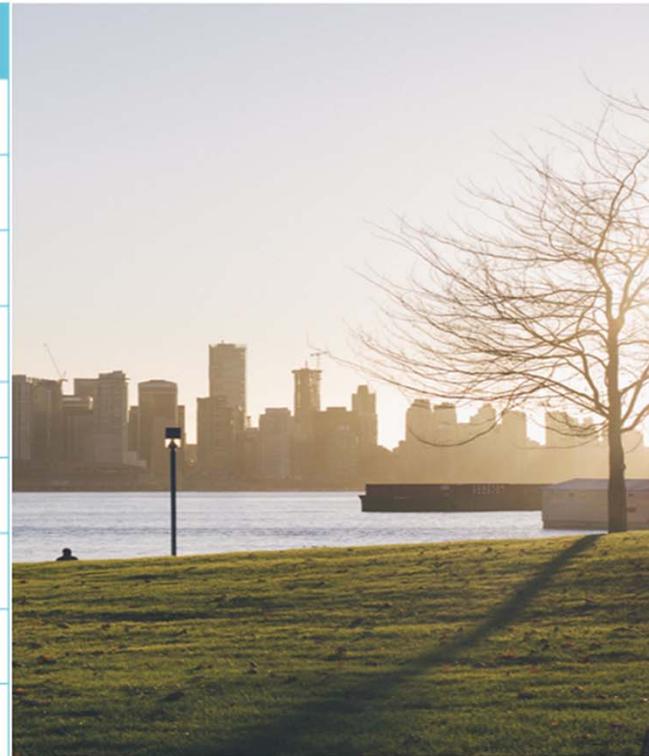
Market value is the most probable price which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer & seller, each acting prudently, knowledgeably & assuming the price is not affected by undue stimulus.

- Legislated (regulated values)

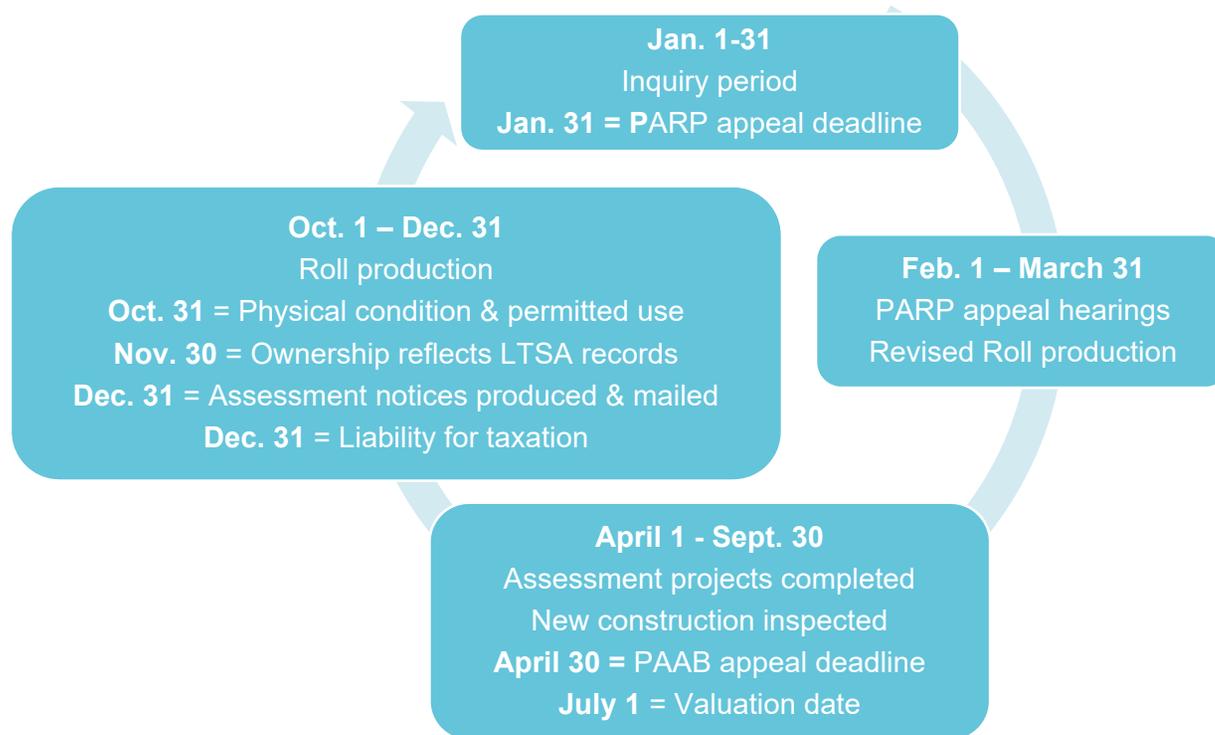


How we classify properties

Class	Title
1	Residential
2	Utilities
3	Supportive housing
4	Major industry
5	Light industry
6	Business other
7	Managed forest land
8	Recreational/non profit
9	Farm land



Assessment cycle & key dates



Relationship between assessment & taxation



**Unless your taxing authority has enacted an alternative municipal tax collection structure under Section 235 of the Community Charter.*



Impact of changes in assessed value on taxes

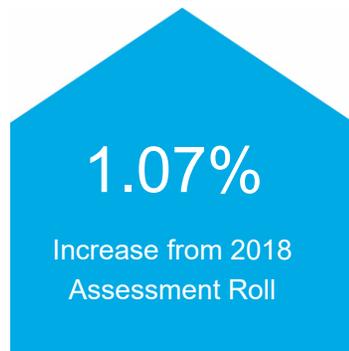
- *“My assessment has gone up 40%, I can't afford for my taxes to go up 40%!”*

	Your Property's Value Change	Property Tax Impact
1. 	LOWER than Average Change for Property Class	Taxes Likely DECREASE
2. 	SIMILAR to the Average Change for Property Class	Taxes Likely DO NOT CHANGE
3. 	HIGHER than Average Change for Property Class	Taxes Likely INCREASE

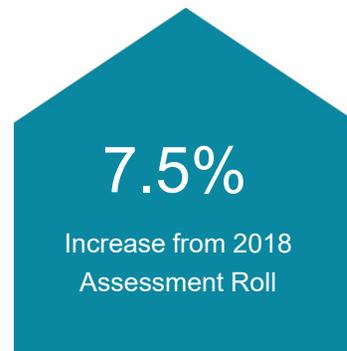


2019 assessment roll overview

2019 completed assessment roll highlights



Total properties
2,067,479



Total value
\$1.99 trillion



Total non-market change
\$31.68 billion



2019 completed assessment roll – White Rock



2019 completed assessment roll – White Rock

Property Type	Typical % Change July 2017 to July 2018
Residential – Single Family	-10% to 0%
Residential - Strata	10% to 20%
Commercial/Industrial	0% to 15%



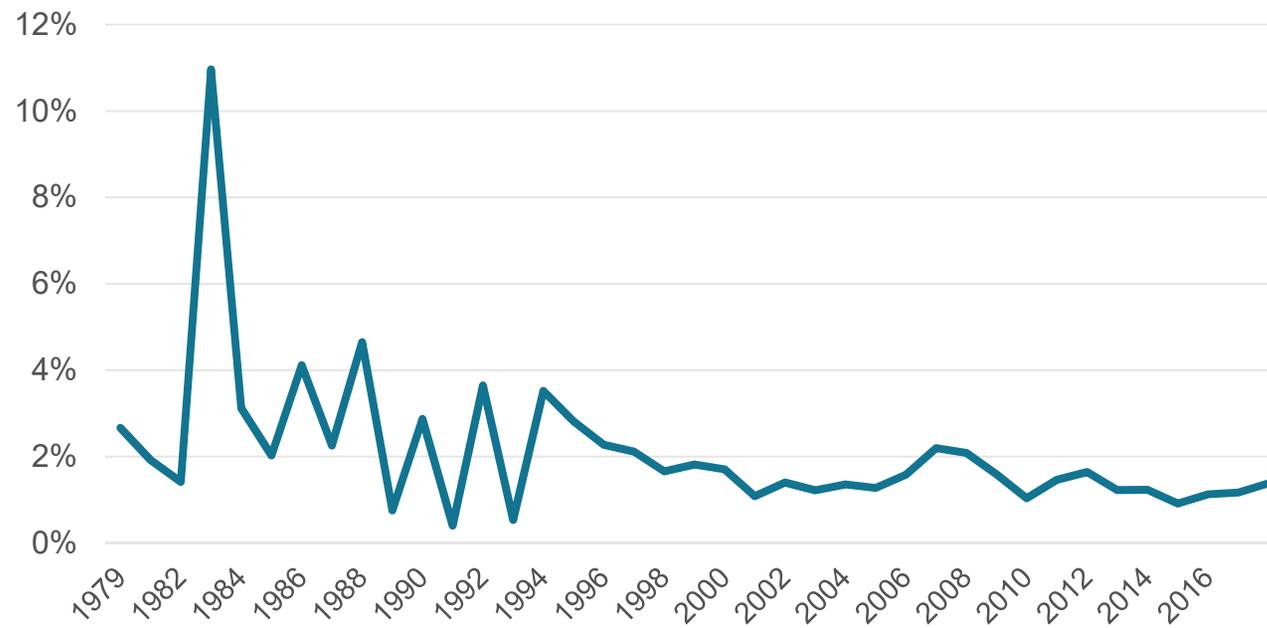
Appeal process

Appeal process



Appeal statistics

Percentage of Folios Appealed



2019 Appeals – White Rock

Property Type	2019 PARP Appeals	Change from 2018
Residential – Single Family	83	66
Residential - Strata	120	77
Commercial / Industrial	31	27
Total	234	170





On Table - Regular

Item 6.2.4

Bylaws and Initial Consultation Summary for OCP & Zoning Amendments for 1300-Block / 1310 Johnston Road

WHITE ROCK
My City by the Sea!

February 11, 2019



Purpose of the Report

1. Provide Council with written correspondence received on this issue:

- Included verbatim in report as Appendix D

2. Present context for bylaw readings:

- OCP Bylaws have special process for consideration under *LGA*, requiring consideration of consultation, financial plan and waste management plans;

3. Give Council opportunity to pass resolution on 30 day BP withholding period:

- Section 463(1), Council must pass a resolution identifying what it considers to be a conflict between the development proposed in the application and the OCP / zoning bylaw amendment under preparation

Draft Resolution Regarding Section 463(1) BP Withholding:

“WHEREAS:

- A. The following bylaws are under preparation:
 - (i) A bylaw (the “OCP Amendment”) to amend the “City of White Rock Official Community Plan Bylaw, 2017, No. 2200” by:
 - 1. Replacing Figure 10 thereof with a new Figure 10; and
 - 2. Replacing the excerpt from Figure 10 contained in Section 8.3 (Lower Town Centre) with an excerpt from the new Figure 10;
 - (ii) A bylaw (the “Zoning Amendment”) to amend the “White Rock Zoning Bylaw, 2012 No. 2000” as amended, by *inter alia*:
 - 1. Deleting the existing Section 7.60 “CD-60 Comprehensive Development Zone (1310 Johnston Road)” in Schedule “B” thereof; and
 - 2. Adding a new Comprehensive Zone to Schedule “B” thereof, as Section 7.61 “CD-61 Comprehensive Development Zone (1310 Johnston Road);”

...

WHITE ROCK
My City by the Sea!

Draft Resolution Regarding Section 463(1) BP Withholding:

3. 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

(collectively “1310 Johnston Road”)

from “CD-60 Comprehensive Development Zone (1310 Johnston Road)”
to “CD-61 Comprehensive Development Zone (1310 Johnston Road)”.

...

Draft Resolution Regarding Section 463(1) BP Withholding:

- B. Preparation of the OCP Amendment and the Zoning Amendment commenced on November 7, 2018.
- C. Drafts of the proposed OCP Amendment and Zoning Amendment are attached hereto as Appendix “F” and Appendix “G”, respectively.
- D. Building Permit Application No. 020409 (the “BP Application”) was made with respect to 1310 Johnston Road on January 21, 2019.
- E. Council considers the development proposed in the BP Application to be in conflict with the OCP Amendment and the Zoning Amendment as set out herein.
- F. The Council of the City wishes to invoke the provisions of s. 463(1) of the *Local Government Act* RSBC 2015 c. 1 (the “LGA”) with respect to the BP Application.

...

Draft Resolution Regarding Section 463(1) BP Withholding:

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Council hereby considers the development proposed in the BP Application to be in conflict with the OCP Amendment in the following particulars:
 - (a) The height of the development proposed in the BP Application exceeds the maximum permitted development height provided for in the OCP Amendment; and
 - (b) The density of the development proposed in the BP Application exceeds the maximum permitted development density provided for in the OCP Amendment.
2. Council hereby considers the development proposed in the BP Application to be in conflict with the Zoning Amendment in the following particulars:
 - (a) The height of the development proposed in the BP Application exceeds the maximum permitted development height provided for in the Zoning Amendment; and

...

...

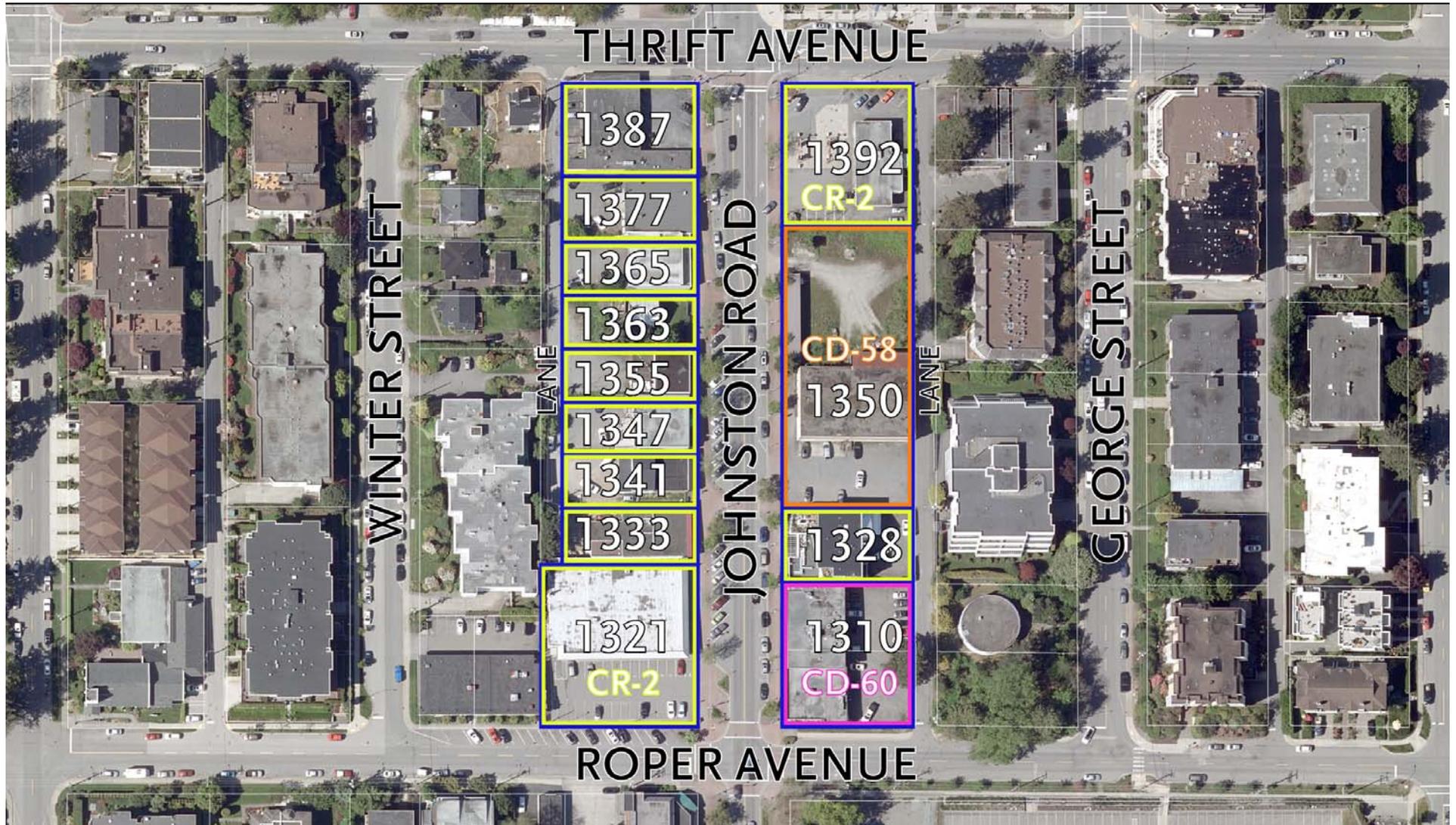
Draft Resolution Regarding Section 463(1) BP Withholding:

- (b) The density of the development proposed in the BP Application exceeds the maximum permitted development density provided for in the Zoning Amendment.
- 3. Pursuant to section 463(1) of the LGA, Council hereby directs that a building permit in respect of the BP Application be withheld for a period of 30 days beginning on January 21, 2019.”

Consultation Process for Proposed OCP/Zoning Amendments

Step in Process	Dates
Process/Analysis Report and Draft Bylaws (today)	December 10, 2018
Invitation to Meet with Owners and Receive Written Comments	December 13, 2018
Public Information Meeting	January 17, 2018
Meeting Opportunities with Owners/Legal Counsel (Special Council)	January 21, 2019
Consultation Summary Report and 1 st /2 nd Readings of Bylaws	February 11, 2019
<i>Possible Special Council Meeting to consider BP application and extend withholding of BP by 60 days (should Council so decide)</i>	<i>February 14, 2019</i>
Public Hearing / Possible 3 rd and Final Reading of Bylaws	February 25, 2019
Possible (if deferred) 3 rd and/or Final Reading of Bylaws	March 11, 2019

1300-Block of Johnston Road – Current Zoning



The background features several light gray, stylized waves that curve across the lower half of the image, creating a sense of movement and a coastal theme.

WHITE ROCK

My City by the Sea!

ON TABLE - REGULAR

Item 6.2.5

Implications for Including a Town Centre Height & Density Review in the 2019 OCP Review

WHITE ROCK
My City by the Sea!

February 11, 2019

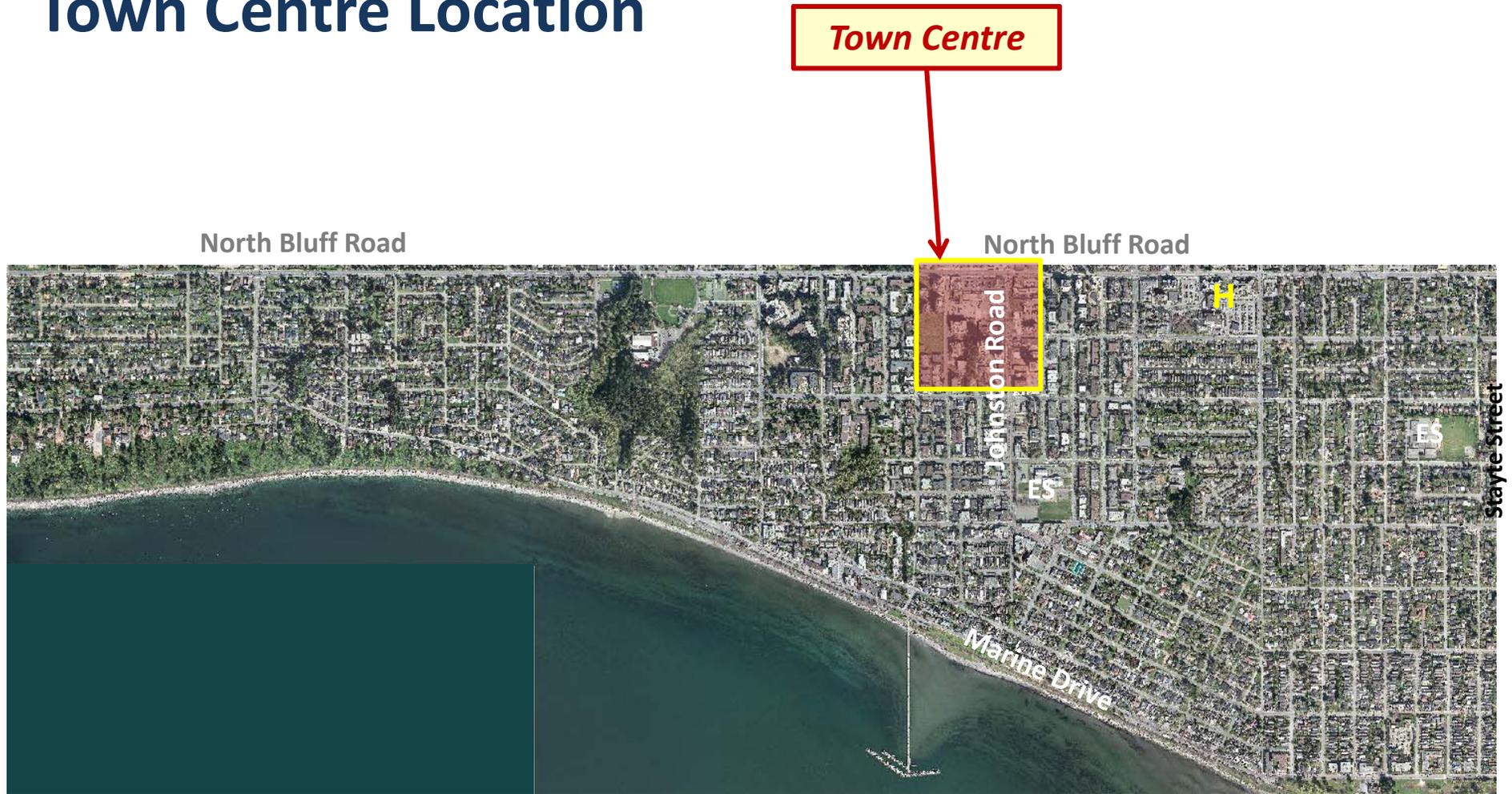


OCP Review Scope

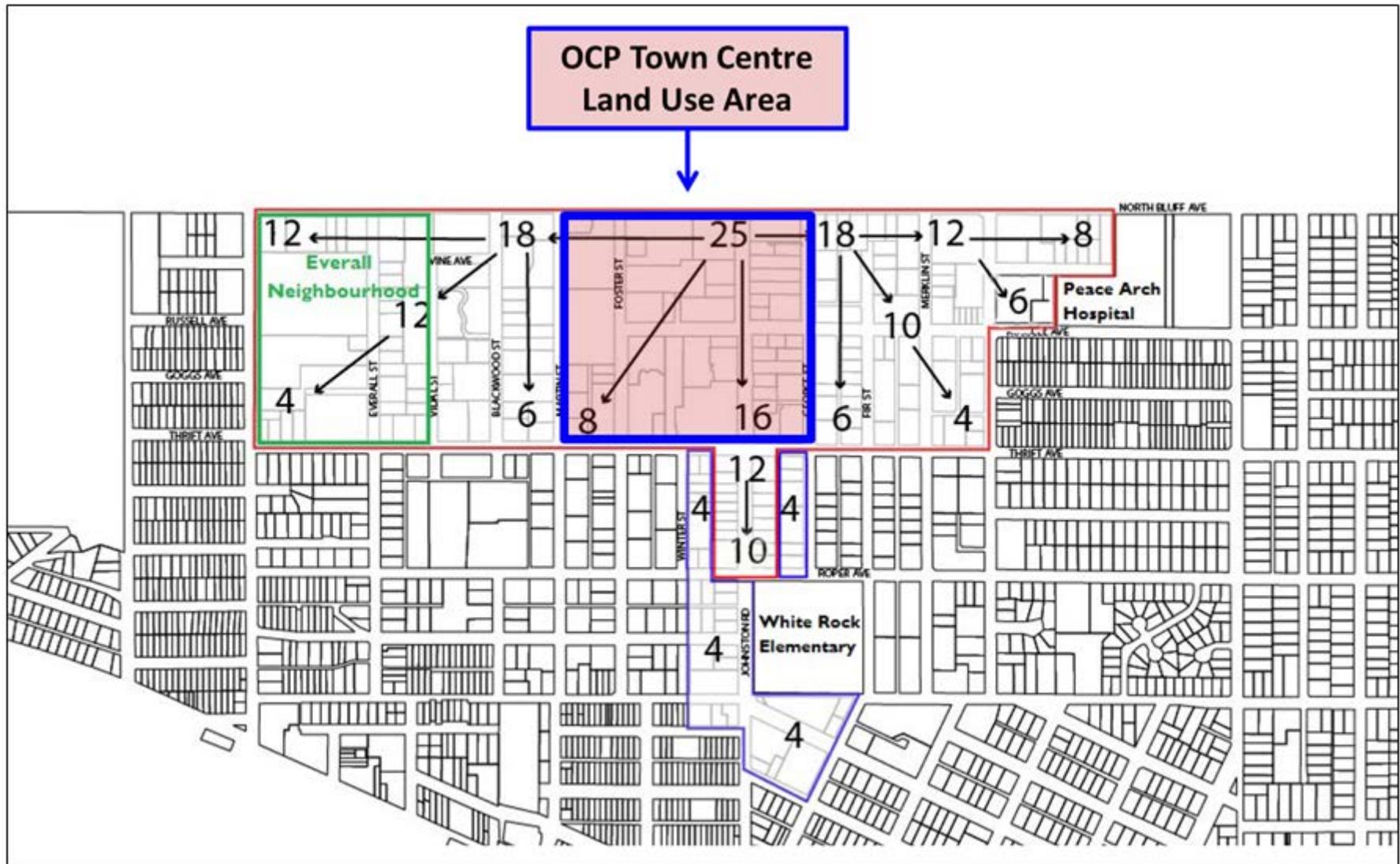
On December 10, 2018 Council approved the 2019 OCP Review scope, which includes:

- **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**

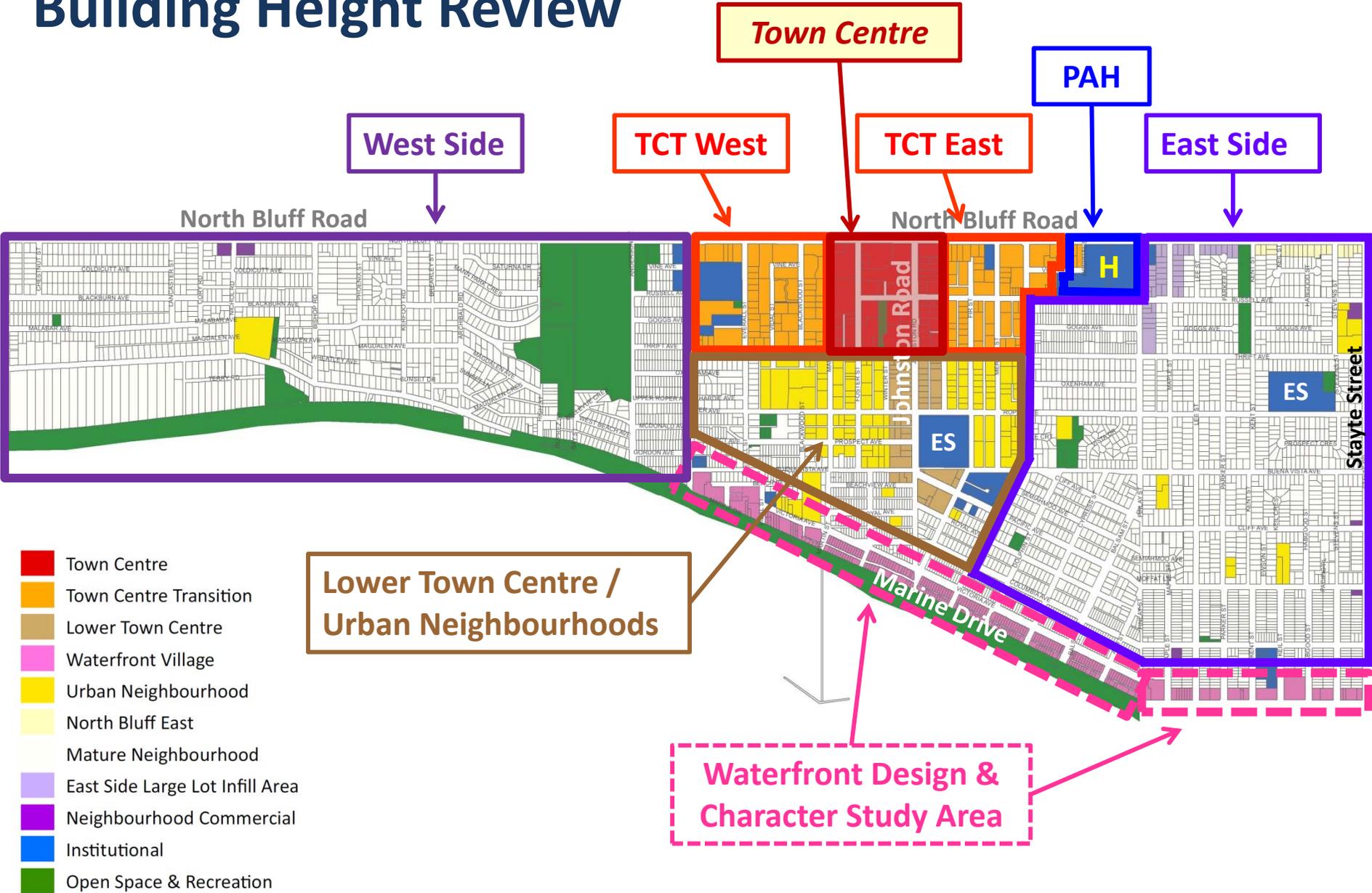
Town Centre Location



Town Centre & Surroundings: Height Guidelines



Building Height Review



Council Resolution

January 14, 2019 Council Resolution:

“That Council direct staff to draft a corporate report that outlines what the implications to the existing review would be if the review of the Town Centre’s height & density were included within the scope, & that the report also include the legal implications regarding this potential review.”

Town Centre Height & Density Review

Potential Outcomes

1. **Increased height & density:** unlikely; the North Bluff Study, which proposed more height & density along North Bluff in exchange for parkland, affordable housing & other amenities, was deferred by Council; or
2. **No change:** based on public input & staff analysis, Council makes no changes to height & density in the Town Centre; or
3. **Decreased height & density:** based on public input & staff analysis, Council reduces height & density in select areas or across the entire Town Centre area.

Implications of Review

Any height & density changes will impact Town Centre properties most likely to re-develop in the next 10-20 years:

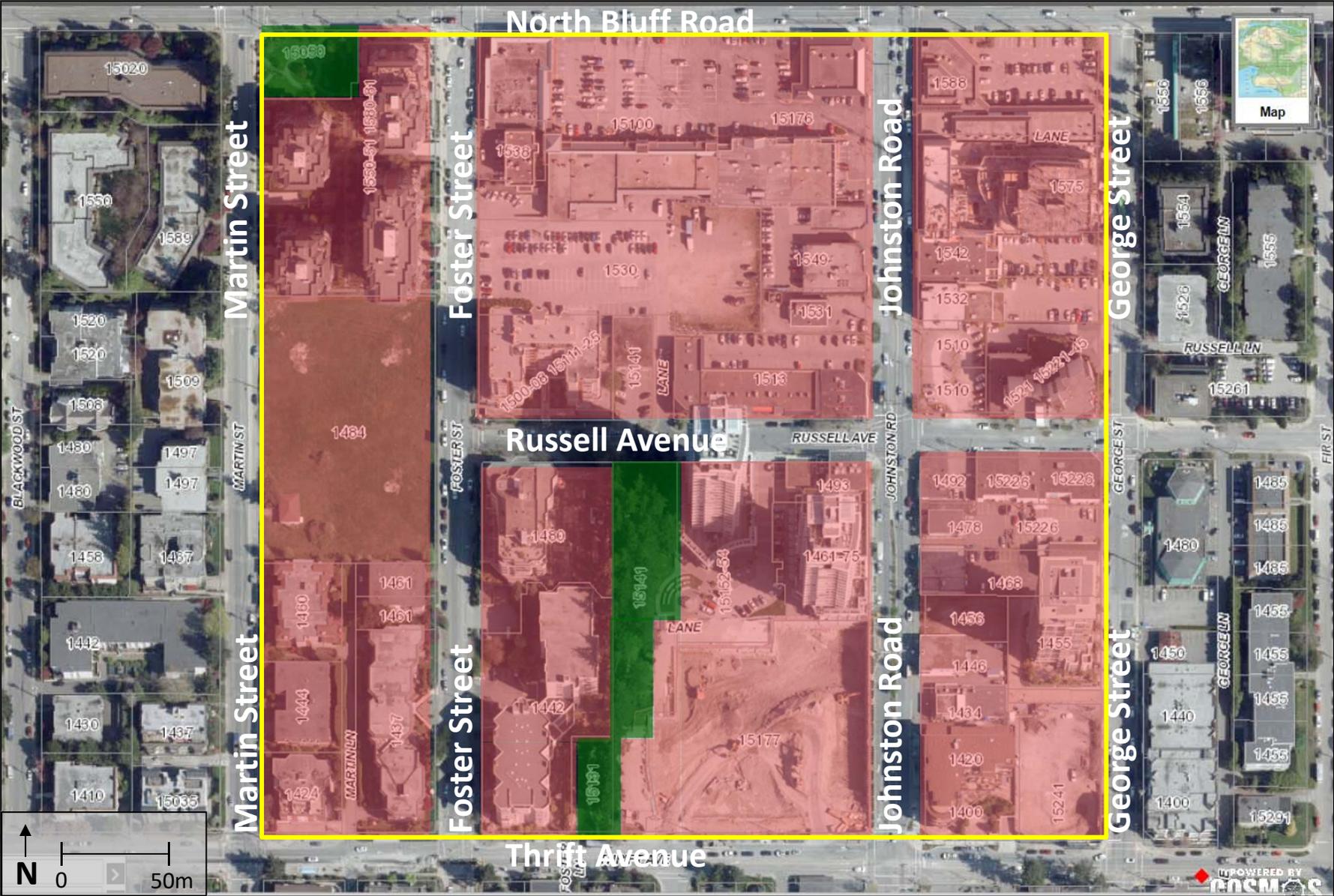
- **CR-1 zoned properties near North Bluff Road & Johnston Road, & Russell Avenue & Johnston Road intersection**
- **These 'pre-zoned' properties will accommodate almost all (if not all) new growth in the Town Centre over the next 20-25 years**
- **The Town Centre is the City's 'growth focus area', transit 'anchor point' & key investment destination in the Semiahmoo Peninsula**

Town Centre: Present & Potential Future

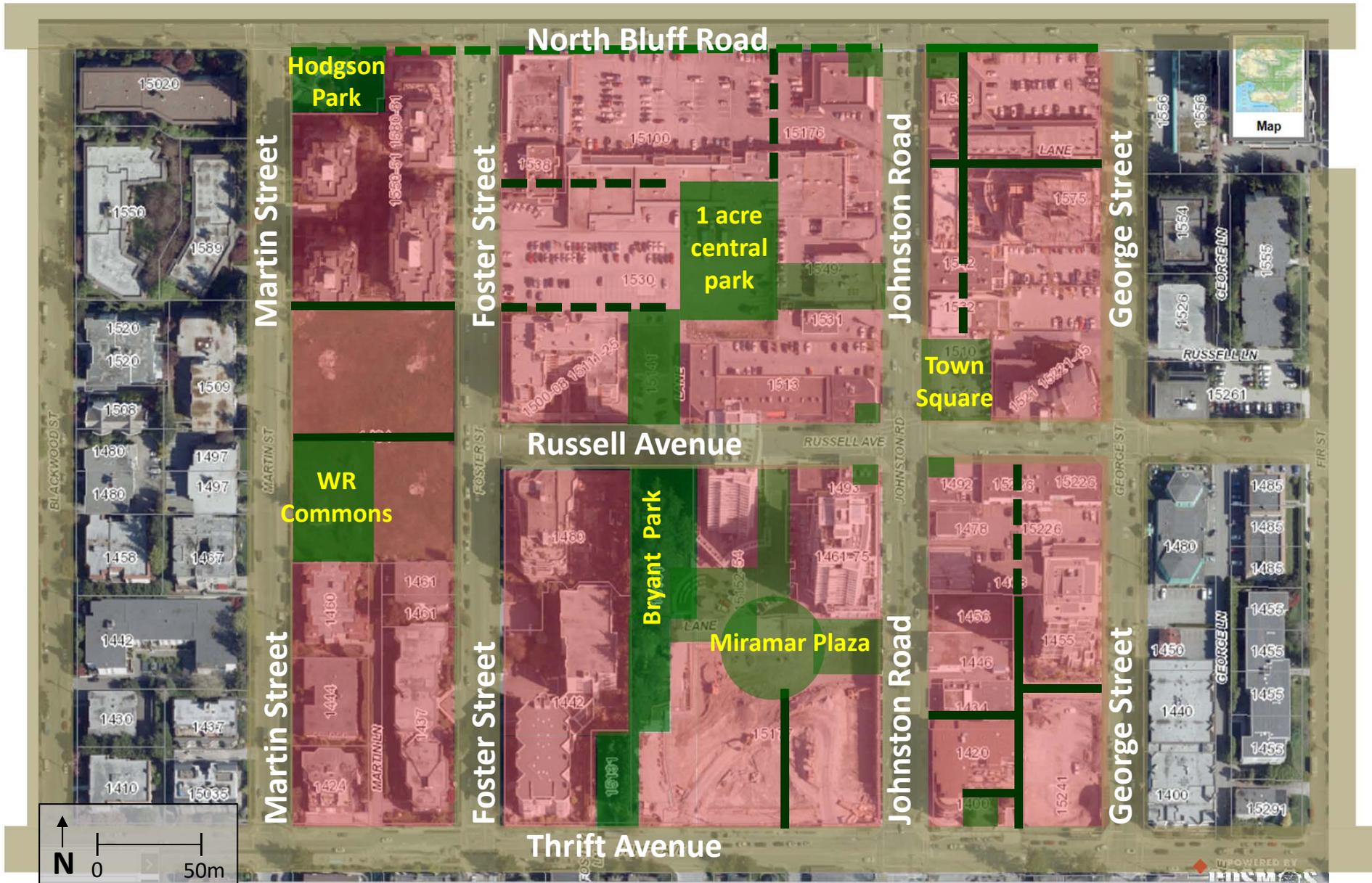
Prior to identifying implications, it is important to first review the Town Centre's land use, zoning & property context, to:

- better understand the present & potential state of the Town Centre
- consider the effect that a height & density review might have on this area & its surroundings

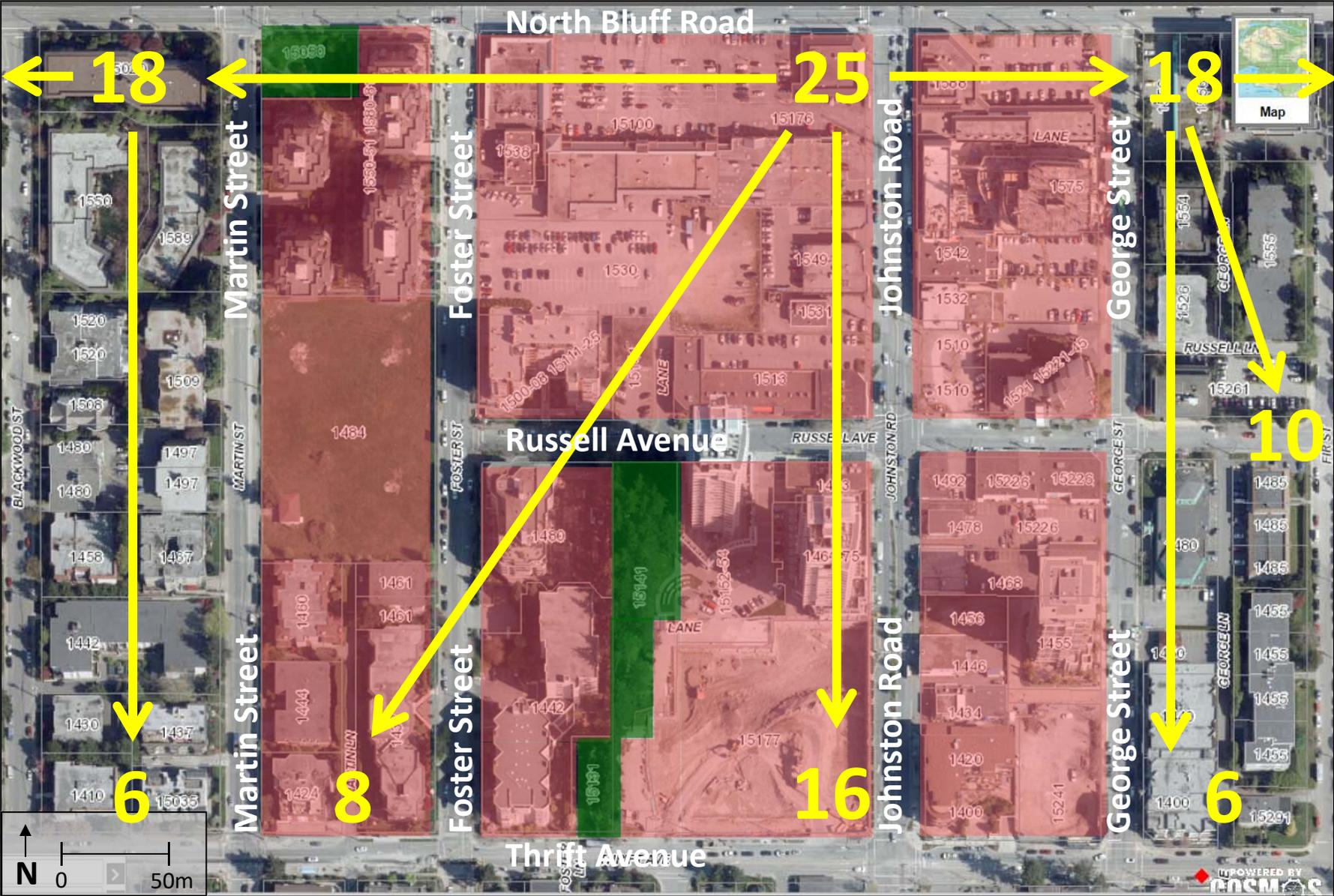
OCP Land Use



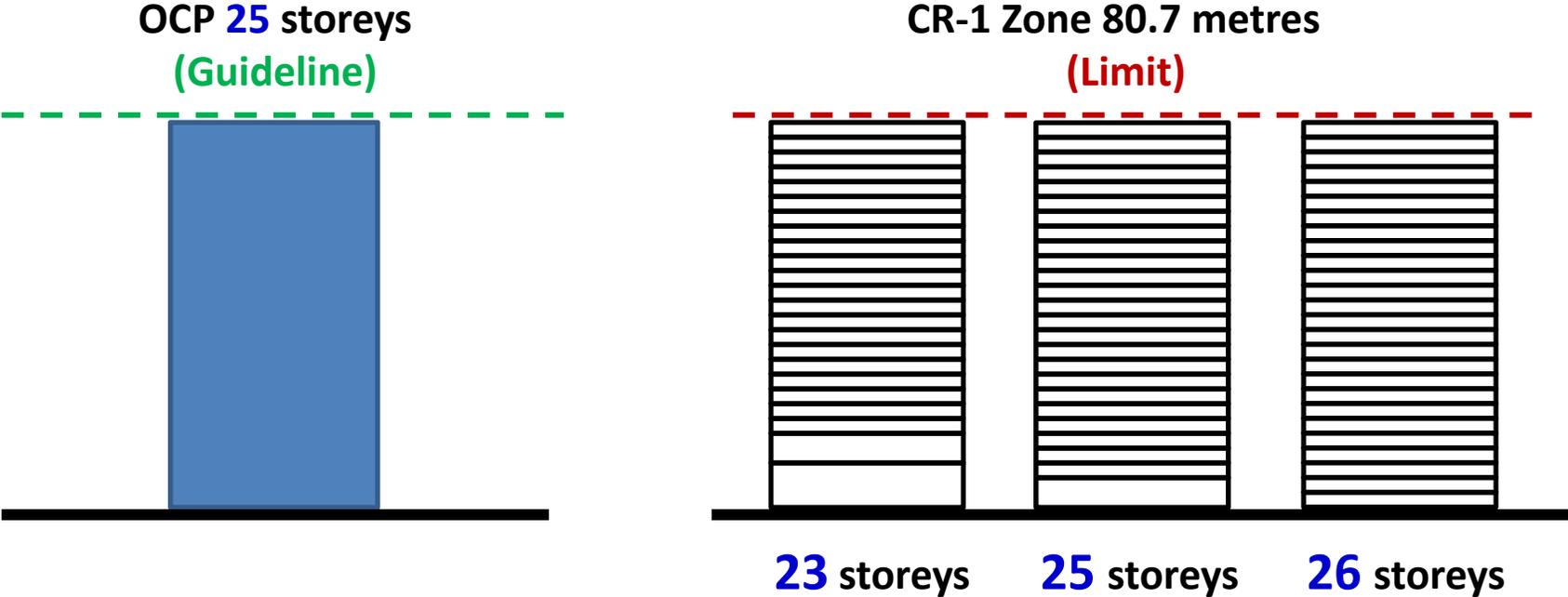
Street, Block & Public Realm Pattern



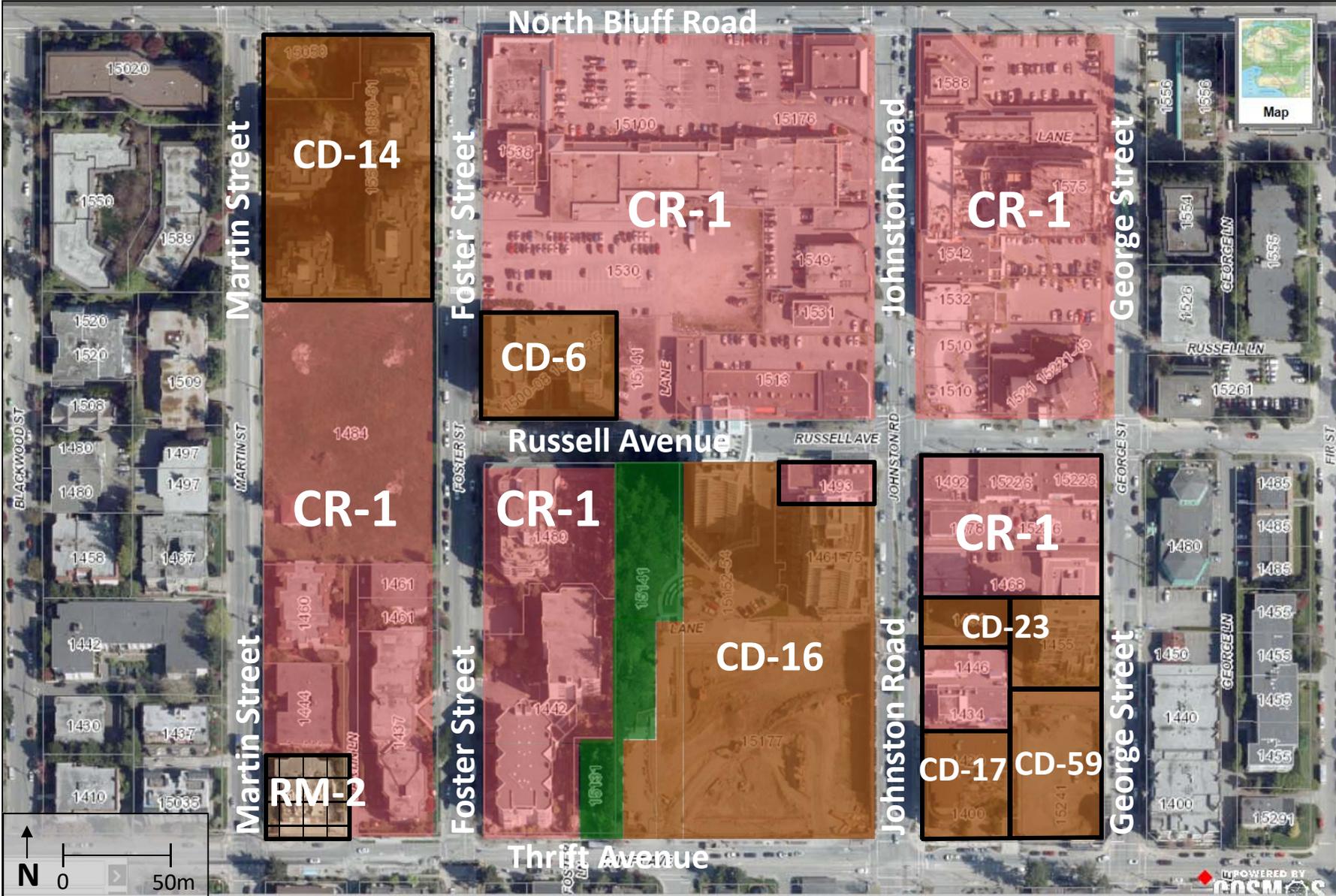
OCP Height Guidelines



OCP Height Guidelines vs. Zone Height Limits

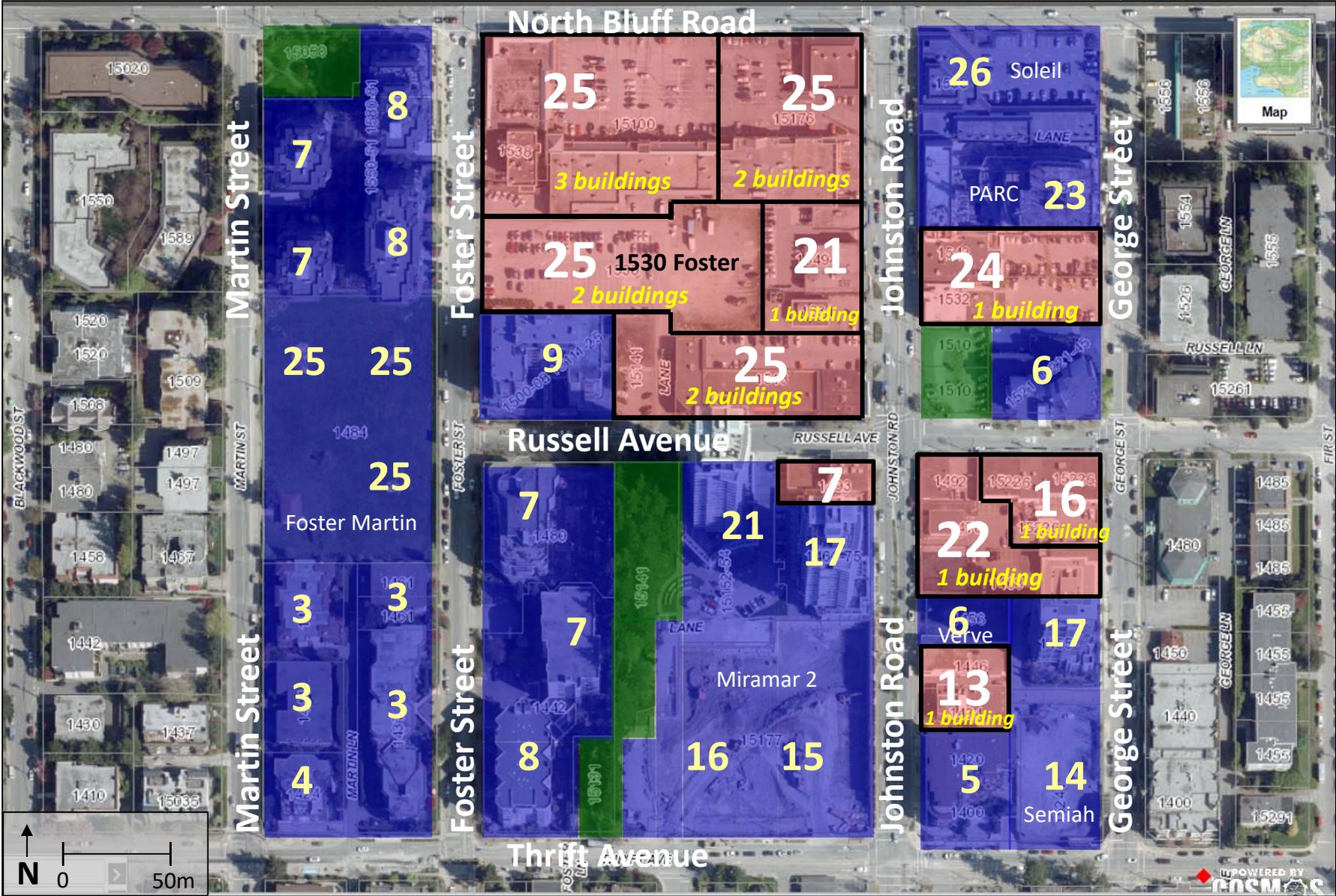


Existing Zoning



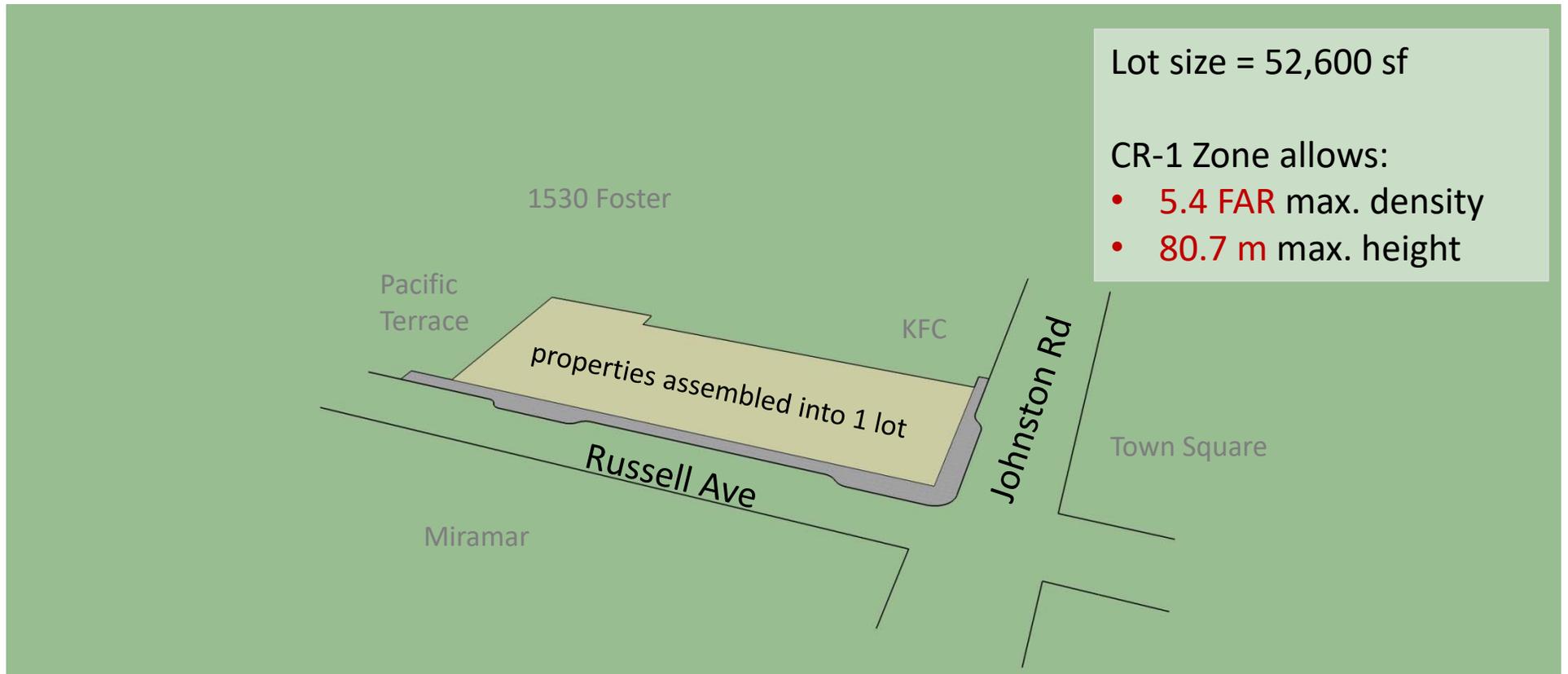
CR-1 Properties Most Likely to Redevelop (red)

Estimated Max. New Building Height (white #'s)

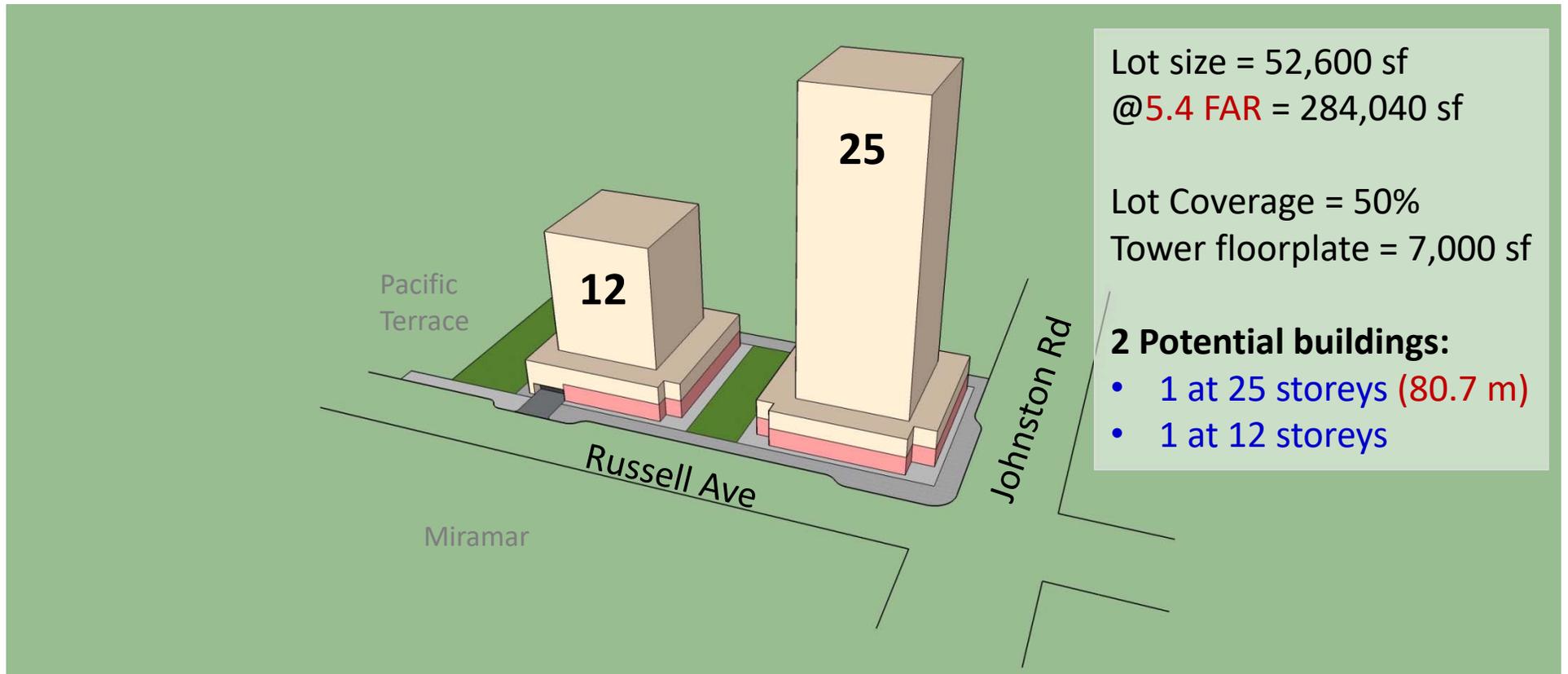


CR-1 Potential Future Redevelopment – *example only*

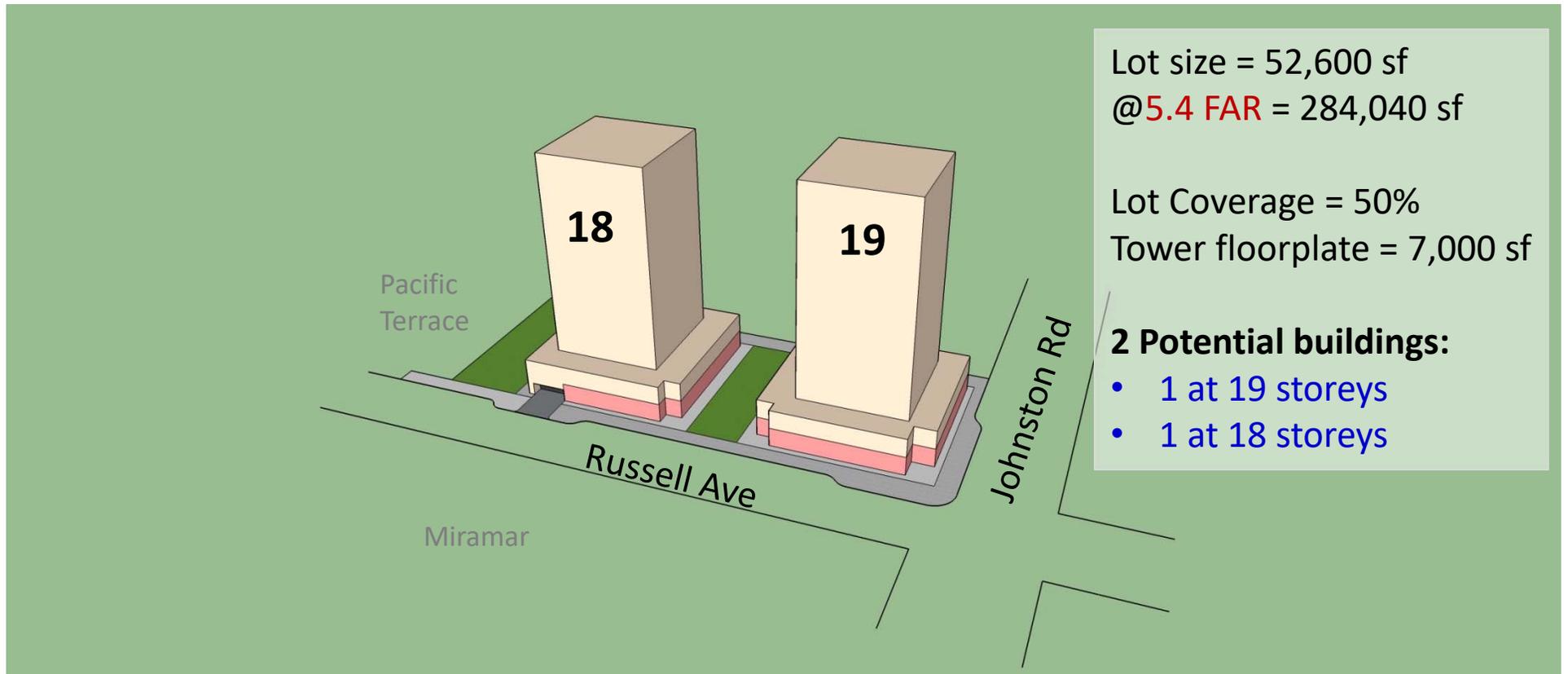
(1513 Johnston Road + Lane + 15141 Russell Avenue)



CR-1 Potential Future Redevelopment – *example only*



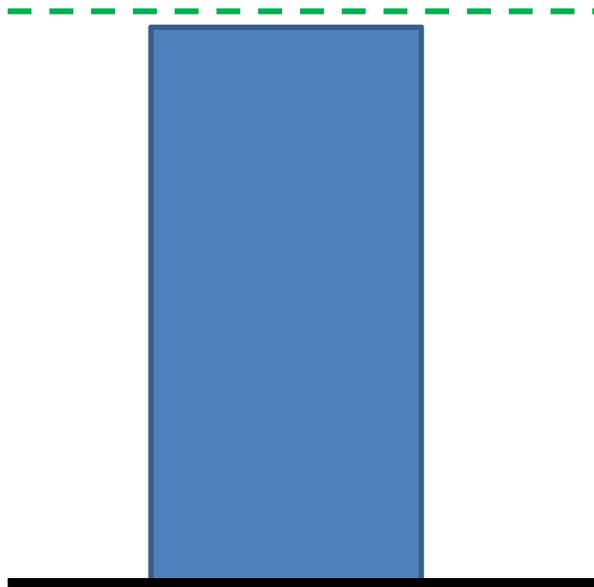
CR-1 Potential Future Redevelopment – *example only*



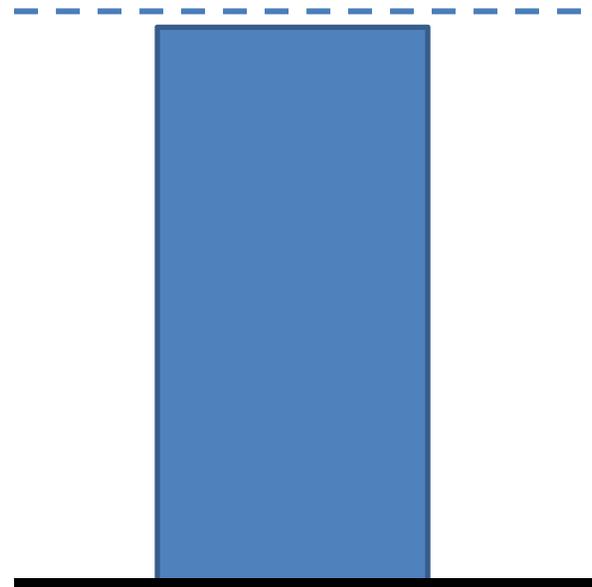
Implication: Inconsistency Between OCP & Zoning Bylaw

Current OCP Height

OCP 25 storeys



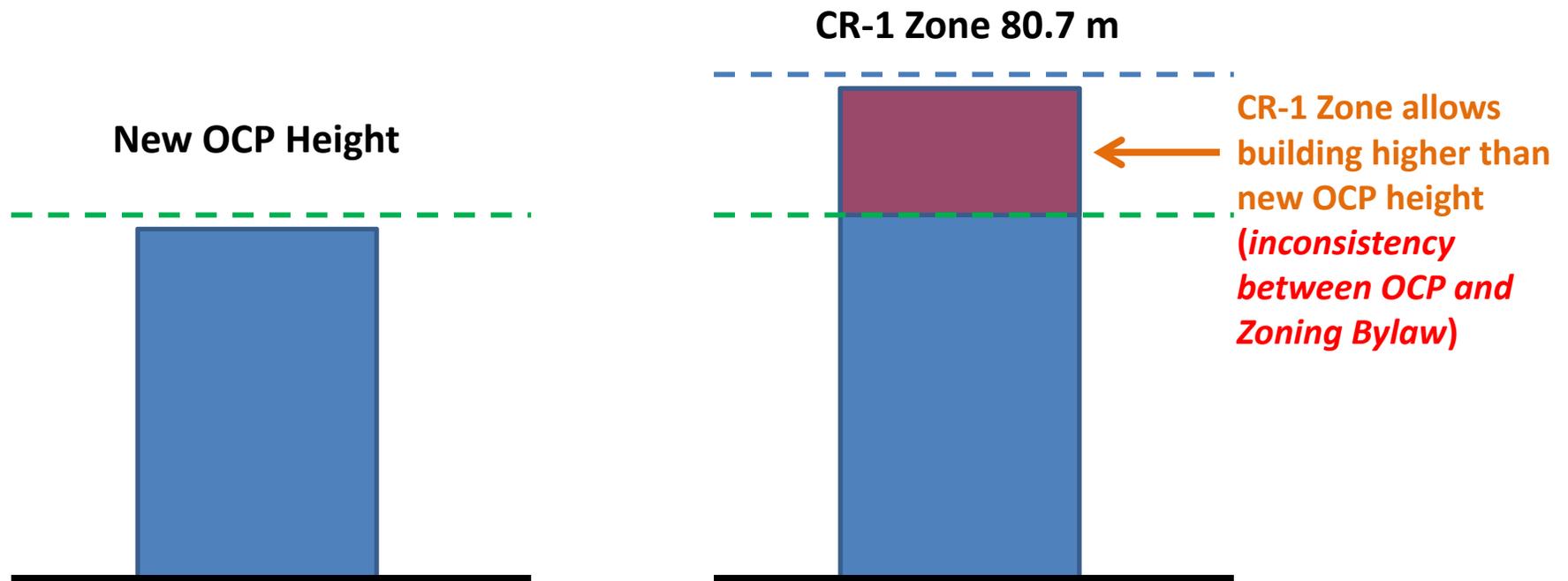
CR-1 Zone 80.7 m



Pre-zoned (can apply for Building Permit)
Requires DP (form & character only)
CAC Contribution

Implication: Inconsistency Between OCP & Zoning Bylaw

Decreased OCP Height



**Pre-zoned (can apply for Building Permit)
Requires DP (form & character only)
CAC Contribution**

Implication: Inconsistency Between OCP & Zoning Bylaw

Current CR-1 Zone – property owners have height & density rights, can apply for BP

- in this case, Council may only influence form & character – not height, density

Potential changes to CR-1 Zone to match OCP = *downzoning*

- downzoning requires extensive consultation process, with property owner notice & input
- more consultation & technical review will result in OCP Review, & Zoning Bylaw review, being completed 6 to 8 months later (Fall 2020)

Implication: Town Centre as Growth Focus Area

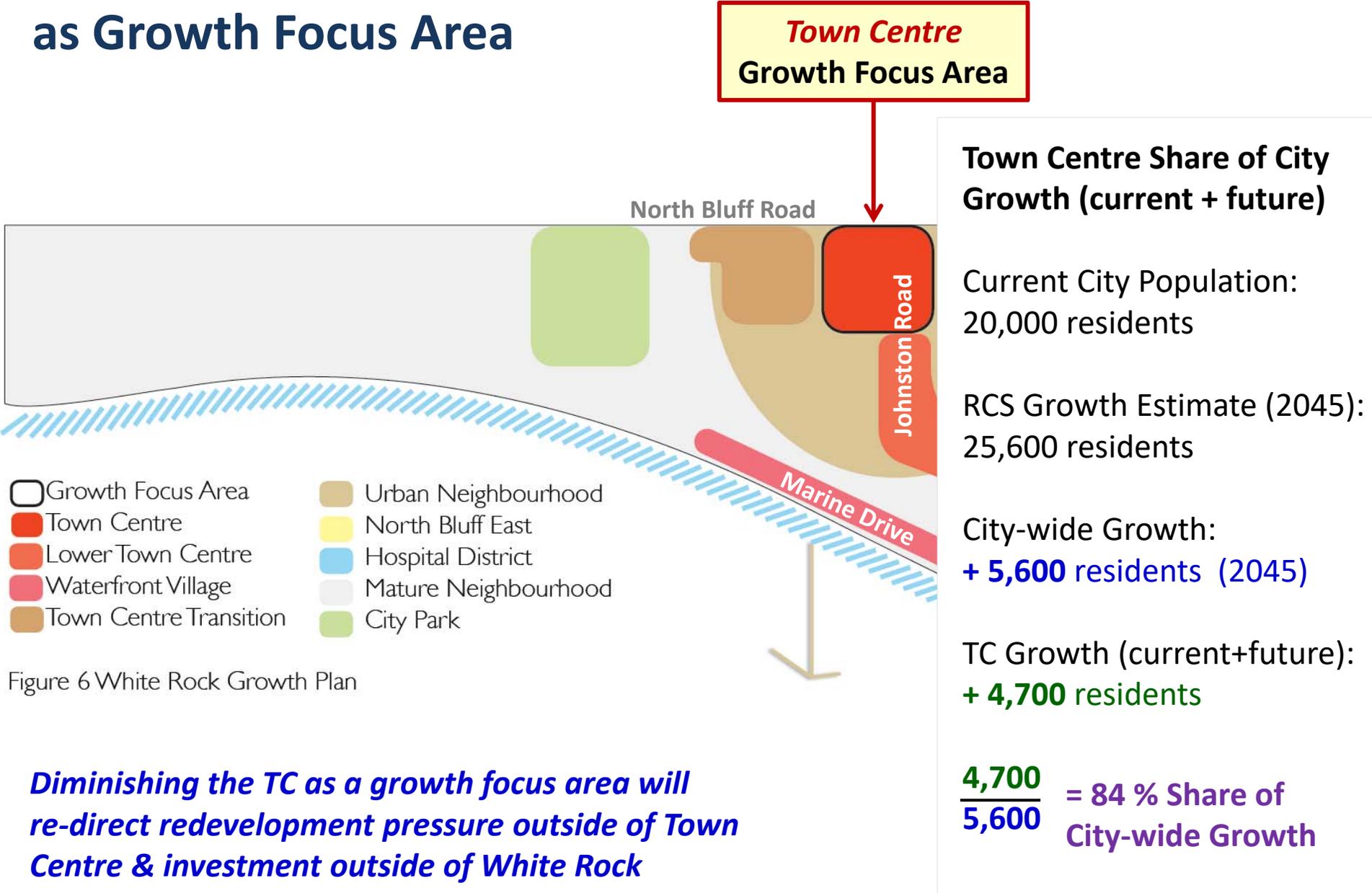


Figure 6 White Rock Growth Plan

Diminishing the TC as a growth focus area will re-direct redevelopment pressure outside of Town Centre & investment outside of White Rock

Other Implications

- 1. Potential Impact on Strengthening Transit**
- 2. Reduced Town Centre Amenities, CACs, & DCCs**
- 3. Impact on Sustainability & Affordability**
- 4. Influence of TC Review on Surrounding Areas**

Benefits of Existing OCP Scope

- 1. Focuses review on contentious / high priority areas**
 - heights outside of Town Centre
 - more attention on Waterfront
- 2. Allows for focused process to deal with issues in shorter time-frame**
 - including Town Centre will add 6 to 8 months
- 3. Applies resources to current OCP Review & other Council priorities**
- 4. Maintains Town Centre as the City's growth focus area**

February 11, 2019
ON TABLE – Regular Council Agenda
REVISED resolution for Item 8.1.2b

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

Due to a clerical error, a portion of the resolution regarding this item (proposed first and second readings) was omitted from the agenda. The addition is highlighted in yellow. The **complete** resolution for Item 8.1.2b is noted below for Council’s consideration:

RECOMMENDED

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

THAT Council direct staff to schedule the public hearings for “*Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289,*” and “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2290*”.

Note: *Bylaw 2290 was included as part of the agenda package published on Wednesday, February 6, 2019.*