

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



On Table items starting on pg. 102

Monday, November 9, 2020, 7:00 p.m.

City Hall Council Chambers

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

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

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

T. Arthur, Director of Corporate Administration

	Pages
1. CALL MEETING TO ORDER	
1.1. FIRST NATIONS LAND ACKNOWLEDGEMENT	
<i>We would like to recognize that we are standing/working/meeting on the traditional unceded territory of the Semiahmoo First Nation, and also wish to acknowledge the broader territory of the Coast Salish Peoples.</i>	
2. ADOPTION OF AGENDA	
RECOMMENDATION THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for November 9, 2020 as circulated.	
3. ADOPTION OF MINUTES	12
RECOMMENDATION THAT the Corporation of the City of White Rock Council adopt the following meeting minutes as circulated:	
1. October 19, 2020 – Public Hearing (Major DP 430 / DVP 431 and DP 429); and	
2. October 19, 2020 – Regular Council.	

4. QUESTION AND ANSWER PERIOD

31

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

The following correspondence was received by 8:30 a.m., November 4, 2020, with respect to Question and Answer Period:

- Email dated October 22, 2020 from M. Kroeker asking if the City has plans to aggressively address Chafer Beetle noted to be in neighbourhood parks.

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

RECOMMENDATION

THAT Council receive for information the correspondence submitted for Question and Answer Period by 8:30 a.m. November 9, 2020, **including "On-Table"** information provided with staff responses that are available at the time.

5. DELEGATIONS AND PETITIONS

5.1. DELEGATIONS

5.1.a. PEACE ARCH CURLING CLUB REPRESENTATIVES - RENTAL RELIEF REQUEST

32

Terry Peel, President of the Peace Arch Curling Club (PACC), Gary MacKinnon, Manager PACC, Michelle MacKinnon, Treasurer PACC to appear as a delegation with a request for rent relief due to impacts they have suffered due to COVID, financial hardship partly as a result of the required closure.

5.2. PETITIONS

6. PRESENTATIONS AND CORPORATE REPORTS

6.1. PRESENTATIONS

Staff Sergeant Kale Pauls to give a presentation in regard the request for an increase of one (1) Police Officer.

6.2.	CORPORATE REPORTS	
6.2.a.	STAFF SERGEANT KALE PAULS	39
	Corporate report dated November 9, 2020 from the Staff Sergeant titled "Request for Increase of One (1) Police Officer".	
	<u>RECOMMENDATION</u>	
	THAT Council approve an increase of one (1) Royal Canadian Mounted Police (RCMP) Regular Member (RM) to the Municipal Police Service for White Rock in the upcoming 2021 budget process.	
6.2.b.	COVID-19 GLOBAL PANDEMIC VERBAL UPDATE	
	Fire Chief to provide a verbal report regarding the COVID-19 Global Pandemic.	
7.	MINUTES AND RECOMMENDATIONS OF COMMITTEES	
7.1.	STANDING AND SELECT COMMITTEE MINUTES	
	<u>RECOMMENDATION</u>	
	THAT Council receive for information the following standing and select committee meeting minutes as circulated as Items 7.1.a - 7.1.e as follows:	
7.1.a.	October 13, 2020 - Water Community Advisory Panel	43
7.1.b.	October 19, 2020 - Land Use and Planning Committee	47
7.1.c.	October 20, 2020 - COVID-19 Recovery Task Force	53
7.1.d.	October 22, 2020 - Environmental Advisory Committee	56
7.1.e.	October 26, 2020 - Land Use and Planning Committee	61
7.2.	STANDING AND SELECT COMMITTEE RECOMMENDATIONS	
7.2.a.	LAND USE AND PLANNING RECOMMENDATIONS - Councillor Manning, Chairperson	
7.2.a.a.	CONSIDERATION OF ACTIVE REZONING APPLICATIONS	
	This Item was the subject of discussion at the October 26, 2020 Land Use and Planning Committee meeting.	

RECOMMENDATION

THAT Council:

1. Resolve that the zoning amendment application at 1464 Vidal Street is to proceed to the next stage in the application review process;
2. Resolve that the zoning amendment application at 15963 Marine Drive is to proceed to the next stage in the application review process;
3. Resolve that the zoning amendment application at 1441 Vidal Street is to proceed to the next stage in the application review process;
4. Directs staff to proceed to work with the applicant of 15704 North Bluff Road back to staff to address the noted feedback from the October 26, 2020 Land Use and Planning Committee meeting;
5. Resolve that the zoning amendment application at 14401 Sunset Drive is to proceed to the next stage in the application review process;
6. Resolve that the zoning amendment application at 14068 North Bluff Road is to proceed to the next stage in the application review process;
7. Resolve that the zoning amendment application at 1091 Stayte Road is to proceed to the next stage in the application review process;
8. Resolve that the zoning amendment application at 15109 Buena Vista Avenue is to proceed to the next stage in the application review process;
9. Resolve that the zoning amendment application at 1361 Finlay Street is to proceed to the next stage in the application review process; and
10. Resolve that the zoning amendment application at 15053 Marine Drive Street is to proceed to the next stage in the application review process.

7.2.a.b. EARLY REVIEW OF REZONING APPLICATIONS (1363 JOHNSTON ROAD & 1453 STAYTE ROAD)

This Item was the subject of discussion at the October 26, 2020 Land Use and Planning Committee.

RECOMMENDATION

THAT Council:

1. Resolve that the zoning amendment application at 1363 Johnston Road is to proceed to the next stage in the application review process; and
2. Resolve that the zoning amendment application at 1453 Stayte Road is to proceed to the next stage in the application review process.

7.2.b. October 13, 2020 - Water Community Advisory Panel - Councillor Trevelyan as Council Liaison

7.2.b.a. Additional Panel Meetings for 2020 - Recommendation #1

RECOMMENDATION

THAT Council approve one (1) additional meeting in December 2020 for the Water Community Advisory Panel.

7.2.b.b. Term Extension - Recommendation #2

THAT Council consider extending their current term for one (1) additional year (term would then end December 31, 2021).

RECOMMENDATION

THAT Council consider extending the Water Community Advisory Panel current term for one (1) additional year (term would then end December 31, 2021).

7.2.b.c. White Rock Water Data - Recommendation #3

RECOMMENDATION

THAT Council direct staff to provide a report on why lead and copper levels are higher at various measuring stations than they are at the source treatment plant.

7.2.b.d. Development Cost Charges Bylaw - Recommendation #4

RECOMMENDATION

THAT Council consider in the interim until a Development Cost Charges (DCC) Bylaw for the water utility is finalized that the water DCCs be made ratable to Parks and Highways in the current DCC Bylaw.

7.2.b.e. Water Rates - Recommendation #5

RECOMMENDATION

THAT Council direct staff to provide a report back to the Water Community Advisory Panel at their next meeting to look into the concept of eliminating water meter sizing in the pricing structure.

7.2.b.f. Water Rates - Recommendation #6

RECOMMENDATION

THAT Council direct staff to provide a report back to the Water Community Advisory Panel at their next meeting that would outline building a pricing model based on the Kerr Wood Leidal Consulting engineering model from the 2017 Water Master Plan.

7.2.b.g. Water Quality Communication - Recommendation #7

RECOMMENDATION

THAT Council direct staff to create an easily accessible webpage with simplified information on water quality on the City website.

7.2.c. October 20, 2020 - COVID-19 Recovery Task Force - Councillor Trevelyan Chairperson

7.2.c.a. Temporary Comfort Stations - Recommendation #1

RECOMMENDATION

THAT Council direct staff investigate the feasibility of three (3) to five (5) temporary comfort stations on Marine Drive and uptown White Rock in partnership with the White Rock Business Improvement Association (BIA) and report back to the Task Force with options.

7.2.c.b. Temporary Coverings in Memorial Park - Recommendation #2

RECOMMENDATION

THAT Council direct staff to investigate initial temporary coverings for the current picnic table areas in Memorial Park as well as look into a permanent solution.

8. BYLAWS AND PERMITS

8.1. BYLAWS

8.1.a. **BYLAW 2362 - WHITE ROCK FINANCIAL PLAN (2020-2024) BYLAW, 2020, NO. 2330, AMENDMENT NO. 2, 2020, NO. 2362** 73

Bylaw 2362 proposes an amendment to the Financial Plan to allow for the purchase of solid waste vehicles. This bylaw received of first, second, and third reading at the October 19, 2020 Regular Council meeting and is now presented for consideration of final reading.

Note: Advertising for the public comments in relation to Bylaw 2362 was placed in the Peace Arch News October 29, 2020.

RECOMMENDATION

THAT Council receive and accept written submissions in regard to *White Rock Financial Plan (2020 – 2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362*".

RECOMMENDATION

THAT Council final reading to "*White Rock Financial Plan (2020 – 2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362*".

8.1.b. **BYLAW 2364 - LATECOMER INTEREST RATE BYLAW, 2015, NO. 2088, AMENDMENT NO. 2, 2020, NO. 2364** 77

Bylaw 2364 proposes interest rates for latecomer charges under the *Local Government Act*. This Bylaw received first second and third reading at the October 19, 2020 Regular Council meeting and is now presented for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "*Latecomer Interest Rate Bylaw, 2015, No. 2088, Amendment No. 2, 2020, No. 2364*".

8.1.c. **BYLAW 2361 – ZONING AMENDMENT BYLAW REGARDING 14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)** 78

The following recommendation was considered and defeated at the October 5, 2020 Land Use and Planning Committee meeting and was brought forward to be ratified by Council on October 19, 2020. At that time the Council referred the application back to the October 26, 2020 Land Use and Planning. This bylaw is presented for first and second reading.

RECOMMENDATION

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

RECOMMENDATION

THAT Council direct staff to schedule a public hearing for "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*".

8.1.d.

BYLAW 2365: REZONING AND MINOR DEVELOPMENT PERMIT APPLICATION - 15570 OXENHAM AVENUE (ZON/MIP 19-008)

80

This item was the subject of discussion at the November 9, 2020 Land Use and Planning Committee meeting held earlier this evening. Council may, at this time, consider the recommendation as presented or defer this item to the next Regular council meeting.

This bylaw is presented for consideration of first and second reading.

RECOMMENDATION

THAT Council:

1. Give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365*" as presented, and direct staff to schedule the required Public Hearing; and
2. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;
 - a. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b. Registration of a Section No. 219 Covenant to restrict basement suites; and
 - c. Demolition of the existing home.

8.1.e.

Bylaw 2366: REZONING AND MINOR DEVELOPMENT PERMIT APPLICATION - 15496 THRIFT AVENUE (ZON/MIP 19-018)

82

This item was the subject of discussion at the November 9, 2020 Land Use and Planning Committee meeting held earlier this evening. Council may, at this time, consider the recommendation as presented or defer this item to the next Regular council meeting.

RECOMMENDATION

THAT Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
 - a. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b. Registration of a Section No. 219 Covenant to restrict basement suites; and
 - c. Demolition of the existing home.

8.2. PERMITS

None

9. CORRESPONDENCE

9.1. CORRESPONDENCE - RECEIVED FOR INFORMATION

84

- Letter dated October 26, 2020 from the City of Richmond seeking support of their resolution in regard to "Roberts Bank Terminal 2 Expansion Project Update" where they are opposing the proposed terminal at Roberts' Bank due to adverse impacts that a project of the magnitude may cause

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.

RECOMMENDATION

THAT Council receive the correspondence as circulated in the November 9, 2020 regular agenda as Item 9.1

10. MAYOR AND COUNCILLOR REPORTS

10.1. MAYOR'S REPORT

10.2. COUNCILLORS REPORTS

11. MOTIONS AND NOTICES OF MOTION

11.1. MOTIONS

100

RECOMMENDATION

THAT Council approve the following 2021 regular Council meeting schedule:

- January 11 & 25;
- February 8 & 22;
- March 8 & 29;
- April 12 & 26;
- May 10 & 31;
- June 14 & 28;
- July 12 & 26;
- September 20;
- October 4 & 25;
- November 8 & 22; and
- December 13.

RECOMMENDATION

THAT Council endorse the following schedule for the 2021 Deputy Mayor rotation:

Jan 1 – Mar 1 Councillor Chesney;

Mar 2 – May 1 Councillor Kristjanson;

May 2 – July 1 Councillor Trevelyan;

July 2 – Aug 31 Councillor Manning;

Sept 1 – Oct 31; Councillor Johanson; and

Nov 1 – Dec 31 Councillor Fathers.

11.2. NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

13. OTHER BUSINESS

14. CONCLUSION OF THE NOVEMBER 9, 2020 REGULAR COUNCIL MEETING

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

ABSENT: Councillor Fathers

STAFF: G. Ferrero, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Isaak, Director of Planning and Development Services
G. Newman, Manager of Planning (at the White Rock Community Centre)
E. Wolfe, Fire Chief
E. Stepura, Director of Recreation and Culture
C. Ponzini, Director of Financial Services
S. Lam, Deputy Corporate Officer

***Note:** White Rock City Council participated from the City Hall Council Chambers at 15322 Buena Vista Avenue, and heard from the public located at the Community Centre through electronic means. Members of the public not wishing to attend in person were able to provide written submission(s) to Mayor and Council up to noon on Monday, June 22, 2020 (details noted in the Public Hearing notice included in this package as page 5).*

The Chairperson called the meeting to order at 7:25 p.m.

The Deputy Corporate Officer read a statement regarding the procedure to be followed for both public meetings to be held this evening.

***PUBLIC HEARING #1** regarding proposed Bylaw No. 2358/Subdivision No. 19-022 for 15561 & 15569 Oxenham this public has been rescheduled to November 23, 2020.*

PUBLIC MEETING #2:

PERMIT REF.: MAJOR DEVELOPMENT PERMIT NO. 430 AND
DEVELOPMENT VARIANCE PERMIT NO. 431

CIVIC ADDRESS: 14947 BUENA VISTA AVENUE

1) The Chairperson calls the Public Meeting to order at 7:25 p.m.

- 2) Deputy Corporate Officer read the statement regarding the procedure to be followed for the Public Meeting at the start of the meeting.
- 3) Director of Corporate Administration advisee the Public Hearing has been publicized as follows.
 - Notice was published in the October 8 edition of the Peace Arch news
 - 213 notices were mailed to owners and occupants within 100 metres of the subject property
 - A copy of the notice was placed on the public notice posting board on October 7, 2020.
- 4) The Chairperson invited the Director of Planning and Development Services to present the proposed Bylaw.

***Note:** The corporate report from the October 5, 2020 Land Use and Planning Committee Meeting has been attached to the agenda for reference purposes.*

- 5) The Director of Corporate Administration advised of the following correspondence or submissions received.

As of Noon October 19, 2020 there has been **FIVE (5)** submissions:

- Three (3) opposed, all residing in White Rock
- Two (2) support, with the following breakdown:
 - 1 residing in White Rock
 - 1 not residing in White Rock

This summary includes the submissions presented “On-Table”.

Author	Date Received	Resident?	Status	Item
B. Voth	October 13, 2020	Yes	Opposed	C-1
L Bergstand	October 16, 2020	Yes	Opposed	C-2
A.Woodward	October 18, 2020	Yes	Opposed	C-3
B.Virk	October 16, 2020	Yes	Support	C-4
P. and H. Bains	October 16, 2020	No	Support	C-5

- 6) The Chairperson invites those in attendance to present their comments.
 - D. Wall, Project Architect, gave an outline of the application noting the slope was the main challenge for the proposal. Engineering and the City’s Zoning led to the need for a building height variance. Both lots are a similar design.
 - L. Burwash, White Rock, BC requested staff to speak on her behalf noting she is not in support of the application as she is not agreement with any height variance.

- 7) The Chairperson called for anyone further wanting to speak and then for a second time and as there were no additional speakers the Chairperson concluded the Public Meeting for Major Development Permit No. 430 and Development variance Permit No. 431. at 7:41 p.m.

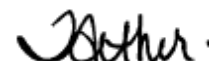
PUBLIC MEETING #3

PERMIT REF.: DEVELOPMENT PERMIT NO. 429
CIVIC ADDRESS: 15177 Thrift Avenue (Miramar Village)

- 1) The Chairperson called the Public Meeting to order for Development Permit No. 429 to order at 7:42 p.m.
- 2) It was noted that the Deputy Corporate Officer read previously the statement regarding the procedure to be followed for the Public Meeting.
- 3) Director of Corporate Administration advised how this Public Hearing has been publicized as follows.
 - Notice was published in the October 8 edition of the Peace Arch news
 - 1,101 notices were mailed to owners and occupants within 100 metres of the subject property
 - A copy of the notice was placed on the public notice posting board on October 7, 2020.
- 4) The Chairperson invited the Director of Planning and Development Services to present the proposed Bylaw.

***Note:** The corporate report from the October 5, 2020 Land Use and Planning Committee Meeting has been attached to the agenda for reference purposes.*

- 5) The Director of Corporate Administration advised of any correspondence or submissions received.
 - There were no submissions received in regard to Development Permit No. 429.
- 6) The Chairperson invited those in attendance to present their comments.
 - K. Blank, Project Graphic Designer outlined the project / application.
 - J Martin, Director of Commercial Properties for Bosa further outlined the project / application.
- 7) **The Chairperson called for anyone further wanting to speak and then for a second time and as there were no additional speakers the Chairperson concluded the Public Meeting for 15177 Thrift Avenue (Miramar Village) at 7:53 p.m.**



Mayor Walker

Tracey Arthur, Director of
Corporate Administration

Unapproved

Regular Council Meeting of White Rock City Council

Minutes



October 19, 2020, 7:00 p.m.

City Hall Council Chambers

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

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

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Colleen Ponzini, Director of Financial Services
Eric Stepura, Director of Recreation and Culture
Ed Wolfe, Fire Chief
Stephanie Lam, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL MEETING TO ORDER**

The meeting was called to order 7:00 p.m.

1.1 **FIRST NATIONS LAND ACKNOWLEDGEMENT**

2. **ADOPTION OF AGENDA**

Motion Number: 2020-498 /

THAT the Regular Council agenda for October 19, 2020 be amended by:

- Adding to Item 6.2e, Appendix A: Maps of East and West Beach; and
- Adding to Item 7.2.aa, Letter regarding Beachway 2 North Bluff Road Development and Zoning Application

AND THAT the agenda be adopted as amended.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: Motion #2020-499

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

- October 5, 2020 - Regular meeting.

Motion CARRIED

3.1 SPECIAL PRESENTATION: WHITE ROCK ROTARY CLUB "FEED MY CITY" HOT LUNCH PROGRAM

3.2 MEETING RECESS

Motion Number: 2020-500 /

THAT the Regular meeting recess / adjourn in order to consider the following Public meetings items:

- Development Permit No. 429 for 15177 Thrift Avenue
- Major Development Permit No. 430 & Development Variance Permit No. 431 for 14947 Buena Vista Avenue

AND THAT the Regular meeting reconvene immediately following the adjournment or conclusion of the noted Public Meetings.

Motion CARRIED

4. QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

**5.1.a COAST MOUNTAIN BUS COMPANY: ROUTE 354 & 351
DOUBLE DECKER BUSES**

Motion Number: 2020-501 /

THAT Council directs staff to bring forward further information regarding the request dated September 11, 2020 from Coast Mountain Bus Company in relation to Route 354 and 351 Double Decker Buses.

Motion CARRIED

Note: The information brought back is to include ridership numbers from the Park and Ride to White Rock.

5.2 PETITIONS

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

6.2 CORPORATE REPORTS

6.2.a COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief provided both local and global statistics regarding the COVID-19 global pandemic.

6.2.b 2020 WHITE ROCK FESTIVAL OF LIGHTS

Note: The Society is required to supply the City with the Safety Plan showing how they plan to ensure there is not large gatherings, that they are functioning within BC Health Regulations.

Motion Number: 2020-502 /

THAT Council direct the following:

- all electrical work required for the proposed 2020 White Rock Festival of Lights, be carried out by licensed electricians;
- BC Hydro approval be obtained for all power usage except from designated electrical kiosks; and
- The White Rock Festival of Lights Society insures against potential damage to street lights and other infrastructure.

Motion CARRIED

Motion Number: 2020-503 /

THAT Council not permit the use of the wheelchair van accessible parking spots at Finlay Street and Marine Drive for the location of the large lit tree at East Beach.

Motion CARRIED

Councillor Chesney and voted in the negative

6.2.c DRAFT COUNCIL POLICY 517: CRITERIA FOR SALE OF MUNICIPAL LAND

Motion Number: 2020-504 /

THAT Council endorse Council Policy 517: Criteria for Sale of Municipal Land as circulated.

Motion CARRIED

Councillor Kristjanson voted in the negative

6.2.d 2020-2024 FINANCIAL PLAN AMENDMENT NO. 2

Motion Number: 2020-505 /

THAT Council receive for information the report dated October 19, 2020 from the Director of Financial Services titled "2020-2024 Financial Plan Amendment No. 2".

Motion CARRIED

6.2.e WATERFRONT PARKING ISSUES RELATED TO FREE PARKING 7 DAYS PER WEEK

Motion Number: 2020-506 /

THAT Council defer consideration on the October 19, 2020 corporate report titled "Waterfront Parking Issues Related to Free Parking Seven (7) Days per Week" until later in the agenda when the COVID-19 Recovery Recommendations are considered.

Motion CARRIED

Note: There was mapping placed "On-Table" outlining waterfront parking Long Term / Short Term / Very Short Term

**6.2.f LATECOMER INTEREST RATE BYLAW, 2015, NO. 2088,
AMENDMENT NO. 2, 2020, NO. 2364**

Motion Number: 2020-507 /

THAT Council receive the corporate report dated October 19, 2020 from the Director of Financial Services titled "Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No 2364".

Motion CARRIED

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2020-508 /

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

- Land Use and Planning Committee - October 5, 2020;
- Dogs on the Promenade Task Force - October 1, 2020;
- COVID-19 Recovery Task Force - October 6, 2020; and
- Environmental Advisory Committee - October 8, 2020.

Motion CARRIED

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a ITEMS FROM THE LAND USE AND PLANNING COMMITTEE

Motion Number:

7.2.a.a DRAFT ZONING AMENDMENT BYLAW, HOUSING AGREEMENT BYLAW, AND MAJOR DEVELOPMENT PERMIT FOR 'BEACHWAY' APPLICATION – 15654/64/74 NORTH BLUFF ROAD / 1570/80 MAPLE STREET AND 1593 LEE STREET (ZON/MJP 19-002)

Motion Number: 2020-509 /

THAT Council refers the following item back to the Land Use and Planning Committee's for consideration:

(2020-LU/P-017) as presented at their July 27, 2020 meeting:

- *THAT the Land Use and Planning Committee recommends that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351” as presented, and directs staff to schedule the required Public Hearing.*

Motion CARRIED

Councillor Kristjanson voted in the negative

**7.2.a.b APPLICATION FOR ZONING AMENDMENT –
14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)**

Motion Number: 2020-510 /

THAT Council refer the following back to the Land Use and Planning Committee for consideration: (2020-LU/P-036) presented at their October 5, 2020 meeting:

1. *Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;” and*
2. *Recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361. “*

Councillor Kristjanson voted in the negative

**7.2.a.c CONSIDERATION OF ACTIVE REZONING
APPLICATIONS**

This item was not considered by the Land Use and Planning Committee as scheduled earlier in the evening. The item was deferred to a future Land Use and Planning Committee meeting and not considered at this time.

**7.2.a.d EARLY REVIEW OF REZONING APPLICATIONS
(1363 JOHNSTON ROAD & 1453 STAYTE ROAD)**

This item was not considered by the Land Use and Planning Committee as scheduled earlier in the evening. The item was deferred to a future Land Use and Planning Committee meeting and not considered at this time.

**7.2.a.e UPDATE ON PROPOSED REVISIONS TO
COUNCIL POLICIES 511 & 514**

Motion Number: 2020-511 /

THAT Council endorse the proposed policies:
Council Policy 511: Density Bonus Amenity Contribution; and

Council Policy 514: Tenant Relocation Policy as amended by the Land Use and Planning Committee.

Motion CARRIED

**7.2.b ITEMS FOR THE GOVERNANCE AND LEGISLATION
COMMITTEE**

**7.2.b.a FINANCE POLICY NO. 322: EMERGENCY
EXPENDITURES**

Motion Number: 2020-512 /

THAT Council endorse *Finance Policy No. 322 - Emergency Expenditures* as circulated.

Motion CARRIED

**7.2.c DOGS ON THE PROMENADE TASK FORCE - OCTOBER 1,
2020**

**7.2.c.a RECOMMENDATION #1: DOGS ON THE
PROMENADE**

Motion Number: 2020-512 /

THAT Council endorses allowing dogs to be permitted on the promenade for a six (6) month period October 1 to March 31 on a yearly basis.

Motion CARRIED

Note: This resolution confirms what Council considered/endorsed September 2020.

**7.2.c.b RECOMMENDATION #2: SIGNAGE/
INFORMATION FOR DOG REGULATIONS**

Motion Number: 2020-513 /

THAT Council direct staff to proceed with implementing regulations surrounding dogs on the promenade on parking meters along Marine Drive including the use of physical stickers, digital signage on the parking-meter screens, and printed information on parking tickets.

Motion CARRIED

7.2.c.c RECOMMENDATION #3: DOGS ON THE PIER

Motion Number: 2020-514 /

THAT Council endorse permitting dogs on the pier for a six (6) month period from October 1 to March 31 on a yearly basis.

Motion DEFEATED

Councillors Chesney, Johanson, Kristjanson, Manning, Trevelyan and Mayor Walker voted in the negative

**7.2.c.d RECOMMENDATION #4: DOG WASTE BAG
DISPENSERS ON THE PROMENADE**

Motion Number: 2020-515 /

THAT Council direct staff to investigate the possibility of changing the type of dog waste bag dispensers to have bags dispensed from the bottom to restrict the

quantity of bags being distributed at one time (as needed).

Motion CARRIED

7.2.d ITEMS FROM THE COVID-19 RECOVERY TASK FORCE - OCTOBER 6, 2020

7.2.d.a RECOMMENDATION #1: 2020 FINANCIAL PROJECTIONS ON PARKING REVENUES WITH COVID-19

Motion Number: 2020-516 /

THAT Council endorses free week-end parking at the waterfront for three (3) months - November, December 2020 and January 2021.

Motion CARRIED

Councillors Chesney and Johanson voted in the negative

Motion Number: 2020-517 /

THAT Council endorses the "short term parking" noted in yellow within the "On-Table" mapping submission continue to permit maximum four (4) hour free parking as recommended by staff.

Motion CARRIED

Motion Number: 2020-518 /

THAT Council endorses the "long term parking" noted in red within the "On-Table" mapping submission permit a maximum of fourteen (14) hours free parking as recommended by staff.

Motion CARRIED

Councillors Chesney and Trevelyan voted in the negative

Motion Number: 2020-519 /

THAT Council authorize there be prorated rate / three (3) month reduction - for parking as recommended by staff.

Motion DEFEATED

**Councillors Chesney, Kristjanson and Trevelyan
voted in the negative**

Note: The "On-Table" mapping indicating Short Term Parking / Long Term Parking / Very Short Term Parking should be made available to the public.

Note: Motion 2020-519 was defeated with the result meaning: same price for decals - no change at this time.

**7.2.d.b RECOMMENDATION #2: ENCOURAGING THE
USE OF MASKS IN THE CITY OF WHITE ROCK**

Motion Number: 2020-520 /

THAT Council endorse the regular meeting extend past 9:30 p.m.

Motion CARRIED

**Councillors Chesney and Manning voted in the
negative**

Motion Number: 2020-521 /

THAT Council:

1. Encourage the use of masks in the City of White Rock;
and
2. Direct staff will bring forward information as to how this will be communicated and addressed prior to it being implemented.

Motion CARRIED

Councillor Johanson voted in the negative

8. BYLAWS AND PERMITS

8.1 BYLAWS

**8.1.a BYLAW 2362 - WHITE ROCK FINANCIAL PLAN (2020-2024)
BYLAW, 2020, NO. 2330, AMENDMENT NO. 2, 2020, NO. 2362**

Motion Number: 2020-522 /

THAT Council give first, second, and third reading to "*White Rock Financial Plan (2020 – 2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362*".

Motion CARRIED

**8.1.b BYLAW 2364 - LATECOMER INTEREST RATE BYLAW, 2015,
NO. 2088, AMENDMENT NO. 2, 2020, NO. 2364**

Motion Number: 2020-523 /

THAT Council give first, second, and third reading to "*Latecomer Interest Rate Bylaw, 2015, No. 2088, Amendment No. 2, 2020, No. 2364*".

Motion CARRIED

**8.1.c BYLAW 2356 - 2021-2024 PERMISSIVE TAX EXEMPTION
WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION
BYLAW 2021, NO. 2356**

Motion Number: 2020-524 /

THAT Council give final reading to "*2021-2024 Permissive Tax Exemption White Rock Business Improvement Association Bylaw 2021, No. 2356*".

Motion CARRIED

**8.1.d BYLAW 2354 - 2021 – 2030 PLACES OF WORSHIP
PERMISSIVE TAX EXEMPTIONS BYLAW, 2020, NO. 2354**

Motion Number: 2020-525 /

THAT Council give final reading to "*2021 – 2030 Places Of Worship Permissive Tax Exemptions Bylaw, 2020, No. 2354*".

Motion CARRIED

**8.1.e BYLAW 2355 - 2021 ANNUAL PERMISSIVE TAX EXEMPTIONS
BYLAW, 2020, NO. 2355**

Motion Number: 2020-526 /

THAT Council give final reading to *"2021 Annual Permissive Tax Exemptions Bylaw, 2020, No. 2355"*.

Motion CARRIED

**8.1.f BYLAW 2363 - REZONING AND MAJOR DEVELOPMENT
PERMIT APPLICATION - 1485 FIR STREET (ZON/MJP 19-009)**

Motion Number: 2020-527 /

THAT Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363" as presented, and direct staff to schedule the required Public Hearing;

THAT Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2363 is given Third Reading after the Public Hearing:

- Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Fir Street and Russell Avenue, intersection improvements including 'watch for pedestrian' signage as well as tactile paving on the northwest and northeast corners of George Lane and Thrift Avenue, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - a. A Tenant Relocation Plan and adoption of a Housing Agreement Bylaw are finalized; and
 - b. The consolidation of existing three lots and the demolition of the existing residential building occurs; and

THAT pending adoption of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No.

2363,” Council consider issuance of Development Permit No. 432 for 1485 Fir Street.

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative

8.2 PERMITS

8.2.a PERMIT TITLE

8.2.b DEVELOPMENT VARIANCE PERMIT NO. 431 FOR 14947 BUENA VISTA AVENUE

Motion Number: 2020-528 /

THAT Council approve Development Variance Permit No. 431 for 14947 Buena Vista Avenue.

Motion DEFEATED

Councillors Johanson, Kristjanson and Trevelyan voted in the negative

8.2.c MAJOR DEVELOPMENT PERMIT (SIGNAGE) AMENDMENT – 15177 THRIFT AVENUE

Motion Number: 2020-529 /

THAT Council approve proposed Development Permit No. 429, which includes variances to Sign Bylaw, 2010, No. 1923.

Motion CARRIED

Councillors Chesney and Manning voted in the negative

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2020-530 /

THAT Council receive the following correspondence for information:

- Letter dated September 29, 2020 from Community Living BC (Delta, Surrey, White Rock Community Council), regarding October as Community Inclusion Month

Motion CARRIED

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted Small Business Week, October 19 - 25th. Small Business Week is recognized across British Columbia and across Canada and he read an open letter to City Council from Alex Nixon, Executive Director of the White Rock BIA regarding the many wonderful businesses owned and operated by our neighbours and how they keep us connected to our hometown and to each other. We are all encouraged to thank our small businesses and their staff for their continued service and commitment to our community.

10.2 COUNCILLORS REPORTS

Councillor Johanson noted the following community events / information:

- Oct 19, Ground breaking event for the outdoor Table Tennis (concrete platform) at Kent Street Activity Centre

Councillor Kristjanson noted the following community events / information:

- Oct 6, Facebook Live Session with the Mayor
- Monthly Beach Clean Up

Councillor Chesney noted the following community events / information:

- Oct 6, Rotary Hot Lunch Program - this is offered every Tuesday
- Oct 7, Board of Directors meeting for the Sunnyside Villas Supportive Housing
- Oct 9, Ride Along with the RCMP
- Oct 20, Fraser Valley Regional Library Board meeting
- Oct 24, Reminder to VOTE for the Provincial Election

Councillor Manning noted the following community events / information:

- Oct 6, South Surrey White Rock Chamber Chat
- Oct 6, COVID-19 Recovery Task Force meeting
- Oct 14, Peninsula Arts Alliance meeting

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.2 NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

13. OTHER BUSINESS

Motion Number: 2020-531 /

THAT Council endorse going back to the Closed Council meeting that was adjourned earlier in the day for the following purpose:

Sections 90 (1) (a), (c), (e), (g), (i), (k) and 90(2) (b) of the *Community Charter*, for the purpose as follows:

- Land/Negotiation of Municipal Service with Semiahmoo First Nation
- Land / Litigation / Legal Advice
- Personnel.

Motion CARRIED

Councillors Kristjanson and Manning voted in the negative

14. CONCLUSION OF THE OCTOBER 19, 2020 REGULAR COUNCIL MEETING

The Chairperson concluded the meeting at 9:58 p.m.

Mayor Walker

Tracey Arthur, Director of Corporate Administration

From: [Mark Kroeker](#)
To: [Clerk's Office](#)
Subject: Vancouver employs insecticide to battle invasive Japanese beetle | CBC News
Date: Thursday, October 22, 2020 8:52:44 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council,

I have noticed ever increasing outbreaks of the Chafer beetle in our White Rock neighbourhood parks.

It appears that City of Vancouver is taking a proactive approach to combating this scourge.

Will White Rock consider taking aggressive measures to control this outbreak before we lose all our park lawns???

Respectfully,

Mark Kroeker

<https://www.cbc.ca/news/canada/british-columbia/japanese-beetle-insecticide-david-lam-park-1.5088520>

Sent from my iPad

Nov 1, 2020

To: Mayor and Council, City of White Rock

From: Peace Arch Curling Club (PACC)

Subject: Peace Arch Curling Club – delegation request for Nov 9, 2020 council meeting

Peace Arch Curling Club (PACC), a tenant in the Centre for Active Living building at 1475 Anderson Street, has completed a delegation request for the November 9, 2020 Council meeting. At that meeting, we plan to request rent relief for PACC on the same basis as was provided to other tenants in the Report to Council dated May 11, 2020. This report was titled “Proposed Rent/License Fee Relief for City Tenants and Licensees”, copy of which is attached. Below is information that we will present at the Nov 9 meeting.

Criteria for Rent Relief (recap of the May 11 CWR staff report):

At the meeting on May 11, 2020 City staff recommended that relief be provided to some tenants and licensees of City property. This recommendation was approved by Mayor and Council. Our understanding from that Report and from subsequent discussions with CWR staff is that tenants were granted temporary rent relief because they were unable to benefit from the use of the City property they were paying for. Relief was recommended particularly for those suffering financial hardship. The report recommended relief for June – September period, with possibility of extended relief beyond the four months.

It was recommended in the Report that rent relief not be provided to PACC at that time. The recommendation to defer the decision to fund PACC at the May 11 meeting was based on following assumptions:

- a) the annual fee charged by CWR would be reduced as result of the building closure and;
- b) there was lack of information at that time regarding the financial impact to our Club.

Clarification/Update on Assumptions made in the Report to Council on May 11:

There has been significant negative financial impact as result of the building closure. We estimate that the mandated building closure that commenced March 18 and continued until October 8 resulted in a loss of rental income of at least \$23,000. These additional revenue sources during the off-season are vital to us maintaining an operating surplus each year. (Refer to Appendix A for detailed information.)

Further, despite the assumption that Common Area Costs included in the Annual Fee charged by CWR would decrease as result of the closure, we are actually expecting a significant increase. This forecast is based on the year-to-date costs received from City staff in late August. Based on numbers provided, we forecast that the Common Area Costs charged by CWR for 2020 will increase by approximately 38% from fiscal 2020 (or just under \$10,000). (Refer to Appendix B for details.)

We are concerned about the increase in these costs, and are not in a position to absorb additional common area costs as result of COVID-19 related expenses over coming months.

PACC Financial Update/Forecast for 2020/21 Curling Season/Impact of Building Closure

The PACC Board of Directors spent lot of time this summer deciding whether to open for the 2020/21 Season. We ran financial what-ifs, surveyed our members, many of whom are seniors, to help us decide whether to open or delay the Season. Ultimately, we decided both for long-term financial viability of our Club, and because our Club represents social hub for many seniors, to do everything we can to remain open. This required establishment of a safety committee of volunteers, and the creation of a fund-raising committee of volunteers over the Summer.

Despite our fund-raising efforts, grant approvals, and cost cutting measures we still expect a deficit of between \$14,000 - \$35,000 for our fiscal year-end of April 30, 2021. Curling registration is down approximately 30% this year, representing a \$40,000 drop in program revenue.

Rent relief requested:

Based on this updated information, we are requesting the same consideration for the Peace Arch Curling Club as was approved by Council at the May 11 Council meeting for other tenants, with the exception that the period considered be extended beyond the 4 months granted on May 11, and be extended to include the full closure period. We estimate total loss/cost of at least \$33,000 as direct result of the City keeping the building closed from March 18 to October 8 and as result of additional annual fees that did not benefit us. These estimates are based on current budgets/costs known at this point, and could rise especially if common area costs continue to increase, or if the building closes due to increased safety measures.

Additional Information

Recap of Fee arrangement between PACC and CWR

PACC has an annual fee arrangement with the City of White Rock that includes charges for maintenance and servicing for direct and common areas. The CWR bills our Club for direct operating costs as well as 33% of the common area costs.

Safety Plan/Building Closure

The front doors of the building have been closed since March 18 and are still permanently closed even though our Club and the CWR exercise classes have renewed. Our Club submitted its COVID-19 Safety Plan to CWR in September and was advised on Oct 8 that the plan was approved. Our Club normally operates from late September to the end of March, but this year has had to run a reduced Season as result of the building closure, and as mentioned above, has not been able to generate additional revenues during the period March 18 – Oct 8.

About PACC The Peace Arch Curling Club has been in operation for over 50 years as a not-for-profit Curling Club. Our Club provides a social/sports community network for many local residents, especially seniors. In the 2019/2020 season we had 474 curlers registered at our Club.

In addition to running a very active adult curling league, our Club runs a Learn-to Curl school program and adult learn-to-curl programs. Our Club offers a junior program, and a very successful summer pickleball program. It is going to be a long winter, and we think continuing to offer curling this year will provide a well-needed social and sports activity for our community, especially our seniors.

Michelle MacKinnon, CPA, CA
Treasurer, PACC
On Behalf of the PACC Board
mackinnon@telus.net

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 11, 2020
TO: Mayor and Council
FROM: Tracey Arthur, Director of Corporate Administration
SUBJECT: Proposed Rent / Licence Fee Relief for City Tenants and Licensees

RECOMMENDATIONS

THAT Council:

1. Receive for information this corporate report dated May, 11, 2020, from the Director of Corporate Administration, titled "Proposed Rent/Licence Fee Relief for City Tenants and Licensees;" and
 2. Direct staff to grant the relief to tenants and licensees of City property as recommended and outlined in this corporate report.
-

INTRODUCTION

The purpose of this corporate report is to recommend that Council support a relaxation of rent or licence fee requirements for City tenants and licensees who are not currently able to use their rented or licensed City facilities due to the COVID-19 pandemic. There are currently sixteen (16) parties that lease or license operating or living space on City property. A summary of these parties and their monthly or annual fee obligations is attached to this corporate report as Appendix A.

As the current conditions during the COVID-19 pandemic do not allow some of these tenants and licensees to benefit from the use of the City property that they are paying for, it may be fair for Council to consider excusing those tenants and licensees from paying rent or licence fees on a temporary basis during this time to alleviate some of the concern and stress many would have due to financial hardship. Relief is being recommended particularly for smaller businesses that are suffering financial hardship.

PAST PRACTICE / POLICY / LEGISLATION

Community Charter Considerations

Section 8(1) of the *Community Charter* endows a municipality with the capacity, rights, powers and privileges of a natural person of full capacity (including the capacity to own, lease, and licence property).

Section 25 of the *Community Charter* prohibits Council from providing a grant, benefit, advantage or other form of assistance to a business, including an exemption from a fee, unless the benefit relates to certain heritage purposes. Staff conclude that temporarily suspending rental or licence fees for the use of City facilities that are not available due to circumstances beyond the control of the tenant or licensee, would not be providing an advantage to the business.

ANALYSIS

There are currently sixteen (16) parties that lease or license operating or living space on City property.

The White Rock Lawn Bowling Club, the Prospect Avenue Clock Tower Licensee, and the White Rock Museum & Archives Society provide community services or benefits in lieu of any rental or licence fees. Therefore, no relief is recommended for these three (3) parties.

Two (2) additional parties, the Mann Park Lawn Bowling Club, and the White Rock Tennis Club, also generally provide community services or benefits in lieu of rental or licence fees. However, these parties pay a nominal annual licence fee associated with their exclusive parking areas. No relief is recommended for these parties at this time, although the issue may need to be revisited at year-end, especially if the whole summer season is lost and they were unable to utilize their space.

The White Rock Business Improvement Association (BIA) and the residential tenant of 14925 Prospect Avenue have continued to benefit from the use of City facilities despite the COVID-19 pandemic. Therefore, no relief is recommended for these parties.

The Peace Arch Curling Club (PACC) pays an annual fee based on a percentage of the maintenance and servicing costs for their leased facilities. These costs would be reduced in any event if the facilities remain unused. It is noted that in 2018 the Club raised approximately \$30,000 in facility rental revenue (includes all their room and dry floor rink rentals). Most of these rentals take place during dry floor season as once ice season starts, the only room they rent out is the upstairs lounge for occasional meetings, receptions etc. The curling season runs September – March. Upon review with the PACC Manager, they anticipate a projected loss of revenue this year to be \$12,000. Due to the information not yet available for the annual fee consideration, no relief is recommended at this time.

The following tenants or licensees have been unable to benefit from the use of City facilities since their closure in mid-March:

- Fraser Health Authority (Horst & Emmy Werner Centre for Active Living);
- Alzheimer Society of BC (Horst & Emmy Werner Centre for Active Living);
- WRSS Division of Family Practice (Horst & Emmy Werner Centre for Active Living);
- WRSS Stroke Recovery Association (Horst & Emmy Werner Centre for Active Living);
and
- Peninsula Productions Society (Mel Edwards Building – North of Centennial Arena)

In light of this situation, staff recommend that these parties be excused from their monthly rental or licence fee requirements for four (4) months, running June to September inclusive. Additional relief can be considered in the event that City facilities remain closed for longer than four (4) months.

Evergreen Child Care Centre Inc. ceased its operation for a short time in March before re-opening at a reduced capacity, exclusively to provide childcare for essential service workers. There are currently ten (10) children being cared for at the facility, down from the approximately 75 that receive full-time weekday care under normal circumstances. Staff recommend that Evergreen Child Care Centre Inc. be excused from 75% of their monthly rental requirements for four (4) months, running June to September inclusive. Additional relief can be considered in the

event that the childcare centre has to continue to operate at a reduced capacity beyond four (4) months.

Pattison Outdoor Advertising Ltd. (“POA”) provides and maintains bus shelters throughout the City in exchange for the right to post advertisements on the bus shelters and collect associated revenue. In addition to the community benefit provided by the bus shelters, the City receives a monthly fee per bus shelter and a percentage of the annual advertising revenue from POA. POA has formally requested relief from the obligation to pay its minimum guarantee payments on account of the COVID-19 pandemic. POA has asked to be excused from these fees until year-end. However, staff are not recommending relief at this time as the focus is on smaller businesses that are suffering financial hardship as well as organizations supporting the medical community. A copy of a notice received from POA is attached to this corporate report as Appendix B.

Key-Bench Advertising Ltd. (“KBA”) provides and maintains benches throughout the City and pays the City an annual fee per bench in exchange for the right to post advertisements on the benches and collect associated revenue. It is not clear whether KBA is experiencing the same issues that POA has reported. At this time, and consistent with the approach with POA, staff are not recommending relief from their annual fee.

BUDGET IMPLICATIONS

The following table summarizes the relief being recommended in this corporate report and the total amounts entailed:

Tenant/Licensee	Monthly Fee	%	x 4 Months
Fraser Health Authority	\$3,049	100	\$12,196
Alzheimer Society of BC	\$1,238	100	\$ 4,952
WRSS Division of Family Practice	\$1,856	100	\$ 7,424
WRSS Stroke Recovery Association	\$ 474	100	\$ 1,896
Peninsula Productions Society	\$ 486	100	\$ 1,944
Evergreen Child Care Centre Inc.	\$5,683	75	\$17,049
Pattison Outdoor Advertising Ltd.	\$ 425	0	\$ 0
Total			\$45,461

Should Council approve the rent relief as noted in the above table, it is recommended that the loss of revenue would be funded from Accumulated Surplus. Funding from Accumulated Surplus is currently estimated at \$1.8 M. The loss of this revenue would serve to increase the amount of funding required from Accumulated Surplus.

OPTIONS

The following options are available for Council's consideration:

1. Direct staff to grant the relief to tenants and licensees of City property as recommended in this corporate report.
2. Direct staff not to grant any relief to tenants and licensees of City property.
3. Direct staff to grant relief to tenants and licensees of City property on an alternative basis.

Staff recommend Option 1.

CLIMATE CHANGE IMPLICATIONS

There are no climate change impacts associated with this corporate report.

CONCLUSION

Due to the COVID-19 pandemic and closure of City facilities, certain tenants and licensees of City property have been required to close or operate at a significantly reduced capacity. Staff recommend that these tenants and licensees be temporarily excused from the obligation to pay their rental and licence fees given these circumstances in the City's best effort to recognize their difficulties during this time.

Respectfully submitted,



Tracey Arthur
Director of Corporate Administration

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

Appendix A: Summary of White Rock Tenants and Licensees

Appendix B: Correspondence from Pattison Outdoor Advertising dated April 14, 2020

Appendix A

White Rock Tenants and Licensees

Tenant/Licensee	City Facility	Address	Monthly Fee	Annual Fee	Term Expiry
White Rock Lawn Bowling Club	White Rock Bowling Lawn/Clubhouse	1079 Dolphin St	N/A	N/A	07/31/23
White Rock Business Improvement Association	City Hall Annex	1174 Fir St	\$ 2,021	N/A	12/31/24
Evergreen Child Care Centre Inc	Evergreen Child Care Centre	1185 Centre St	\$ 5,683	N/A	12/31/24
(Prospect Avenue Clock Tower Licensee)	Prospect Avenue Road Allowance	1233 Johnston Rd	N/A	N/A	05/31/20
Fraser Health Authority	Horst & Emmy Werner Centre for Active Living	1475 Anderson St	\$ 3,049	N/A	12/31/24
Alzheimer Society of BC	Horst & Emmy Werner Centre for Active Living	1475 Anderson St	\$ 1,238	N/A	09/30/22
WRSS Division of Family Practice	Horst & Emmy Werner Centre for Active Living	1475 Anderson St	\$ 1,856	N/A	07/31/22
WRSS Stroke Recovery Association	Horst & Emmy Werner Centre for Active Living	1475 Anderson St	\$ 474	N/A	09/30/21
Peace Arch Curling Club	Horst & Emmy Werner Centre for Active Living	1475 Anderson St	N/A	Variable	02/23/24
Mann Park Lawn Bowling Club	Mann Park Bowling Lawn/Clubhouse	14560 North Bluff Rd	N/A	\$ 1,000	06/30/24
White Rock Tennis Club	Mann Park Tennis Courts	14580 North Bluff Rd	N/A	\$ 1,050	03/21/21
Peninsula Productions Society	Mel Edwards Building	14600 North Bluff Rd	\$ 486	N/A	12/31/21
White Rock Museum & Archives Society	Historic 1913 Train Station	14970 Marine Dr	N/A	N/A	03/31/21
(Residential Tenant)	Rental Home	14925 Prospect Ave	\$ 1,332	N/A	N/A
Pattison Outdoor Advertising Ltd (Bus Shelters)	Various Road Allowances	Various	\$ 425	Variable	03/31/30
Key-Bench Advertising Ltd (Benches)	Various Road Allowances	Various	N/A	\$ 5,400	02/29/24

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 9, 2020
TO: Mayor and Council
FROM: Staff Sergeant Kale Pauls, White Rock RCMP Detachment Commander
SUBJECT: Request for Increase of One Police Officer

RECOMMENDATION

THAT Council approve an increase of one (1) Royal Canadian Mounted Police (RCMP) Regular Members (RM) to the Municipal Police Service for White Rock in the upcoming 2021 budget process.

EXECUTIVE SUMMARY

This report seeks Council's approval for an increase of one RCMP Regular Member to the Municipal Police Service for White Rock in the upcoming 2021 budget process.

Should Council approve the funding for the position in the 2021 Budget Process, the RCMP has one year to provide an officer to fill the position.

This recommendation relies on the premise that the city of White Rock requires a minimum number of police officers available during the majority of a 24 hour period to provide safe and effective response to emergency and urgent calls for service. White Rock is primarily a frontline detachment, with 19 of the 25 officers providing the majority of call response and investigative services.

INTRODUCTION/BACKGROUND

Prior to 2018, the detachment has had 23 full-time police officer positions for over a decade. In 2018 Council approved an increase of two members for a total of 25 full-time police officers. This was part of a resource plan to increase each watch from 4 to 5 regular members.

Current RCMP Services

The White Rock detachment currently has 25 funded positions that are assigned as follows:

- Detachment Commander (Staff Sergeant)
- Operations Sergeant
- (19) Frontline watches: Corporals (4) - supervisor/investigators and (15) Constables

The frontline officers are divided into four watches providing 24-hour emergency response and investigative services. The watches consist of 1 supervisor and 4 constables, with the exception of the fourth watch that only has three constables. The

frontline officers are responsible for emergency call response, critical incidents, routine calls for service, collision investigation, traffic enforcement, general patrols, as well as conducting the majority of all criminal investigations in White Rock.

The fourth constable position on the frontline is the position that this report is recommended to be funded.

- (1) Corporal - supervisor/investigator (serious crime and community response team),
- (1) Constable - serious crime investigator, and
- (2) Constables - community response team (CRT):

The serious crime & community response teams are two separate teams, where the CRT supplements serious crime investigations as needed. The serious crime section is responsible for providing investigative support/oversight to the frontline, investigating most complex/serious crimes, domestic-violence investigation monitoring, and administering the National Sex Offender Registry. The crime reduction team is responsible for addressing problem properties, project-based investigations, problem-oriented policing, prolific/priority offender monitoring, school liaison, traffic enforcement, and community engagement.

FINANCIAL IMPLICATIONS

An additional Constable is estimated to cost \$141K annually. As the RCMP operates in a fiscal period of April 1 to March 31, the increase needed in 2021 would be \$104K with an additional \$37K in 2022 which would equate to a 0.44% tax increase for the City for 2021. Should Council endorse this position at this time then this request will be included in the 2021 – 2025 Draft Financial Plan at which time Council would make the final determination of whether to fund it or not.

If the increase of one additional officer is not approved, overtime would continue to be the only option to ensure minimum coverage for frontline policing. This would continue to have a burnout effect on the officers filling the overtime and would compete with the operational overtime that is inherent in police work.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Human Resource Considerations

- The detachment has on average 2.5 FTE positions not operational due to paternity, maternity, injury or extended medical leave. Any leave over 30 days is not billed to the City and the wages are paid out of an RCMP Divisional fund. These positions are not backfilled.
- The transfers in and out of the detachment create an approximate 0.5 FTE vacancy per year. This is not billed to the City. On average, officers are with the White Rock detachment for 5 years, with the range being 3 to over 10 years.

- Training needs: increased demand and expectations for training/re-certifications requires officers to be away from duty approximately 20 days a year (equivalent to one month). Due to calls for service and training venues, most training cannot be conducted as part of a regular scheduled shift.
- Annual leave and time in lieu of pay: depending on years of service, officers are entitled to, on average, 20 days per year in annual leave, in addition to any time in lieu of pay for overtime worked. This can equate to another month of leave per officer who is then unavailable for duty.
- Other shift relief factors: mandatory court appearances, statutory holiday lieu time off, compassionate leave, course facilitation, deployments for provincial emergencies, secondments for special projects, and adjustment of shift to comply with safe work hours.

Minimum coverage

A minimum number of officers are required each shift, that is balanced with the availability of non-frontline members working (detachment commander, operations sergeant, community response team). There is no pool of reserve/casual officers to draw from to fill minimum requirements. The maintenance of minimum requirements for all watches has been achieved through overtime, which on occasion has been sourced outside of the White Rock officers.

Policing Transition

The current policing arrangement between Surrey and White Rock is comparable to a regional police service where requests for mutual aid are seamless and the nature of a call for service can include providing backup for less serious matters. The move toward a municipal police service in Surrey will likely limit mutual aid except in the most urgent matters, partially due to differing command structures, indemnification issues, and potential changes in dispatch centers. White Rock will have to ensure its capability to respond to calls for service are autonomous from Surrey.

Increase in Population

The continued growth in the City is adding pressure to our policing requirements.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not applicable.

OPTIONS / RISKS / ALTERNATIVES

The following alternative option is available for Council's consideration:

1. Deny the request for an increase of one (1) Royal Canadian Mounted Police (RCMP) Regular Members (RM) to the Municipal Police Service for White Rock.

CONCLUSION

The requirement for minimal coverage to provide a safe and effective police service necessitates increasing all frontline watches to five officers. Currently, three of the four watches are at five officers. The relatively slow growth of White Rock over the last decade has recently changed

with hundreds of new residential units being developed, resulting in an increased demand for police services. The pending policing transition in Surrey also requires that the White Rock detachment ensures its effective call response outside of the current best practice partnership. It is recommended that Council approve an increase of one Royal Canadian Mounted Police (RCMP) Regular Members (RM) to the Municipal Police Service for White Rock in the upcoming 2021 budget process.

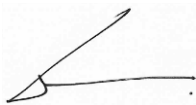
Respectfully submitted,



Kale Pauls, Staff Sergeant
White Rock RCMP Detachment Commander

Comments from the Chief Administration Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

RPRESENT: S. Johnson (Chairperson)
K. Jones (Vice-Chairperson)
D. Bower
S. Doerksen
I. Lessner

COUNCIL: Councillor Trevelyan (Council representative)

ABSENT: D. Stonoga
J. Yu

STAFF: J. Gordon, Director of Engineering and Municipal Operations
D. Johnstone, Committee Clerk
K. Sidhu, Committee Clerk

1. CALL MEETING TO ORDER

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

2. ELECTRONIC MEETING PROCEDURES/ BEST PRACTICES

Corporate Administration provided a brief overview of best practices for electronic meetings.

3. ADOPTION OF AGENDA

2020-WCAP-020 **IT WAS MOVED AND SECONDED**

THAT the Water Community Advisory Panel adopts the agenda for October 13, 2020 as circulated.

CARRIED

4. ADOPTION OF MINUTES

2020-WCAP-021 **IT WAS MOVED AND SECONDED**

THAT the Water Community Advisory Panel adopts the minutes of the March 10, 2020 meeting as circulated.

CARRIED

5. PANEL CHECK-IN

Chairperson Johnson requested that this item be added to the agenda for discussion. It was noted that due to the pandemic the Panel has not been able to meet since March 2020. The Panel discussed how best to move forward, their work plan and the possibility of a term extension.

2020-WCAP-022 **IT WAS MOVED AND SECONDED**

THAT the Water Community Advisory Panel requests that Council approve one (1) additional Panel meeting in December 2020.

CARRIED

2020-WCAP-023 **IT WAS MOVED AND SECONDED**
THAT the Water Community Advisory Panel requests that Council consider extending their current term for one (1) additional year (term would then end December 31, 2021). **CARRIED**

Chairperson Johnson noted that if Council were to extend the Panel’s term, she would be unable to continue to serve past December 31, 2020.

6. UPDATE ON THE WATER TREATMENT PLANT

A water quality update was provided to members by email in advance of the meeting. Monthly updates have been provided to the Panel throughout their meeting hiatus and are also available on the City website (<https://www.whiterockcity.ca/300/Water-Quality>).

The Panel discussed the results noting inconsistencies within the system for copper and lead levels. Staff clarified that amounts are still very low throughout the system and are well within health standards limits. A member of the Panel questioned if these types of results could indicate the current conditions of the water lines.

2020-WCAP-024 **IT WAS MOVED AND SECONDED**
THAT the Water Community Advisory Panel requests that Council direct staff to provide a report on why lead and copper levels are higher at various measuring stations than they are at the source treatment plant. **CARRIED**

The following discussion points were noted:

- Previous issues with the filtration system (filters aging prematurely) at the treatment plant have been resolved. The system has been regenerated which seems to have restored the filters. Filters are to be replaced every three (3) years and are currently at the one (1) and a half year mark.
- Questions were noted surrounding disinfection by-products and if the City had been testing for this. It was noted that White Rock is fortunate to have a ground water source and therefore disinfection by-products are not typically an issue. Staff will provide follow up information to the Panel.

Action Item: Staff to provide information on disinfection byproducts and surface water comparisons to the Panel for information.

Action Item: Staff to report back on question surrounding the relationship between manganese and chloramine – with the reduction of manganese has the City been able to reduce the amount of chloramine?

7. DEVELOPMENT COST CHARGES (DCC) BYLAW AMENDMENT UPDATE
Staff reported that they are currently working on the Transportation Master Plan. Once completed, the next project would be to update the Development Cost Charges (DCC) Bylaw. It was estimated that the DCC Bylaw amendment would be completed for Council’s review by the end of 2021. It was noted that the amendment would ensure that new development in the City does not put a burden on current users. Currently, the City uses Development Agreements to charge developers for upgrades required for new

development. It was clarified that a developer cannot be double charged by the City (a developer would need to pay for upgrades to infrastructure through either a Development Agreement or through the DCC Bylaw).

Discussion ensued, with the Panel noting the following:

- Concerns were expressed with the timeline for the DCC amendment. The City has a lot of new and upcoming development and could be missing out on money for this.
- Staff noted that a lot of water upgrades are due to aging infrastructure and not necessarily upsizing for development.
- The actual amounts the City receives through DCCs is very small in comparison to Highways and Parks DCCs.
- Staff noted that the water utility may not have been previously included in the DCC Bylaw as it was privately owned until the City purchased it in 2016.

2020-WCAP-025

IT WAS MOVED AND SECONDED

THAT the Water Community Advisory Panel recommends that Council consider in the interim until a Development Cost Charges (DCC) Bylaw for the water utility is finalized that the water DCCs be made ratable to Parks and Highways in the current DCC Bylaw.

CARRIED

8.

OTHER BUSINESS

Chairperson Johnson opened the floor for discussion on outstanding items. The following points were noted:

- The Panel discussed water rates, noting that there had been discussion on the item prior to COVID-19. It was debated that if the Panel focused on this for their next meeting, if changes could be made for 2021.
- It was clarified that Council will need to adopt the Fees and Charges Bylaw by early December of this year for fees for 2021 to be impacted.
- The Panel could start on a single item, such as removing water meter size pricing. It was suggested that this could alleviate costs for single-family homes.
- COVID-19 has changed priorities and timelines for many of Council's priorities. It was further noted that consideration needs to be taken when looking at how a change in water rates could affect businesses when many businesses are already struggling due to the pandemic.
- A recommendation was made at the March Panel meeting to have staff investigate options to use borrowing as a source of funds in order to amortize long-term capital spending over an appropriate asset life. It was noted that the Panel has not had a report on this but that it could be considered to lower water rates.
- The 2017 Water Master Plan provided a costing plan for water which could also be reviewed and considered.

2020-WCAP-026

IT WAS MOVED AND SECONDED

THAT the Water Community Advisory Panel requests that Council direct staff to provide a report back to the Panel at their next meeting to look into the concept of eliminating water meter sizing in the pricing structure.

CARRIED

2020-WCAP-027

IT WAS MOVED AND SECONDED

THAT the Water Community Advisory Panel requests that Council direct staff to provide a report back to the Panel at their next meeting that would outline building a pricing model based on the Kerr Wood Leidal Consulting engineering model from the 2017 Water Master Plan.

CARRIED

Action Item: Director of Financial Services to be invited to the next scheduled meeting.

Action Item: 2021 Water Rates to be added to the agenda for the next scheduled meeting.

Councillor Trevelyan discussed current water quality information on the City website. It was suggested that it could be helpful to have a more user-friendly version of the information.

2020-WCAP-028 **IT WAS MOVED AND SECONDED**

THAT the Water Community Advisory Panel recommends that Council direct staff to create an easily accessible webpage with simplified information on water quality on the City website.

CARRIED

9. INFORMATION

The Panel received the following items for information:

- 2018 City of White Rock Fire Underwriters Survey
- K. Jones, Panel member, noted a list of questions in follow-up to the report.

Action Item: K. Jones to provide list of questions to staff. Answers to be provided to the Panel when available.

- Action Tracking Document

10. WATER COMMUNITY ADVISORY PANEL MEETINGS

The following 2020 Water Community Advisory Panel meeting dates were approved by the Panel and are noted on the agenda for information purposes:

- November 10

9. CONCLUSION OF THE OCTOBER 13, 2020 WATER COMMUNITY ADVISORY PANEL MEETING

The Chairperson declared the meeting concluded at 5:46 p.m.

S. Johnson, Chairperson



D. Johnstone
Committee Clerk



Land Use and Planning Committee

Minutes

October 19, 2020, 6:00 p.m.

City Hall Council Chambers

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

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

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Carl Isaak, Director of Planning and Development Services
Stephanie Lam, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL TO ORDER (Councillor Trevelyan, Chairperson)**

1.1 **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

Motion Number: 2020-LU/P-24 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the October 19, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED

2. ADOPTION OF AGENDA

Motion Number: 2020-LU/P-25 / It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the agenda for October 19, 2020 with the following additions:

- Five (5) pieces of correspondence regarding Item 4.5; and
- One (1) piece of correspondence regarding Item 4.6

AND THAT the October 19, 2020 Land Use and Planning Agenda be adopted as amended.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: 2020-LU/P-26 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the following minutes:

- September 14, 2020; and,
- October 5, 2020.

Motion CARRIED

4. CORPORATE REPORTS

4.1 BOSA PROJECT: MIRAMAR

There was concern noted in regard to the new BOSA building and it being built close to its property line - a portion of a lane of Thrift Avenue was taken up by cement and it is has been difficult, especially for buses, to turn from Thrift Avenue to Johnston Road.

Staff noted: repainting on Thrift Avenue, resulting in pulling the left turning bay back further, will alleviate some of the noted difficulties when east bound traffic are turning left on Johnston Road; and the sidewalk on the north side of Thrift Avenue is also being widened to accommodate future off-street cycling facilities.

4.2 UPDATE ON PROPOSED REVISIONS TO COUNCIL POLICIES 511 and 514

Motion Number: 2020-LU/P-28 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council endorse the proposed revisions to:

1. Council Policy 511: Density Bonus Amenity Contribution; and
2. Council Policy 514: Tenant Relocation Policy as amended.

Motion CARRIED

Amendment: Motion Number: 2020-LU/P-27 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee directs that proposed policy 514 Tenant Relocation be amended as follows: Section 1.3 Tenant Communication Strategy item (b) Formal Notice: from a minimum of two months formal notice must be given to the residents upon issuance of demotion permit to a minimum of three months formal notice.

Motion CARRIED

4.3 REZONING AND MAJOR DEVELOPMENT PERMIT APPLICATION – 1485 FIR STREET (ZON/MJP 19-009)

The following discussion points were noted:

- The City has not yet defined Affordable Housing
- Affordable Housing is important to Council
- Low Rise (3-4 stories) has been noted what the public would like to see for the area
- The applicant has made changes in order to help long term tenants

Motion Number: 2020-LU/P-29 /It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends:

1. That Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363 as presented, and direct staff to schedule the required Public Hearing;

2. That Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2363 is given Third Reading after the Public Hearing:

a) Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Fir Street and Russell Avenue, intersection improvements including ‘watch for pedestrian’ signage as well as tactile paving on the northwest and northeast corners of George Lane and Thrift Avenue, and completion

of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;

b) A Tenant Relocation Plan and adoption of a Housing Agreement Bylaw are finalized; and

c) The consolidation of existing three lots and the demolition of the existing residential building occurs; and

3. That, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363,” Council consider issuance of Development Permit No. 432 for 1485 Fir Street.

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative

4.4 CONSIDERATION OF NEW CITY HALL AND THEATRE/PERFORMANCE FACILITY IN PROPOSED TOWN CENTRE DEVELOPMENT PROJECT

Motion Number: 2020-LU/P-30 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Defer consideration / opportunity to hear from the owner of 1513 Johnston Road to discuss with the Committee their intentions to redevelop their property, including the feasibility of incorporating a new City Hall facility with public amenities into the redevelopment; and

2. Requests staff to schedule a further Land Use and Planning Committee meeting for this topic and all remaining topics on this agenda.

Motion CARRIED

4.5 CONSIDERATION OF ACTIVE REZONING APPLICATIONS

In relation to Motion #2020-LU/P-30, this item will be addressed at a future Land Use and Planning Committee meeting.

4.6 EARLY REVIEW OF REZONING APPLICATIONS (1363 JOHNSTON ROAD & 1453 STAYTE ROAD)

In relation to Motion #2020-LU/P-30, this item will be addressed at a future Land Use and Planning Committee meeting.

5. CONCLUSION OF THE OCTOBER 19, 2020 LAND USE AND PLANNING COMMITTEE MEETING

The Chairperson concluded the October 19, 2020 meeting at 6:58 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate Administration

Unapproved

- PRESENT:** T.J. Dhillon, Community Member (entered meeting at 4:09 p.m.)
B. Hagerman, Community Member (left meeting at 4:55 p.m.)
E. Klassen, Community Member (left meeting at 5:11 p.m.)
D. Northam, Community Member
K. Bjerke-Lisle, Representative from White Rock Museum and Archives
A. Chew, Representative from White Rock Tourism/ Explore White Rock
A. Nixon, Representative from White Rock Business Improvement Association
S. Crozier, Community Member (entered meeting at 4:07 p.m.)
A. Spyker, Representative from Fraser Health Authority
D. Young, Representative from Sources Community Resource Society (left meeting at 5:08 p.m.)
- COUNCIL:** Councillor C. Trevelyan (Chairperson)
- ABSENT:** R. Khanna, Representative from SS/WR Chamber of Commerce
Councillor A. Manning (Vice-Chairperson)
- STAFF:** C. Isaak, Director of Planning and Development Services
K. Sidhu, Committee Clerk
D. Johnstone, Committee Clerk
-

1. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

2. ADOPTION OF AGENDA

2020-CRTF-32

It was MOVED and SECONDED

THAT the COVID-19 Recovery Task Force amend the October 20, 2020 agenda by:

- Moving Item 4 – Brainstorm Session after Item 5 – Action Tracking;

AND THAT the agenda be adopted as amended.

CARRIED

3. ADOPTION OF MINUTES

a) October 6, 2020

Committee Member D. Young noted he made additional suggestions during the Brainstorm Session of the meeting that were not captured in the minutes.

Action Item: D. Young to provide suggestions that were not included in the Brainstrom Session of the minutes to the Committee Clerk.

2020-CRTF-33

It was MOVED and SECONDED

THAT the COVID-19 Recovery Task Force adopt the meeting minutes for October 6, 2020 as circulated.

CARRIED

Note: S.Crozier entered the meeting at 4:07 pm

Note: Agenda items were addressed out of order.

5. **ACTION TRACKING**

Councillor Trevelyan, Chairperson, provided an update on Committee recommendations endorsed at the September 19, 2020 Regular Council Meeting. An updated Action Tracking document was provided to the Task Force “On-Ttable”.

Note: T. Dhillon entered the meeting at 4:09 pm

4. **BRAINSTORM SESSION**

Task Force Members brainstormed ideas surrounding community resiliency as well as supporting local businesses. The Task Force discussed the importance of the public getting outside and enjoying the outdoors with the winter weather approaching. The following ideas were discussed:

- A solution for the colder season may be to construct semi-permanent outdoor spaces or tents. Some other suggestions that were discussed:
 - o Large tents and picnic tables in Memorial Park
 - o Pop-up patios
 - o An Umbrella Sharing Program
 - o One-way traffic on Marine Drive to maximize space
 - Some concerns noted were: liquor licences for the spaces, road closures, emergency vehicle traffic and pedestrian safety
- Researching what other smaller municipalities are planning for the winter season
- The City partnering with other businesses to create spaces that the public would likely participate and engage in
- Investigate potential grant funding to rent spaces out of buildings
- The City of Toronto is constructing umbrellas in public spaces.
 - o There was interest in this idea, but concerns with the wind in White Rock

Note: B. Hagerman left the meeting at 4:55 pm

2020-CRTF-34 **It was MOVED and SECONDED**

THAT the COVID-19 Recovery Task Force recommends to Council that staff investigate the feasibility of three (3) to five (5) temporary comfort stations on Marine Drive and uptown White Rock in partnership with the White Rock Business Improvement Association (BIA) and report back to the Task Force with options.

CARRIED

Note: D. Young left the meeting at 5:08 pm

2020-CRTF-35 **It was MOVED and SECONDED**

THAT the COVID-19 Recovery Task Force recommends to Council that staff investigate initial temporary coverings for the current picnic table areas in Memorial Park as well as look into a permanent solution.

CARRIED

A.Nixon, Executive Director of the BIA noted they would support the above recommendation.

Note: E. Klassen left the meeting at 5:11 pm

The Committee discussed potential community partners that would be interested in hosting activities in the tent coverings as well as ideas on attracting the public to visit.

Action item: A. Chew, Executive Director for Explore White Rock to investigate a potential partnership with the Explore White Rock Hashtag.

Note: Agenda items returned to the original order

6. **OTHER BUSINESS**
None
7. **INFORMATION**
None
8. **2020 MEETING SCHEDULE**
 - November 3; and
 - November 17
9. **CONCLUSION OF THE OCTOBER 20, 2020 MEETING**
The Chairperson declared the meeting concluded at 5:29 p.m.

Councillor Trevelyan, Chairperson



K. Sidhu, Committee Clerk

- PRESENT:** R. Hynes, Chairperson
S. Crozier, Vice-Chairperson (entered the meeting at 4:06 p.m.)
P. Byer
W. Boyd (entered the meeting at 4:03 p.m.)
I. Lessner
D. Riley
- COUNCIL:** Councillor E. Johanson (non-voting)
- ABSENT:** J. Lawrence
- STAFF:** J. Gordon, Director of Engineering and Municipal Operations (entered the meeting at 5:14 p.m.)
G. Newman, Manager of Planning
A. Claffey, Arboricultural Technician
D. Johnstone, Committee Clerk
K. Sidhu, Committee Clerk
-

1. CALL TO ORDER

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

Note: W. Boyd entered the meeting at 4:03 p.m.

2. ADOPTION OF AGENDA

2020-EAC-016

It was MOVED and SECONDED

THAT the Environmental Advisory Committee adopts the October 22, 2020 meeting agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

2020-EAC-017

It was MOVED and SECONDED

THAT the Environmental Advisory Committee adopts the meeting minutes for October 8, 2020 as circulated.

CARRIED

Note: S. Crozier entered the meeting at 4:06 p.m.

4. TREE MANAGEMENT BYLAW 1831 AND TREE MANAGEMENT ON CITY LANDS POLICY 611

The Committee continued their discussion on this topic from the previous Environmental Advisory Committee meeting.

Permits for Minor Actions

R13. The EAC recommends that Bylaw 1831 be revised to add a Type 4 Permit for cases that do not involve tree removal, replacement or excavation. In such cases there should be a lower application fee covering administration cost and a cap on tree securities for residents where barrier inspections are performed by the City Arborist.

- Staff provided an explanation of what a Type four (4) permit is, and situations in which this type of permit would be required.
- The importance of public education for this type of amendment was stressed. For example, members of the public may not fully understand how the root system works and what types of things could compromise this.
- It was suggested that the recommendation be amended to make it more clear that this would be required for small renovation projects that could result in damage to the tree/ tree route system.
- Staff agreed to work with the Chairperson to revise the wording for this recommendation.

Utilization of Revenues

R14. The EAC recommends that consideration be given to expanding the purposes to which the revenues generated by Bylaw 1831 and Policy 611 can be put, to include a broad range of initiatives, conforming to best practices, to improve the environment in White Rock.

- The Committee enquired on where money collected through fees, securities and revenues currently go in the city. Staff advised that fees for applications serve as cost recovery for staff time. It is the compensation monies received that are allocated for tree replanting in the city. Staff clarified that in accordance with the Fees and Charges Bylaw, staff does not have the ability to redirect these funds to other areas (such as staffing or education). For this to occur the Bylaw would need to be amended.
- Challenges were noted by staff with respect to available land for tree planting. Considerations like views, areas for development etc. all need to be taken into consideration when looking for adequate tree planting areas. A more aggressive tree planting plan could be initiated (as outlined in the draft Urban Forest Management Plan).
- An environmental fund for the City was discussed. The Committee debated if it would be appropriate to use these types of funds for that purpose or if the funds collected should strictly be allocated towards tree replanting.
- While an overall environmental fund for White Rock is important the focus needs to remain on the development and maintenance of the tree canopy.

Public Education

R15. The EAC recommends that Council direct staff to review and improve, in consultation with the EAC, the methods by which citizens and property owners are informed of the importance of tree preservation and the requirements of Policy 611

and Bylaw 1831, including the use of new tools for dissemination and for residents to notify City Hall when Bylaw 1831 or Policy 611 are being contravened

- It was discussed if consultation with the EAC on this recommendation would be required, or if that could be removed from the recommendation. The Committee has several other priorities to focus on following their review on Bylaw 1831 and Policy 611.
- Staff noted that it would be likely that they would continue to consult with the Committee on public education ideas/ opportunities.
- Planning and Engineering staff could work with the Communications department to advise the community of changes to Bylaw 1831 and Policy 611 through various social media avenues.
- The committee agreed to remove “*in consultation with the EAC*” from the recommendation at this time.

Communications with Interested Third Parties on Specific Cases

Public Notice Requirements

R16. The EAC recommends that Bylaw 1831 and Policy 611 be revised to require that, prior to the proposed removal of “protected trees”, including “significant” and “heritage” trees, signs be posted at least 14 days in advance of the proposed removal and in clear view, in order to inform the public and allow for public input on such removal.

- Staff noted that currently a permit is placed visible to the street 24 hours prior to tree removal. The tree to be removed is then marked with a red X.
- Committee Member P. Byer discussed his document regarding protected tree issues. It was noted that there are currently four (4) types of situations – private protected trees, city trees impacted by development proposals, city trees and significant trees. Clarity on what type of notification is required in all four (4) of these cases is required.
- It was noted that there are no significant trees identified in White Rock. It was suggested that significant trees may be covered through rules surrounding either private or city trees.
- With respect to notification for city trees, it was suggested that the current guidelines for 30 meters may not be adequate.

Note: J. Gordon entered the meeting at 5:14 p.m.

- Public input was discussed by the Committee. It was noted that while it is important for the public to be involved in this process there are legal challenges around this. Some members felt strongly that not providing the public with opportunities to express their concerns on tree removal would have an impact on the tree canopy.
- It was suggested that a city tree is owned by the public therefore should not be removed without providing significant notice to the public.
- The Committee suggested that additional clarity around this topic is required to better understand current practices for all types of tree removal.

- One area in which further discussion was suggested was tree removal due to development proposals. In these types of situations tree removal can be overlooked.
- Chairperson to discuss this topic and recommendation further with staff and to provide information back to the Committee at the next meeting.
- With respect to the recommendation it was suggested that it be broken up to address the four (4) different categories - private protected trees, city trees impacted by development proposals, city trees and significant trees.

Roles of Experts in Decision Making

Arborists

R17. The EAC recommends that

(a) Procedures in Bylaw 1831 and Policy 611 be amended to require that City Arborists visit and inspect trees under consideration before requests for tree removal are approved.

(b) Bylaw 1831 and Policy 611 be revised to only allow City staff to plant trees on City lands under the supervision of the City Arborist, in order to prevent the planting of inappropriate species of trees in inappropriate locations.

(c) City requirements for a business license as an arborist be amended to include verification of current International Society of Arboriculture (ISA) certification.

(d) City requirements for a business license as a landscaper be amended to include verification of current certifications and/or trade tickets appropriate for the type of work they will be undertaking.

- In response to questions from the Committee, staff reported the following information:
 - Item 17(a) – Would be feasible to implement this as it is already the current practice; however, it is not mandated by the bylaw. It would be good to include this to ensure that it continues in the future.
 - Item 17 (B) – Suggested this be amended to remove ‘under the supervision of the City Arborist’ and replace with ‘only city staff or city hired contractors’
 - Item 17(d) may not be required as the term ‘landscaper’ is not referenced in Bylaw 1831.
- Committee agreed to make changes suggested by staff and to remove item 17(d).

In the interest of time the Chairperson concluded discussion on this item until the next scheduled meeting. Committee Member P. Byer encouraged members to review his document regarding protected tree issues for further discussion.

5. INFORMATION

The Committee received the following documents for information:

- Committee Action Tracking Document

6. OTHER BUSINESS

Councillor Johanson noted that the Committee terms will be discussed by Council at an upcoming Governance and Legislation Committee meeting. An update will be provided to the Committee when available.

7. ENVIRONMENTAL ADVISORY COMMITTEE MEETINGS

The following 2020 Environmental Advisory Committee meeting dates were approved by the Committee are noted on the agenda for information purposes.

- November 5
- November 19

The Committee discussed scheduling an additional meeting in December. Staff noted that the current Committee schedule was approved by Council with the start of electronic meetings, and that any additional meetings would likely require Council approval. It was suggested that this item would also be discussed by Council early November, and that information would be provided back to the Committee on the possibility of a December meeting date following that discussion.

8. CONCLUSION OF THE SEPTEMBER 24, 2020 ENVIRONMENTAL ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:53 p.m.



R. Hynes, Chairperson

D. Johnstone, Committee Clerk



Land Use and Planning Committee

Minutes

October 26, 2020, 5:30 p.m.

City Hall Council Chambers

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

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

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Carl Isaak, Director of Planning and Development Services
Stephanie Lam, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL TO ORDER (Councillor Trevelyan, Chairperson)**

The meeting was called to order at 5:30 p.m.

1.1 **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

Motion Number: Motion Number: 2020-LU/P-31 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the October 26, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED

2. ADOPTION OF AGENDA

Motion Number: Motion Number: 2020-LU/P-32 / It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for October 26, 2020 with the following addition:

- Ten (10) pieces of "On-Table" correspondence in regard to Item 5 Consideration of Active Rezoning Applications; and

THAT the agenda to be adopted as amended.

Motion CARRIED

3. ADOPTION OF MINUTES

3.1 October 19, 2020 Meeting Minutes

Motion Number: Motion Number: 2020-LU/P-33 /It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the October 19, 2020 meeting as circulated.

Motion CARRIED

4. CONSIDERATION OF NEW CITY HALL AND THEATRE/PERFORMANCE FACILITY IN PROPOSED TOWN CENTRE DEVELOPMENT PROJECT

The following discussion points were note:

- Community Amenity Contributions (CAC's) could be approximately \$5.5M (still further funds would be required)
- There is flexibility as to the design that can be considered and extra area can be sub-let
- Council Chambers / Theatre / Auditorium Space could have dual purpose/flexible space but proper programming would be required. It was suggested that a theatre with anything less than 500 seats would not be workable
- Affordable Housing is a priority of the Council
- An agreement between the City and the Developer should be signed confirming that the City will receive what is promised prior to any building/construction from the Developer/applicant
- CR-1 Zoning currently for the site, it was clarified that it is set as a density bonus area
- A 23-storey building only 11% of the respondents indicated support for the proposal

The applicant spoke in regard to the proposal noting the following:

- Advised that this is a prime location and would work with the City and the Community to learn what is wanted for this location
- Would like the project to be a part of the character of the City
- Having City Hall within this project would also ad a unique element to the development

Discussion continued and the following comments were noted:

- The proposal is important, and the vision of the City should be considered along with it
- The minimum capacity of a community theatre should be 500, referencing other municipalities such as North Vancouver
- While the existing City Hall is short on space, it was noted that such a facility should hold more amenities for community use. Additional amenities could garner increased support
- Of the feedback received, 77% indicated they would not approve of a development more than 11 storeys

The applicant advised they will bring the proposal forward to the public for input, adding that they were in attendance to discover if there was interest from Council prior to doing so.

Discussion ensued and members of Council expressed concerns that it is not a good time to invest funds and sell property.

Motion Number: 2020-LU/P-033/It was MOVED and SECONDED

THAT the Land Use and Planning Committee provide an opportunity at this meeting for the owner of 1513 Johnston Road to discuss with the Committee their intentions to redevelop their property, including the feasibility of incorporating a new City Hall facility with public amenities into the redevelopment.

Motion CARRIED

5. CONSIDERATION OF ACTIVE REZONING APPLICATIONS

The Director of Planning and Development Services and the Manager of Planning provided a PowerPoint presentation that summarized each application. Staff reiterated that should the Committee/Council wish to deny an application, feedback and comments to the decision made is important for the applicant as they can then decide how to proceed (eg: amend the application to address the feedback, start-over, withdraw, etc.).

The Committee moved through each application and the following comments/information was noted:

Application #1: 1464 Vidal Street

- Parking and traffic is a concern for residents, the parking supply should meet what is required
- The City can inquire if the development at 1441 Vidal would work with these applicants with respect to managing traffic volume, noting that dedicating 2 metres will assist this along Vidal Street

Application #2: 15963 Marine Drive

- Concerns were expressed with respect the number of parking spaces available
- It was noted that there has been opposition to four (4) storeys
- Concerns that there could be an impact on neighbouring views, and would like to know the level of impact to view and to the property value

Application #3: 1441 Vidal Street

- It was noted that this property has been vacant for quite some time, and the proposal could bring vitality to the neighbourhood if the height was reduced from six (6) to four (4) storeys
- It was suggested the parkade entrance be relocated to Thrift further up on Vidal
- Would like to see a combination of units addressing below market rental housing, suggesting 10% be allocated for this
- Concerns with two projects being constructed at the same time on a narrow street (referring to 1464 Vidal)
- Concerns regarding building mass, density, street size (construction), traffic, and parking
- It was noted that two (2) parkade entrances exist on thrift, and there would be concerns in adding a third

The Committee noted that they hope to see changes as discussed when the proposed Bylaws come forward for consideration.

Application #4: 15704 North Bluff Road

- The application proposes a lower parking supply than what is required by bylaw (approximately 30%)

- Suggested that the City should officially define "affordable housing" prior to this application moving forward in the process, and a threshold/dollar amount for affordable housing be noted
- This area is designated for low-rise buildings
- Suggested that Community Amenity Funds be allocated towards enlarging Mccaud park
- North Bluff may be the right location for a six-storey development

The applicant provided the following comments/information:

- City's Advisory Design Panel is supportive of the project, congratulating the Team for incorporating an affordable housing design project beautifully in the application
- The parking space allocations are based on low to moderate income limits in accordance with the CMHC standards

Application #5: 14401 Sunset Drive

The Committee did not have any further comment and agreed to move this application forward in the process.

Application #6: 14068 North Bluff Road

- The design/rendering proposes an attractive project
- There are two (2) parking spaces per unit

Application #7: 1091 Stayte Road

- Support was expressed for the idea of duplexes
- Recognition that the lot is not wide enough for two (2) small detached homes

Note: it was clarified that

Application #8: 15109 Buena Vista Avenue

- It was clarified that the corporate report should note the address as 15109 Buena Vista (noted incorrectly as Elm Street in the corporate report)
- The proposal would allow for a caretaker suite for the building/business owner of the mental health care facility
- Concerns that the proposal could impact views
- Concerns regarding the requested setbacks

- There should be parking included to account for the residency
- The applicant advised that the caretaker is onsite during the day, and currently is on-call remotely. There would be no change to the parking requirements
- Applicant noted that the height of the garage is proposed to be raised. The Committee's concerns will be noted.

Application #9: 1361 Finlay Street

- It was noted that likely due to the configuration of the lot, a subdivision could be achieved without a rezoning.

Application #10: 15053 Marine Drive

- The existing zoning only permits for three (3) cannabis retail stores in the town centre
- Concerns regarding potential traffic congestion, noting that this is an existing issue with another retailer along Marine Drive
- Suggested that the "Temporary Use Permit" process be amended/eliminated from the City's procedures
- Business owners in the area suggested that permitting an additional cannabis store could help bring further patrons to surrounding businesses
- With respect to security, spoke to the importance of a "high-end" design (frosted glass, ozone filter, etc)

Motion Number: 2020-LU/P-034/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1464 Vidal Street proceed to the next stage in the application review process.

Motion CARRIED

Motion Number: 2020-LU/P-035/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 15963 Marine Drive proceed to the next stage in the application review process.

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative.

Motion Number: 2020-LU/P-036/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1441 Vidal Street proceed to the next stage in the application review process.

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative.

Motion Number: 2020-LU/P-037/It was MOVED and SECONDED

THAT the Land use and Planning Committee recommends that Council directs staff to proceed to work with the applicant of 15704 North Bluff Road back to staff to address the noted feedback.

Motion CARRIED

Councillors Johanson and Trevelyan voted in the negative.

Motion Number: 2020-LU/P-038/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 14401 Sunset Drive proceed to the next stage in the application review process.

Motion CARRIED

Motion Number: 2020-LU/P-039/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 14068 North Bluff Road proceed to the next stage in the application review process.

Motion CARRIED

Motion Number: 2020-LU/P-040/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1091 Stayte Road proceed to the next stage in the application review process.

Motion CARRIED

Motion Number: 2020-LU/P-041/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 15109 Buena Vista Avenue proceed to the next stage in the application review process.

Motion Number: 2020-LU/P-042/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1361 Finlay Street proceed to the next stage in the application review process.

Motion CARRIED

Motion Number: 2020-LU/P-043/It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 15053 Marine Drive Street proceed to the next stage in the application review process.

Motion CARRIED

6. EARLY REVIEW OF REZONING APPLICATIONS (1363 JOHNSTON ROAD & 1453 STAYTE ROAD)

The Director of Planning and Development Services and the Manager of Planning provided a PowerPoint presentation regarding this topic.

Application #1: 1363 Johnston Road

- Suggested that the proposal at 1363 Johnston Road is needed in the Town Centre
- Concerns expressed for lack of parking, noting that Johnston Road is already a busy street
- Four (4) stories seems high for this location
- Allowing such a proposal is a way to guarantee that something higher might not come forward in the future
- There would be ten (10) proposed units estimated at 871-1353 square feet

Application #2: 1453 Stayte Road

- Concerns regarding the height of the proposed four (4) storeys
- Concerns for emergency access and that a fire truck might not be able to access the project
- Recognized that the project has improved from the original proposal in terms of the proposed use of space
- Suggested that the project be designed for three (3) storeys
- Suggested there could be challenges with visitor parking

Motion Number: Motion Number: 2020-LU/P-44 /It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council endorse the zoning amendment application at 1363 Johnston Road proceed to the next stage in the application review process.

Motion CARRIED

Motion Number: Motion Number: 2020-LU/P-45 /It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council endorse the zoning amendment application at 1453 Stayte Road proceed to the next stage in the application review process.

Motion CARRIED

Councillors Johanson and Manning voted in the negative

7. DRAFT ZONING AMENDMENT BYLAW, HOUSING AGREEMENT BYLAW, AND MAJOR DEVELOPMENT PERMIT FOR 'BEACHWAY' APPLICATION – 15654/64/74 NORTH BLUFF ROAD / 1570/80 MAPLE STREET AND 1593 LEE STREET (ZON/MJP 19-002)

Staff noted that this matter has been referred back to the Land Use and Planning Committee from their Regular meeting.

It was suggested that this matter be brought back for consideration when there is a full compliment of Council.

Discussion ensued and the following feedback was noted:

- Concerns regarding parking, noting that both Beachway 1 and 2 are large projects. Combine that with school traffic and there could be congestion

- Concerns regarding density and size
- Affordable Housing component needs to be clearer through BC Housing
- Target market is likely towards the senior population
- Feedback indicates that 64% of the responses would like to see four (4) storeys or less

The applicant provided the following information in response to the Committee's comments:

- The affordable housing component is in partnership with BC Housing
- There are three (3) sites in the City where the Official Community Plan allows for affordable housing with locations close to the Peace Arch Hospital
- The project demonstrates an affordable rental and owner model
- The courtyard allows for a community feeling
- Pulled away from the road, no shadowing as it is the north side gateway to the Town Centre

Discussion continued and the following comments noted:

- Proposed rent of approximately \$1400 seems high
- Density should support affordability
- Further density could create additional pressures on school capacity, noting that student enrollment is impacted by new developments
- Would like to see changes in height and density, parking and traffic, and an overall smaller scale project defining affordability

The Committee suggested the report be brought back with the revisions when there is a full compliment of Council.

Motion Number: Motion Number: 2020-LU/P-46 /It was MOVED and SECONDED

THAT The Land Use and Planning Committee directs staff to continue to work with the applicant for "Beachway" Application for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) including the noted feedback given during discussion at this meeting to bring the application back for consideration.

Motion CARRIED

8. APPLICATION FOR ZONING AMENDMENT – 14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)

The Committee reflected on the project and suggested that the proposal could be a good fit for a single-family neighbourhood.

Motion Number: Motion Number: 2020-LU/P-47 /It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;” and

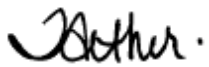
2. Recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;”

Motion CARRIED

Councillor Johanson voted in the negative

9. CONCLUSION OF THE OCTOBER 26, 2020 LAND USE AND PLANNING MEETING

Mayor Walker


Tracey Arthur, Director of Corporate Administration

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2362**



A Bylaw to amend a Financial Plan for 2020 to 2024

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 2024.

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 (2020-2024) Bylaw, 2020, No. 2330”, 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 (2020-2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362”.

RECEIVED FIRST READING on the 19th day of October , 2020
RECEIVED SECOND READING on the 19th day of October , 2020
RECEIVED THIRD READING on the 19th day of October , 2020
RECONSIDERED AND FINALLY ADOPTED on the ___ day of _____, 2020

Mayor

Director of Corporate Administration

	2020	2021	2022	2023	2024
Revenues:					
Municipal Property Taxes	\$ 23,426,100	\$ 24,742,800	\$ 26,063,300	\$ 27,064,300	\$ 27,995,600
Regional Library Levy	977,800	997,400	1,017,300	1,037,600	1,058,400
BIA Levy	337,000	343,000	350,000	357,000	364,000
Local Improvement Parcel Tax	5,206	5,200	5,200	-	-
Grant in Lieu of Taxes & Utility Levy	280,200	285,800	291,500	297,300	303,200
Development Cost Charges	1,214,800	1,278,700	914,800	1,541,200	1,178,800
Fees & Charges	15,299,700	16,608,900	17,406,300	18,218,500	18,926,100
Own/Other Sources	14,475,734	14,822,600	8,954,600	9,000,200	8,877,900
Government Grants	11,925,700	6,823,800	523,800	862,800	862,800
Total Revenues	\$ 67,942,240	\$ 65,908,200	\$ 55,526,800	\$ 58,378,900	\$ 59,566,800
Expenses:					
Interest on Debt	694,663	694,700	694,700	687,000	681,300
Other Municipal Purposes	41,597,300	40,752,400	41,576,700	42,711,800	43,829,400
Amortization Expense	8,819,000	10,215,000	11,114,000	9,988,000	8,404,000
Total Expenses	\$ 51,110,963	\$ 51,662,100	\$ 53,385,400	\$ 53,386,800	\$ 52,914,700
Surplus Before Adjustments	\$ 16,831,277	\$ 14,246,100	\$ 2,141,400	\$ 4,992,100	\$ 6,652,100
Adjustment for Non Cash Items:					
Amortization Expense	8,819,000	10,215,000	11,114,000	9,988,000	8,404,000
Adjustments for cash items not recognized as revenues or expenses in the Statement of Operations:					
Tangible Capital Asset Expenditures	(43,693,000)	(32,097,000)	(12,797,000)	(13,998,000)	(13,652,000)
Principal Payments on Long Term Debt	(702,426)	(725,400)	(749,000)	(773,400)	(780,600)
Transfer from Capital Works Reserve	3,772,500	2,086,000	708,000	884,000	792,000
Transfer from Land Sale Reserve	209,800	-	-	-	-
Transfer from Equipment Replacement Reserve	1,844,000	498,000	383,000	80,000	210,000
Transfer from Statutory Community Amenity Contribution Reserve	3,940,700	50,000	50,000	50,000	50,000
Transfer from Water Fund Internal Loan Reserve	-	-	600,000	-	-
Transfer from Non-statutory Community Amenity Contribution Reserve	235,400	-	-	-	-
Transfer from Other Reserves	19,548,648	17,674,000	7,319,100	7,682,400	7,350,400
Transfer from Operating Funds	4,248,700	4,539,700	4,446,400	4,361,800	4,603,000
Appropriation from Surplus	1,810,000	-	-	-	-
Transfer to Capital Works Reserve	(1,137,700)	(1,265,100)	(1,478,800)	(1,708,500)	(1,889,500)
Transfer to Equipment Replacement Reserve	(605,800)	(628,800)	(641,600)	(654,700)	(667,900)
Transfer to Statutory Community Amenity Contribution Reserve	(2,880,000)	(3,600,000)	(250,000)	(250,000)	-
Transfer to Water Fund Internal Loan Reserve	-	-	(600,000)	-	-
Transfer to Other Reserves	(7,957,399)	(6,417,800)	(5,764,100)	(6,256,900)	(6,433,500)
Transfer to Surplus	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Transfer to Capital Funds	(4,248,700)	(4,539,700)	(4,446,400)	(4,361,800)	(4,603,000)
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

**White Rock Financial Plan (2020 to 2024) Bylaw, 2020, No. 2330,
Amendment No. 2, 2020, No. 2362**

Schedule B - Revenue and Tax Policy Statements

1. Proportions of 2020 Revenue:

Property Value Taxes	37%
Fees & Charges	22%
Other Sources	41%

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 or recognize a significant amount of community amenity contributions from developers, building permit fees as well as government grants. These items are included in the above “Other Sources” revenue category. 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 22% of 2020 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 41% of 2020 budgeted revenue. The revenue proportions are due to a significant amount of community amenity contribution and building permit revenue budgeted to be received or recognized. As well, the City is budgeting to receive significant government grants, which are also included in this revenue category in 2020. Other components of Other Sources revenues include pay parking, investment income and business licences.

Over the four years 2021 to 2024, the percentage of revenues from property value taxes increases to approximately 50%, corresponding to a decrease in the projected community amenity contribution revenue, building permit revenue and government grants.

2. 2020 Municipal Property Tax Distribution:

Class 1 Residential	91.05%
Class 2 Utility	0.21%
Class 5 Light Industry	0.01%
Class 6 Business & Other	8.70%
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 2020 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 2020 will be listed in the City's 2020 Annual Report.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2364**



A bylaw to amend the
Latecomer Interest Rate Bylaw, 2015, No 2088.

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

1. Delete section one (1) in its entirety and insert the following:
 1. For the purpose of calculating interest for latecomer charges under the *Local Government Act* the interest rate shall be as follows:

Start Date	End Date	Interest rate
May 11, 2015	Nov 9, 2020	5.00 %
Nov 10, 2020		1.93 %

2. This bylaw may be cited as "Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No 2364"

RECEIVED FIRST READING on the	19 th day of	October, 2020
RECEIVED SECOND READING on the	19 th day of	October, 2020
RECEIVED THIRD READING on the	19 th day of	October, 2020; and
RECEIVED FINAL READING on the		

MAYOR

CITY CLERK

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2361**



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

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

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

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

as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

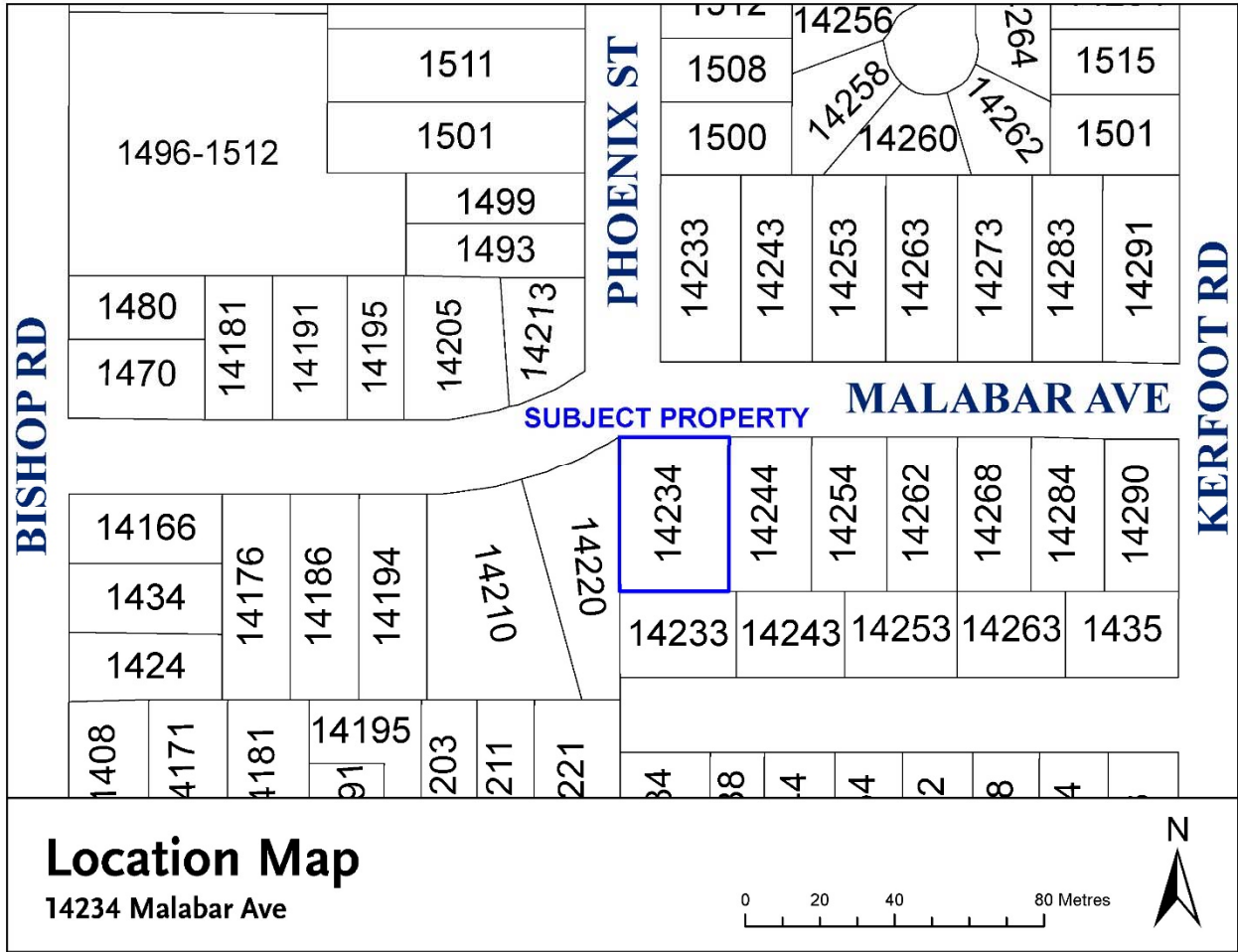
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

PUBLIC INFORMATION MEETING on the	2 nd	day of	April, 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"



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2365**



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

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

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

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

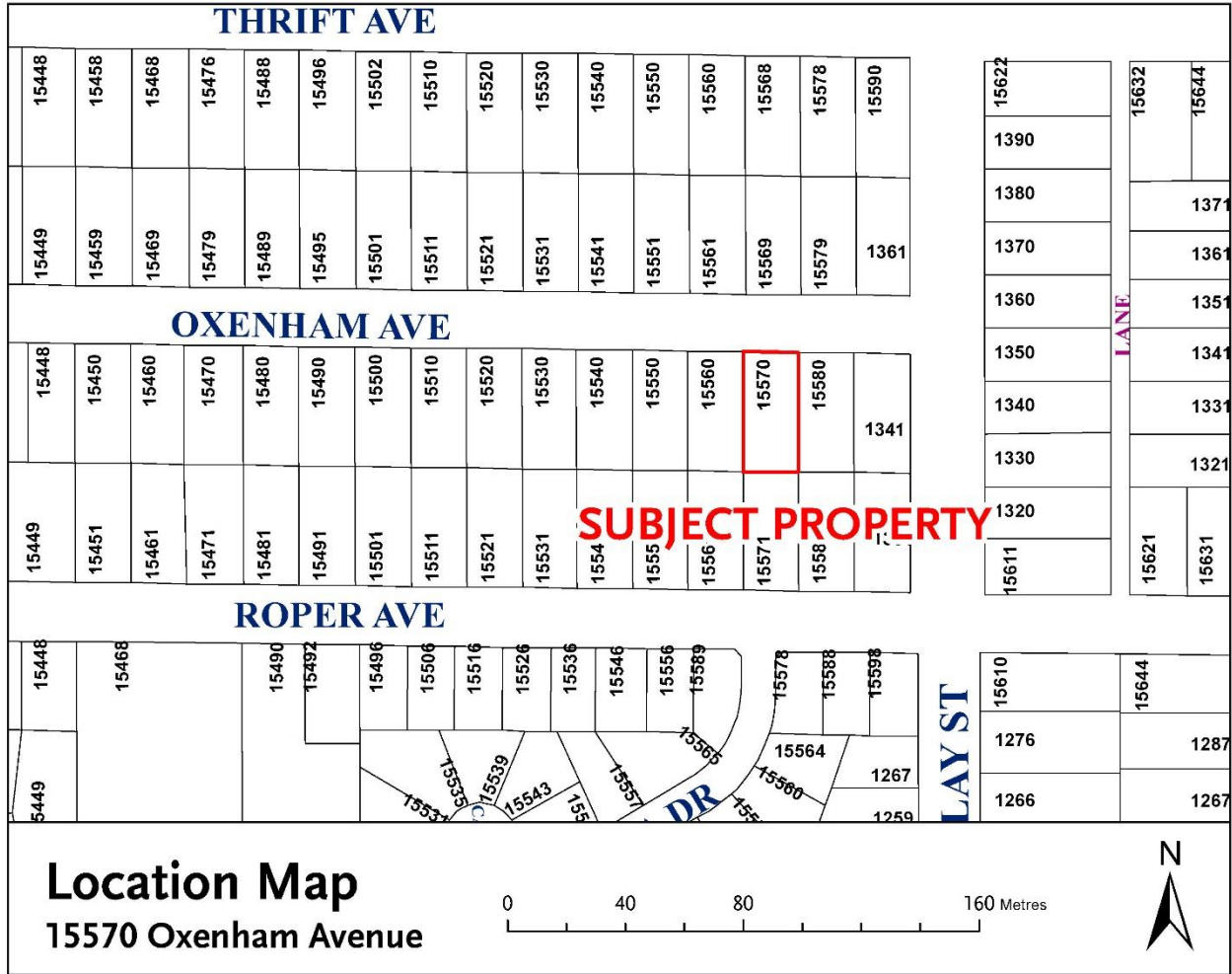
as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

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

PUBLIC INFORMATION MEETING on the	10 th day of	July, 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



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2366**



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

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

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

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

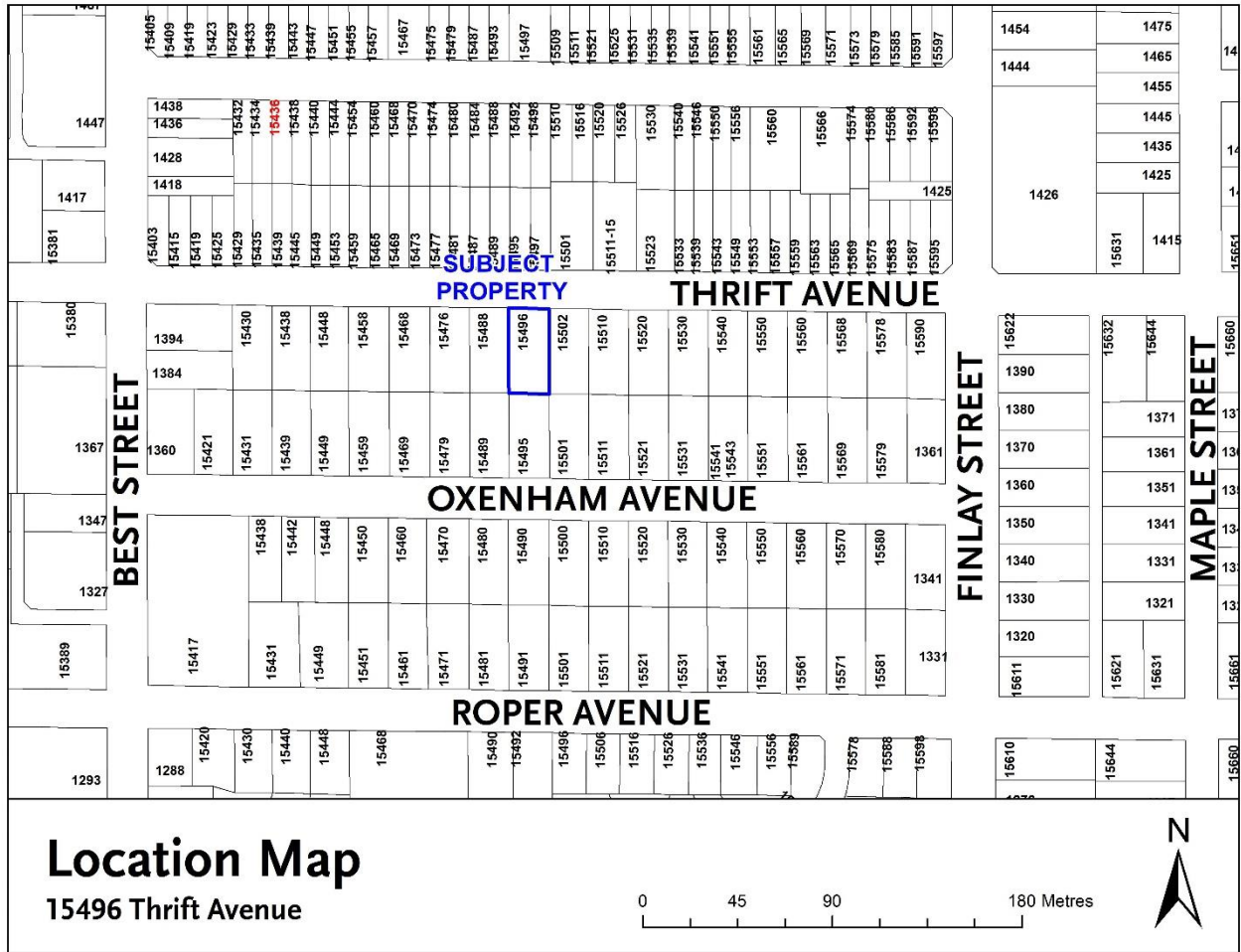
as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

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

PUBLIC INFORMATION MEETING on the	18 th	day of	February, 2020
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





City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332
www.richmond.ca

October 26, 2020

Metro Vancouver Mayors
via Email

Dear Mayors,

Re: Proposed Roberts Bank Terminal 2 Expansion Project

The City of Richmond recognizes the important work Metro Vancouver is undertaking in the development of Metro Vancouver's *Climate 2050: Strategic Framework*. The framework's vision of "protecting and enhancing natural areas and robust ecosystems increases our resiliency to climate change, while also providing increased support for biodiversity and human health and well-being" are important objectives for the City. Richmond's location in the Fraser River estuary is adjacent to some of the most productive ecosystems in the world. The City relies on the Fraser River estuary to reduce the impacts of flooding and improve the community's quality of life. Our vision of a healthy, safe and enriched island community is at risk from the expansion of industry in the Fraser River Estuary and the impacts of climate change.

The purpose of this letter is to discuss Vancouver Fraser Port Authority's proposed expansion of its existing terminal on Robert's Bank, with a new three-berth marine container terminal and related infrastructure. The Project is currently seeking an environmental certificate from the federal and provincial governments to increase its transport capacity by an additional 2.4 million containers per year. The federal Independent Review Panel, carrying out the environmental assessment, published its final report on March 30, 2020. In spite of the potential economic benefits the project may offer if approved, the City is concerned with the findings of the report, which lists numerous potential significant adverse environmental and human health effects.

Accordingly, I would like to advise that Richmond City Council at its Regular Council meeting held on September 28, 2020, considered the above matter and adopted the following resolution:

That, as described in the staff report titled "Roberts Bank Terminal 2 Expansion Project Update," dated September 8, 2020 from the Director, Sustainability and District Energy:

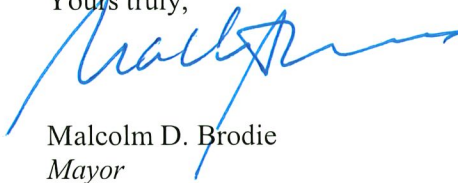
- (1) Letters be sent to the Prime Minister, Federal Minister of Environment and Climate Change, Premier of BC, Provincial Minister of Environment and Climate Change Strategy, the Provincial Minister of Transportation and Infrastructure, federal and provincial Leaders of the Opposition, local MPs, local MLAs, and Metro Vancouver municipalities requesting that the Roberts Bank Terminal 2 Expansion Project not proceed; and*

- (2) *That staff be directed to work with the BC Environmental Assessment Office to develop provincial assessment conditions that protect the interests of the community, should the Roberts Bank Terminal 2 Expansion Project be approved.*

In light of the above, the City of Richmond is seeking your support in opposing the proposed terminal at Robert's Bank due to the extraordinarily adverse impacts that a project of this magnitude may cause.

A copy of the Council report, dated September 8, 2020 is attached for your reference. If you have any questions or require additional information, please contact Chad Paulin, Manager, Environment at 604-247-4672 or cpaulin@richmond.ca

Yours truly,



Malcolm D. Brodie
Mayor

Att 1: City of Richmond report titled "Roberts Bank Terminal 2 Expansion Project Update", dated September 8, 2020.



To: General Purposes Committee **Date:** September 8, 2020
From: Peter Russell **File:** 10-6125-30-004/Vol 01
 Director, Sustainability and District Energy
Re: **Roberts Bank Terminal 2 Expansion Project Update**

Staff Recommendation

That, as described in the staff report titled “Roberts Bank Terminal 2 Expansion Project Update,” dated September 8, 2020 from the Director, Sustainability and District Energy:

1. Letters be sent to the Federal Minister of Environment and Climate Change, Premier of BC, Provincial Minister of Environment and Climate Change Strategy, and the Provincial Minister of Transportation and Infrastructure requesting that the Roberts Bank Terminal 2 Expansion Project not proceed; and
2. That staff be directed to work with the BC Environmental Assessment Office to develop provincial assessment conditions that protect the interests of the community, should the Roberts Bank Terminal 2 Expansion Project be approved.

Peter Russell, MCIP RPP
 Director, Sustainability and District Energy
 604-276-4130

Att. 4

REPORT CONCURRENCE		
ROUTED TO: Transportation	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Vancouver Fraser Port Authority's proposed Roberts Bank Terminal 2 Expansion Project proposes an expansion of the existing Deltaport Terminal and Westshore Terminals in Delta, BC. The proposed expansion triggered federal and provincial environmental assessment regulations and the project has been undergoing federal and provincial environmental assessment under the *Canadian Environmental Assessment Act, 2012* and the *BC Environmental Assessment Act, 2002* since 2013. The City of Richmond was identified as a regional stakeholder and was first notified of the project by the Vancouver Fraser Port Authority in 2012. The Federal Minister of Environment announced that the Project would undergo a federal assessment by a federal independent review panel in 2016.

The independent review panel published its final report, *Federal Review Panel Report for the Roberts Bank Terminal 2 Project*, on March 30, 2020. The report presents the results of the independent review panel's assessment of the potential environmental and socioeconomic effects of the Project, including the marine shipping activities incidental to the Project. The report also sets out the rationale, conclusions and recommendations of the Panel relating to the environmental assessment of the Project, including proposed mitigation measures and follow-up programs.

Should the project be approved by the federal government, the BC Environmental Assessment Office has reached out to staff for general input on the independent review panel's final report and to work collaboratively on draft environmental assessment materials that would support the provincial ministerial review.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.1 Continued leadership in addressing climate change and promoting circular economic principles.

Analysis

Project Description

The Vancouver Fraser Port Authority ("the Port") is proposing to construct a new, three-berth marine container terminal adjacent to its existing location on Robert's Bank (Attachment 1). The

proposed upgrades will allow the Port to increase its transport capacity by an additional 2.4 million containers per year, to meet its projected demand by 2030. The proposed terminal will be located immediately west of the existing terminal and will consist of a new berth pocket, additional marine terminal, tug basin, and causeway expansion (The Project), if approved.

Approximately 117 hectares of the Project is proposed to be constructed on federal land. Approximately 52 hectares of the Project is proposed to be constructed on submerged lands that are currently provincial Crown lands and a portion of land, owned by BC Rail, will be required to widen the causeway and construct an overpass. The total Project area would be 182.5 hectares and would be situated on newly acquired and built federal land managed by the Port. Regional infrastructure supporting the movement of goods to the proposed facility includes numerous transportation corridors, including Highway 17, Highway 17A5, Highway 91, Highway 99 and Deltaport Way, the Roberts Bank Rail Corridor, and two active commercial and recreational airports.

Primary land use in the area surrounding the site includes a mixture of urban, residential and agriculture, primarily located within the provincial Agricultural Land Reserve. Wildlife habitat in the region includes farm fields, old-fields, shrub land, hedgerows, and channelized watercourses. The Fraser River Estuary (encompassing Roberts Bank, Sturgeon Bank, and Boundary Bay) supports large numbers of resident, migrating, and/or wintering birds and the Strait of Georgia supports several marine mammal species.

The scope of the environmental assessments covers an area of approximately 55 square kilometres and includes the intertidal and subtidal zones between Canoe Passage and BC Ferries (Tsawwassen) Terminal, from the shoreline to the Canada/USA international border. The environmental assessments did not include the aforementioned transportation corridors accessible via Deltaport Way because the project boundary ended at the start of the causeway leading to the project site. The City argued early in the process that the boundary should be expanded to include transportation systems, noting that Richmond would receive increased truck traffic as a result of the project.

Summary of Assessment and City Consultation

The environmental assessment processes involves identifying potential project effects and developing mitigation measures through consultation with First Nations, the public, and stakeholder groups, to avoid and/or minimize potential effects in a timely manner. *Canadian Environmental Assessment Act, 2012* states that projects are to be considered in a careful and precautionary manner to avoid 'significant adverse effects'. The City of Richmond was first notified of the Project by the Port in 2012. Council endorsed comments related to traffic congestion, road infrastructure, and land use in Richmond were sent to the Port and the Canadian Environmental Assessment Agency in 2013. A summary of these final comments are included in Attachment 2.

The federal Minister of Environment announced that the Project would undergo a federal environmental assessment by an independent review panel ("the Panel") in 2016. Compared to an Agency-led federal assessment, an assessment led by an independent review panel is longer in duration (two years instead of one) and includes more comprehensive consultation with the public and stakeholders via public hearing. This type of assessment has a legislated 24-month time limit

from initial referral, to Ministerial decision. The legislated timeline does not include time required for the proponent (the Port) to gather information requested by an independent review panel or the Minister. The *Canadian Environmental Assessment Act, 2012* allows the Minister of Environment to extend this timeline by up to 3 months, and Cabinet to extend the timeline for an unlimited period upon recommendation of the Minister.

The Panel held a project orientation session in 2016, where staff presented an overview of the City's interests and concerns. Staff have since been reviewing technical information and attending the public hearings as part of the federal environmental assessment.

Summary of the Independent Review Panel's Final Report

The Panel's final report culminates over five years of assessment that included the evaluation of potential effects for approximately 16 assessment criteria such as marine mammals, fish and fish habitat, accidents and malfunctions and avifauna for example. The report also sets out the rationale, conclusions and recommendations of the Panel relating to the environmental assessment of the Project, which is submitted to the federal Minister to support a decision.

A detailed list of potential project benefits and potential project effects is included in Attachment 3. A notable project benefit, should the project be approved, includes the local, regional and national employment, business opportunities and economic development resulting from the Project. Several possible environmental and socioeconomic effects were also determined by the Panel including significant adverse effects on South Resident Killer Whales; residual adverse effect on daytime and nighttime visual resources and on outdoor recreation; effects on the quality of life of local populations. Key concerns regarding the Port's methodology and proposed mitigation measures were also highlighted. The Panel determined that the ecosystem model used by the Port to assess potential effects in the study area likely contained precision and accuracy errors and that, in many cases, the proposed mitigation measures would not be as effective as predicted.

A list of 71 recommendations, developed by the Panel, were also included in the report. The recommendations should be imposed prior to approval and/or construction but are not limited to the only proponent directives. A condensed summary report outlining the projects benefits, effects and recommendations was also issued by the Panel and is included in Attachment 4.

The cumulative impacts from increased traffic, resulting from increased port-related truck traffic, for transportation corridors that would impact Richmond such as Highway 91 and Highway 99 was not included in the assessment. The Panel acknowledged traffic concerns in the report and determined that collaboration between the Province, the City of Delta and the Tsawwassen First Nation is needed to address local traffic issues should the project proceed. Richmond also noted that growth in demand for port serving industrial land uses could result in new port expansion into the Agricultural Land Reserve in East Richmond adjacent to the Port's site along the South Arm of the Fraser River.

The Panel's report has been forwarded to the federal Minister of Environment for review. Input from stakeholders on the report has not been requested. The BC Environmental Assessment Office is seeking general comments on the Panel's report and has requested to begin working with staff on

preparing draft referral material that would be forwarded to the provincial Minister if the project is approved.

Staff Recommendation

The Fraser River estuary works as a system of interdependent ecosystems ranging from upland environments, marshes and wetlands, and mudflats. The health of the estuary is important for the City including wave attenuation services provided by Sturgeon Bank. The Panel's findings related to the possible inaccuracies in modelling, the severity of potential effects in numerous areas and the uncertainty related to the effectiveness of future mitigations for these effects may lead to possible impacts in Richmond. For the reasons above, it is staff's assessment that the Robert's Bank Terminal 2 Expansion Project should not be approved based on the Panel's findings. Staff recommend the following course of action in response:

1. That, similar to the City of Delta, letters regarding the Project be sent to the Federal Minister of Environment and Climate Change, the federal Premier of BC, Provincial Minister of Environment and Climate Change Strategy, and the Provincial Minister of Transportation and Infrastructure requesting that the project not proceed based on the Panel's findings; and
2. Notwithstanding the above, that staff be directed to work with the BC Environmental Assessment Office to develop assessment conditions that protect the interests of the City, should the project be approved.

Next Steps

On August 24, 2020, the Minister of Environment and Climate Change acknowledged the Panel's findings and requested additional information from the Port to support further review. The project is currently paused and will resume when the Port can meet the information requested from the Minister. If endorsed, the letters will be prepared and sent as appropriate to the provincial and federal delegates for consideration on the matter.

Financial Impact

None.

Conclusion

The Vancouver Fraser Port Authority's proposed Roberts Bank Terminal 2 Expansion Project, located in Delta, BC has been undergoing federal and provincial environmental assessment under the *Canadian Environmental Assessment Act*, 2012 and the *BC Environmental Assessment Act*, 2002 since 2013.

The City of Richmond was first notified of the Project by the Vancouver Fraser Port Authority in 2012. The Federal Minister of Environment announced that the Project would undergo a federal assessment by a federal independent review panel in 2016. The independent review panel published its final report, *Federal Review Panel Report for the Roberts Bank Terminal 2 Project*, on March 30, 2020. The report presents the results of the independent review panel's assessment including benefits, effects and recommendations. Staff recommend sending letters to the appropriate federal

September 8, 2020

- 6 -

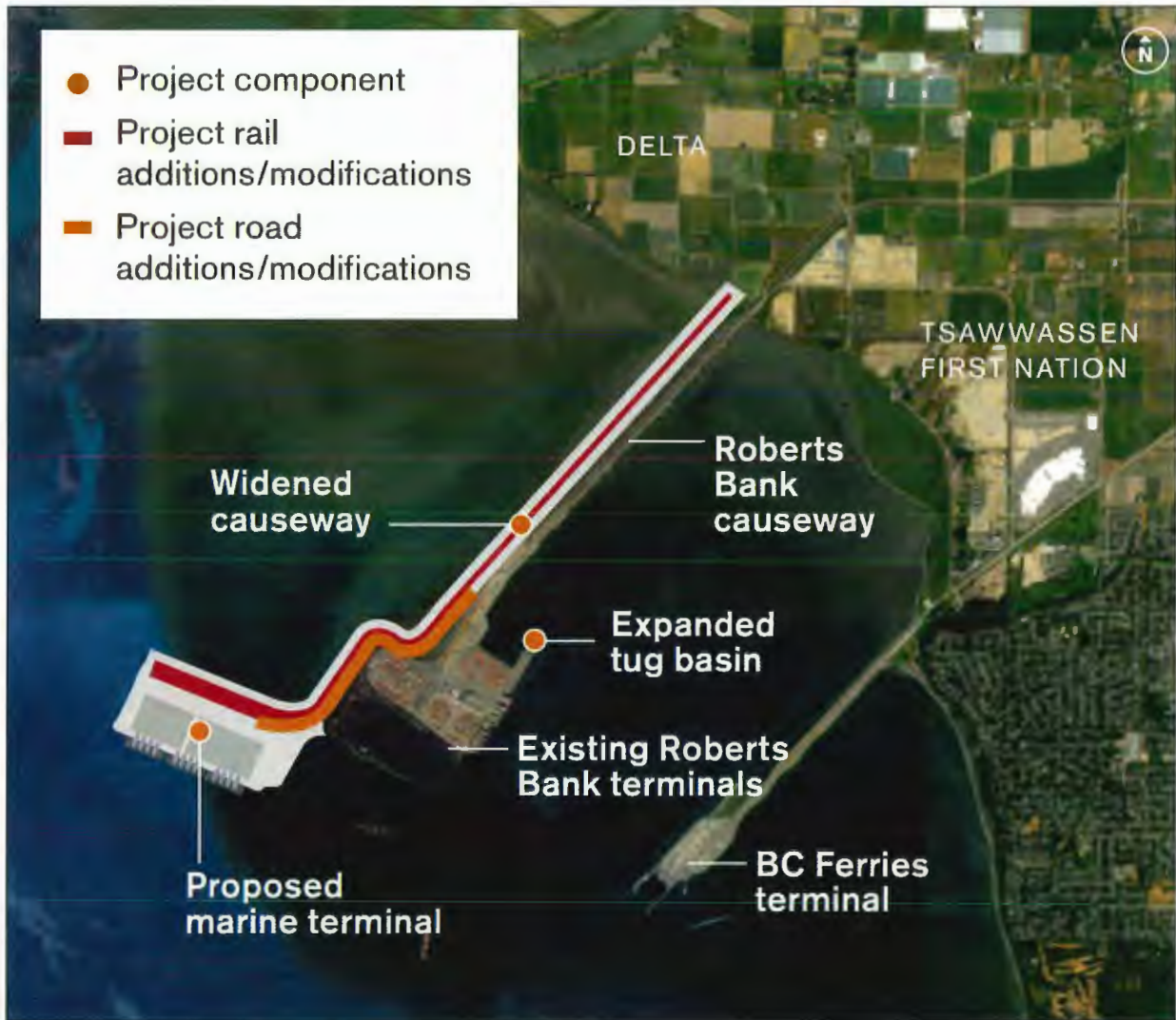
and provincial delegates stating that the project should not be approved based on the Panel's findings. Staff further recommend that they be directed to work with the BC Environmental Assessment Office to prepare assessment material that protect the interest of Richmond, should the project proceed.



Chad Paulin, M.Sc., P.Ag.
Manager, Environment
(604-276-4672)

- Att. 1: Project Location and Proposed Project Components
- 2: Summary of the City's Concerns related to the Proposed Project
- 3: Summary of Key Findings from the Independent Review Panel
- 4: Federal Review Panel Report: Summary of Key Findings

Project Location and Proposed Project Components



Summary of the City's Concerns Related to the Proposed Project

The following comments were endorsed by Council in 2013 and were forwarded to the Canadian Environmental Assessment Agency and the Vancouver Fraser Port Authority in 2013:

- The impacts of increased port-related truck traffic and passenger vehicles on roads beyond the footprint of the project, especially in Richmond, can be significant and as such, need to be identified in the project scope and included in the effects assessment. Currently, the scope appears to be limited to the project footprint and roads within Port Metro Vancouver's (PMV) jurisdiction. These impacts should be added to Section 5.6 Project Components and/or Section 5.7 Project Activities.
- Section 7.2.1 should identify that the boundary of the study area extends to the Fraserport area in Richmond as well as any other areas that Port trucks will travel to or from in Richmond.
- Measures to mitigate truck traffic impacts and address public concerns (Section 11.3) should include the following items:
 - A Transportation Plan to address road and rail traffic considerations with details such as how municipalities would be involved, what the scope of work is, what input would be sought from municipalities, potential transportation impacts and mitigation strategies, and opportunities to review a draft copy before finalization. Any mitigation strategies should include funding contributions from PMV for infrastructure improvements to local roads, including those north of the tunnel, that connect to the provincial highway system and/or PMV properties that are part of the supply chain system;
 - A "smart" fleet trucking strategy with details regarding how it would tangibly reduce truck traffic, what the impacts would be on the road network and whether there would be any deferral in the need for new road infrastructure due to any reduced truck traffic; and
 - Potential operational improvements such as the extension of hours of terminal operations, including the feasibility of 24/7 operations to enable truck movements during the night and early morning hours, thereby reducing truck traffic congestion during the day. The analysis should indicate the extent that these improvements would help defer or eliminate the need for any new infrastructure due to reduced truck traffic.
- Due to the scope of both the immediate and cumulative environmental impacts of this project, City staff recommend that the Minister of Environment refer this project to an environmental assessment by review panel.
- City staff request that assessment of the cumulative impact of this project and other large industrial and transportation projects (e.g. VAFFC, Fraser Surrey Docks, Trans Mountain

Pipeline Expansion, Massey Tunnel Replacement etc.) in the region be included in any environmental assessments triggered by these projects.

- As outlined in a letter to the CEAA dated October 2nd, 2013, we are reiterating concerns regarding the impacts of expanded Port Metro Vancouver activities on agricultural lands, and specifically lands on Lulu Island within the Agricultural Land Reserve.

Summary of Key Findings from the Independent Review Panel

Potential Project Benefits
1. Construction and operation of the proposed Project do not pose major technical challenges.
2. The Project would result in an increase in container terminal capacity on Canada's west coast. The Project would support competitiveness for Canadian markets linked to a marine shipping supply chain facing important changes.
3. The City of Delta, Metro Vancouver, British Columbia, Canada, and Indigenous groups would benefit from the employment, business opportunities and economic development resulting from the Project.

Potential Project Impacts
1. The proposed offsetting plan for aquatic species, totaling 29 hectares, is insufficient to compensate for the loss of 177 hectares of Roberts Bank.
2. The Panel cannot conclude with certainty about Project effects on polyunsaturated fatty acid production in biofilm, a potentially critical nutritional component for western sandpiper.
3. Barn owl populations would be subject to significant cumulative effects.
4. There would be significant adverse and cumulative effects on Dungeness crab as well as ocean type juvenile Chinook salmon originating from the Lower Fraser and South Thompson Rivers.
5. The Project would cause significant adverse and cumulative effects on South Resident Killer Whales through a small loss of legally-defined critical habitat, reduced adult Chinook salmon prey availability, and a minor increase in underwater noise.
6. A lethal vessel strike on a single individual South Resident Killer Whales could have significant adverse population consequences.
7. The Project would likely result in significant adverse and cumulative effects on the current use of lands and resources for traditional purposes by Tsawwassen First Nation and Musqueam Indian Band in the Project area.
8. Marine shipping associated with the Project would likely result in a significant cumulative effect on the current use of lands and resources for traditional purposes by Pacheedaht First Nation and Ditidaht First Nation.
9. The Project would cause significant adverse effects on cultural heritage for Tsawwassen First Nation and Tsleil-Waututh Nation in the Project area. Each ship travelling through the shipping lanes causes an incremental effect on the ability of Indigenous groups to access sites where they conduct cultural activities. The Panel concludes that there is an existing significant cumulative effect on cultural heritage and that any increase in ship movements would further contribute to this effect.

10. The Panel's assessment concludes that there would be effects on the quality of life of local populations, including health and quality of experience during commercial and recreational activities.
11. The Project would result in a residual adverse effect on daytime and nighttime visual resources and on outdoor recreation as well as a significant cumulative effect.
12. Residual adverse effects of the proposed expanded Navigational Closure Area would cause a significant cumulative effect on the commercial crab fishery.
13. During the operational phase, the Project would result in a significant adverse effect and a cumulative effect on human health based on predicted exposures NO ₂ and other respiratory irritants.
14. The Project would result in a significant adverse cumulative health effect due to noise.
15. Elements of stress and annoyance already present related to light, noise and dust are expected to be exacerbated by the Project.
16. The Project would likely cause a significant adverse effect and a significant cumulative effect on agricultural land use due to the loss of a small area of land contained within the Agricultural Land Reserve.
17. The Panel concludes that additional measures would be required to adequately address effects from accidents and malfunctions that may occur in connection with land-based events.
18. If a worst-case oil spill were to occur in the marine shipping area, it could result in potentially significant adverse residual effects for vulnerable species such as South Resident Killer Whales and marine birds, marine commercial and recreational activities, and cultural heritage and health of Indigenous groups.

Summary of Key Findings

On May 30, 2016, the federal Minister of Environment and Climate Change Canada appointed a Review Panel to carry out an environmental assessment of the Roberts Bank Terminal 2 Project proposed by the Vancouver Fraser Port Authority. The following provides a summary of the Panel's key findings.

The Project would require the conversion of 177 ha of intertidal and subtidal habitat on Roberts Bank to construct a new three-berth container terminal, expand an existing causeway and enlarge an existing tug basin. The Project would be situated immediately adjacent to Tsawwassen First Nation Lands, existing port infrastructure and close to the community of Tsawwassen and the City of Delta, British Columbia. The Project is located on Roberts Bank in the Fraser River estuary, an ecologically productive and sensitive area of coastal British Columbia. Roberts Bank is located on the Pacific Flyway for migratory birds and is adjacent to a provincial wildlife management area and an international Ramsar site. Some of the largest salmon runs in the world utilize and migrate through Roberts Bank as juveniles and adults. Roberts Bank also encompasses critical habitat for the Southern Resident Killer Whale (SRKW) listed as endangered under the *Species at Risk Act*.

The Panel is of the view that construction and operation of the proposed Project do not pose major technical challenges. The purpose of the Project is consistent with Canada's role as a trading nation, and the Project would enable an increase in container terminal capacity on Canada's west coast. The Project would also support competitiveness for Canadian markets linked to a marine shipping supply chain facing important changes, such as: mergers of ocean shipping lines; ocean carriers' and terminal operators' economic sustainability; terminal modernization and an increase in container ship size. The City of Delta, Metro Vancouver, British Columbia and Canada would benefit from the employment, business opportunities and economic development resulting from the Project. Indigenous groups living in proximity to the Project, in Metro Vancouver and on Vancouver Island and the Gulf Islands would stand to benefit from training, employment, and contracting opportunities.

The Panel concludes that the Project would result in numerous adverse residual and cumulative effects. The proposed offsetting plan for aquatic species, totaling 29 hectares, would be insufficient to compensate for the reduction in productivity associated with a Project-induced habitat loss of 177 hectares of Roberts Bank. There would be significant adverse and cumulative effects on wetlands and wetland functions at Roberts Bank. One of the ecosystem components that drives the high productivity of Roberts Bank is biofilm, which is consumed by western sandpipers and other shorebirds during their migration stopovers. The Panel concludes that the Project would not have an adverse effect on biofilm productivity and diatom composition. However, the Panel cannot conclude with certainty about Project effects on polyunsaturated fatty acid production in biofilm, a potentially critical nutritional component for western sandpiper. Due to the recent and still-emerging scientific understanding of biofilm, the Panel is unable to conclude with reasonable confidence that the Project would or would not have a residual adverse effect on western sandpiper. Barn owl, a species listed as threatened under the *Species at Risk Act*, would be subject to significant cumulative effects.

There would be significant adverse and cumulative effects on Dungeness crab as well as ocean-type juvenile Chinook salmon originating from the Lower Fraser and South Thompson Rivers. These juvenile Chinook reside temporarily in the vicinity of the Project and would be subject to migration disruption by the terminal footprint and Project-related effects on the underwater acoustic and light environments. The Project would cause significant adverse and cumulative effects on SRKW through a small loss of legally-defined critical habitat, reduced adult Chinook salmon prey availability and a minor increase in underwater noise. In the absence of mandatory mitigation measures to reduce underwater noise from marine shipping associated with the Project, there would be further degradation of SRKW critical habitat. Although unlikely, a lethal vessel strike on a single individual SRKW could have significant adverse population consequences.

Several Indigenous groups have traditional territories that overlap the Project area and the marine shipping area. The Project and the marine shipping associated with the Project have the potential to change various aspects of Indigenous current use and cultural heritage resources. The Panel concludes that the Project would likely result in significant adverse and cumulative effects on the current use of lands and resources for traditional purposes by Tsawwassen First Nation and Musqueam Indian Band in the Project area. The Panel also concludes that marine shipping associated with the Project would likely result in a significant cumulative effect on the current use of lands and resources for traditional purposes by Pacheedaht First Nation and Ditidaht First Nation.

In addition, the Project would cause significant adverse effects on cultural heritage for Tsawwassen First Nation and Tsleil-Waututh Nation in the Project area. While the Panel understands there would be relatively few ship movements associated with the Project, each ship travelling through the shipping lanes causes an incremental effect on the ability of Indigenous groups to access sites where they conduct cultural activities. The Panel concludes that there is an existing significant cumulative effect on cultural heritage and that any increase in ship movements would further contribute to this effect.

The Panel's assessment concludes that there would be effects on the quality of life of local populations, including health and quality of experience during commercial and recreational activities. The Project would result in a residual adverse effect on daytime and nighttime visual resources and on outdoor recreation as well as a significant cumulative effect. Residual adverse effects of the proposed expanded Navigational Closure Area during both construction and operations would combine with the adverse effects of the existing Navigation Closure Area and cause a significant cumulative effect on the Area I commercial crab fishery.

During the operational phase, the Project would result in a significant adverse effect and a cumulative effect on human health based on predicted exposures to 1-hour average NO₂ and other respiratory irritants. The Project would result in a significant adverse cumulative health effect due to noise. Elements of stress and annoyance related to light, noise and dust are already present in the Local Assessment Area and the Project has the potential to exacerbate these conditions. The Panel further concludes that the Project would likely cause a significant adverse

effect and a significant cumulative effect on agricultural land use due to the loss of a small area of land contained within the Agricultural Land Reserve.

Several types of accidents and malfunctions that could result from the Project were examined, both for land- and marine-based activities. The Panel concludes that additional measures would be required to adequately address effects from accidents and malfunctions that may occur in connection with land-based events. If a worst-case oil spill were to occur in the marine shipping area, it could result in potentially significant adverse residual effects for vulnerable species such as SRKW and marine birds, marine commercial and recreational activities, current use, cultural heritage and health of Indigenous groups.

A listing of the Panel's Conclusions and Recommendations is provided in Appendix H and further details are described in the main body of the report.

The Panel members are grateful for the support we received from the Secretariat during the four years of the Panel's work. We appreciate the professional and respectful participation offered by the Proponent and its team. We would like to acknowledge the involvement of the local citizens of Delta, the collaboration of all levels of government, the insights offered by non-governmental organizations and the constructive interactions and information provided by Indigenous groups.

City of White Rock – 2021 Council Meeting Schedule

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	Regular Council meetings and Public Hearings commence at 7:00 p.m. Note: Public Hearings will be held as needed, one date per month has been pre-scheduled for Public Hearings should it be required, they are noted in Grey .	Deputy Mayor Rotation	
		Jan 1 – Mar 1	Cllr. Chesney
	Local Government Leadership Academy (LGLA), Elected Officials Seminar (April 29-30, Vancouver, BC)	Mar 2 – May 1	Cllr. Kristjanson
	Lower Mainland Local Gov't Association (LMLGA), AGM & Conference (May 12-14, Harrison Hot Springs, BC)	May 2 – July 1	Cllr. Trevelyan
	FCM Annual Conference (June 3-6, Montreal, QC)	July 2 – Aug 31	Cllr. Manning
	Union of BC Municipalities Convention (September 13-17, Vancouver, BC)	Sept 1 – Oct 31	Cllr. Johanson
	Spring Break – Surrey /White Rock School District No. 36 (March 15-26)	Nov 1 – Dec 31	Fathers
	Statutory Holidays and City Hall Closure		
	FCM Sustainable Communities Conference (2021 dates not announced yet)		
	LGLA Forum (Virtual, February 3 @ 1pm – February 4 @ 4pm)		

Note: Standing Committees of Council are to be held at the call of the Chairperson and will be advertised in the newspaper and on the City's website.

Approved:

Peace Arch Curling Club

Presentation to City of White Rock Mayor and Council
Nov 9, 2020

Presented by:
Michelle MacKinnon, CPA, CA
Treasurer, PACC

About Our Club

Peace Arch Curling Club has been in operation for over 50 years. It operated independently until 2010 at which time it partnered with CWR at the Centre for Active Living building.

PACC has an annual fee arrangement with CWR that includes charges for utilities, maintenance and servicing for direct and common areas. The CWR bills our Club for direct operating costs as well as 33% of the common area costs.

Facts and Figures - PACC

- **474 curlers registered for 2019/20 season, almost 200 of whom were seniors, 28 were Junior Curlers (10-19 yrs old).**
- **Over 200 Pickleball athletes participated in our Club's 2019 summer league program.**
- **814 school aged children attended our Schools Learn-to-Curl Program in 2019/20 Season. These programs are run primarily by our Seniors Leagues.**
- **Our Club hosts multiple bonspiels (tournaments) every year bringing in out-of-town participants to the Community.**
- **Our Club sublets kitchen/catering operation (Candlelight Cuisine) that is used by club members and the community at large.**

Peace Arch Curling Club – Financial Impact from Covid-19 Building Closure

Peace Arch Curling Club is requesting rent relief on the same basis as was provided to other tenants in the Report to Mayor and Council dated May 11, 2020.

This report to Mayor and Council was titled “Proposed Rent/License Fee Relief for City Tenants and Licensees”.

Reasons for Rent Relief

We believe PACC meets the criteria for rent relief granted to other tenants by Mayor and Council on May 11, 2020:

- Our Club was unable to benefit from the use of the City property that we were paying for.
- We are facing financial hardship partly as result of this closure as we expect significant deficit for fiscal 2021 (year end April 30, 2021).

Assumptions made in May 11 Report to Mayor and Council Regarding PACC

It was assumed the annual fee charged by CWR would be reduced as result of the building closure and;

There was lack of information at that time regarding the financial impact to our Club. We were nearing end of our 2020 fiscal year, and impact would not be known until current Season (2020/2021).

Based on these assumptions, the CWR staff decision was made to defer rent relief to PACC:

“Due to the information not yet available for the annual fee consideration, no relief is recommended at this time.”

Update/Clarification Regarding Assumptions Made in May 11 Report

- PACC incurred loss of net rental income of at least \$23,000 as result of building closure. Building remained closed from March 18 to early October, and even now the front doors remain locked.
- The annual costs billed by CWR did not decline as result of the closure; in fact, these costs are forecast to increase 38% for the 2020 calendar year.
- While our Club recorded a modest surplus of \$13,000 for April 30, 2020 fiscal year end, a deficit between \$13,000 - \$35,000 is forecast for fiscal 2021.

Our 2020/2021 Season

Our Club is open for the 2020/2021 Season, although we have shortened the Season by several weeks.

In addition to loss in “dry floor revenue” during the off-season, Curling Fees are currently at 70% of 2019/20 Season (down approx. \$40,000).

Although there is a lot of uncertainty regarding financial results for F2021, our Board continues to work hard finding ways to reduce the anticipated 2021 deficit.

Our Club is a social hub for our members, other tenants, and the White Rock/South Surrey Community. There is great relief and gratitude amongst our Club members for all the safety work done this summer by our volunteers, Board and Manager. Our Board remains committed to doing everything we can to keep our Club running for our members as long as it can be done safely.

Summary – Request to Mayor and Council

PACC was not able to benefit from use of City property for the period March 18 – Oct 8, and as such, is requesting rent relief for PACC on the same basis as was provided to other tenants in the Report to Council dated May 11, 2020, with the exception that the period considered be extended beyond 4 months, and include the full closure period.

We estimate a total loss/cost of at least \$33,000 as direct result of the City keeping the building closed from March 18 to October 8. This is based on current budgets/costs known at this point, and could rise especially if common area costs continue to increase, or if the building closes due to increased safety measures.

Appendix A

PACC – COVID Building Closure - Impact on Revenue

	2019	2020	Revenue Loss
Rotary Book Sale	3,100	-	3,100
Room Rentals	10,482	1,050	9,432
New bookings - cancelled			1,200
March Bonspiel	600	-	600
Summer Pickleball	4,584	-	4,584
Misc revenue lost	500	-	500
	\$ 19,266	\$ 1,050	\$ 19,416
<hr/>			
Kitchen Rental loss			\$ 3,150
<hr/>			
Total loss in Revenue as Result of Closure			\$ 22,566

Appendix B

CWR annual fees charge to PACC

Comparison of 2019 (Actual) to 2020 (Forecast)

	Jan-Dec 2019	Jan-June 2020	Forecast 2020	Forecast Variance	Variance (%)
PACC share of common (1/3)	25,867	17,807	35,614	9,747	0.38
Direct PACC costs	53,257	27,117	54,234	977	0.02
Total annual costs	\$ 79,124	\$ 44,924	\$ 89,848	\$ 10,724	0.14

Review of Total Common Area Costs

	Jan-Dec 2019	Jan-June 2020	Forecast 2020	Variance	Variance (%)
CWR facilities - wages	4,342	2,498	4,996	654	15%
Contract maintenance	6,853	5,524	11,048	4,195	61%
Maintenance supplies	604	2,102	4,204	3,600	596%
Garbage/recycling	1,865	1,231	2,462	597	32%
Property insurance	978	541	1,082	104	11%
Other items	9,993	5,063	10,126	133	1%
Admin fee	1,232	848	1,696	464	38%
	\$ 25,867	\$ 17,807	\$ 35,614	\$ 9,747	38%

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 9, 2020
TO: Mayor and Council
FROM: Tracey Arthur, Director, Corporate Administration
SUBJECT: Wearing Masks in White Rock – COVID-19 Pandemic: Communication Plan

RECOMMENDATIONS

THAT Council approve the following:

1. The Communication Plan outlined in this corporate report and attached as Appendix A;
 2. That posters are placed at City facilities asking those entering to wear a mask; and
 3. A proposed budget of \$3,000 for the initiative.
-

EXECUTIVE SUMMARY

City staff, at the direction of Council, have developed a Mask Communication Plan to engage the community in a positive way while reflecting the more serious tone of the Provincial government regarding wearing masks. The plan recommends using signage, media relations, social media and advertising, as well as endorsement by community leaders. The communication plan considers that if COVID-19 cases continue to rise, there may be an increased focus on mask-wearing.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-521 October 19, 2020	THAT Council: 1. Encourage the use of masks in the City of White Rock; and 2. Direct staff will bring forward information as to how this will be communicated and addressed prior to it being implemented.

INTRODUCTION/BACKGROUND

On October 19, 2020, City Council directed staff to develop a communication plan to encourage people in White Rock to wear masks.

The idea was generated by the COVID-19 Recovery Task Force and reflects the concerns that some community members have about the increased spread of COVID-19 virus in the absence of wearing masks.

Council supported the recommendation and discussed aligning City policies with those of the Provincial Health Officer and Fraser Health Authority. Council asked staff to return with a

communication plan that uses a friendly, positive and informative approach to encourage people to wear masks.

The Mask Communication Plan as outlined in Appendix A aims to engage the community in a positive way while reflecting the more serious tone of the Provincial government regarding wearing masks. It considers that if COVID-19 cases continue to rise, there may be an increased focus on mask-wearing. That means language on signage, which is generally designed to last several months, needs to allow for changes in direction regarding wearing masks.

Health Experts and Masks

The Provincial Health Office, the BC Centre for Disease Control and Fraser Health Authority all support the wearing of non-medical masks as one measure to stop the spread of COVID-19 virus. Wearing a mask can help protect others by containing a person's droplets when they are talking, laughing, singing, coughing or sneezing. Wearing a cloth mask is also expected at shopping malls, grocery stores, community centres, on transit and other public indoor spaces.

Any mask should be used along with other preventive measures, such as frequent hand washing and physical distancing.

FINANCIAL IMPLICATIONS

The budget associated with this communication plan is estimated at \$3,000.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Appendix to this corporate report contains a draft communication plan to promote the wearing of non-medical masks in White Rock. There are those who can't wear masks for medical reasons and there are those who choose not to wear masks for personal reasons. The strategy in Appendix A focuses on encouraging the use of non-medical masks in indoor public spaces and when two (2) metres of distance cannot be maintained.

While the wearing of masks in indoor public spaces is "expected" but not mandated at this time, Public Health Orders concerning COVID-19 and public behavior are subject to change, which includes the stronger messaging and orders recently updated on November 9, 2020, by the Provincial Health Officer, with stronger messaging and limitations related to social interaction for the Vancouver Coastal Health and Fraser Health regions.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

This proposed communication plan has been developed with input from the City's Engineering and Municipal Operations, Human Resources and Finance Departments.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

The City of White Rock's vision, as outlined in the Council Strategic Priorities 2018-2022, is that the community feels safe, secure and friendly.

OPTIONS / RISKS / ALTERNATIVES

The following alternate option is available for Council's consideration:

1. Defer approval of the communication plan until the next Council meeting to determine if, due to continuing spread of COVID-19 virus, mask wearing becomes mandatory.

CONCLUSION

On October 26, 2020, Provincial Health Officer Dr. Bonnie Henry indicated that masks are expected in indoor public spaces.

The Mask Communication Plan developed for Council's consideration aims to engage the community in a positive way while reflecting the more serious tone of the Provincial government regarding wearing masks.

The idea was recommended by the COVID-19 Recovery Task Force to Council, reflecting the suggestion by community members that masks be worn to stop the spread of COVID-19 virus.

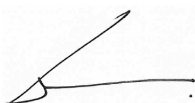
Respectfully submitted,



Tracey Arthur
Director, Corporate Administration

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Wearing Masks in White Rock – COVID-19 Pandemic: Communication Plan

Appendix A

Wearing Masks in White Rock – COVID-19 Pandemic: Communication Plan

APPENDIX A

Wearing Masks in White Rock – COVID-19 Pandemic: Communication Plan (Motion 2020-521)

Nov. 9, 2020

On Oct. 19, 2020, City Council directed staff to develop a communication plan to encourage people in White Rock to wear masks.

The idea was suggested to Council by the COVID-19 Recovery Task Force, reflecting community concern about the spread of COVID-19.

Council supported the recommendation and discussed aligning City policies with those of the Provincial Health Officer and Fraser Health. Council asked staff to return with a communication plan that uses a friendly, positive approach to encouraging people to wear masks.

The Mask Communication Plan that follows aims to engage the community in a positive way while reflecting the more serious tone of the Provincial government with regard to wearing masks. It takes into account that if COVID-19 cases continue to increase, there may be an increased focus on mask-wearing. That means language on signage, which is generally designed to last a number of months, needs to allow for changes to instructions regarding wearing masks.

Provincial Health Officer: Masks are expected

On Oct. 26, 2020, Provincial Health Officer Dr. Bonnie Henry indicated that masks are expected in indoor public spaces.

“.. in light of the increased risks with respiratory season, the expectation is that people will wear masks in all indoor public spaces. As part of this, businesses are asked to review their COVID-19 safety plans with this in mind. If you are in a high-traffic area or among many people outside of your household while at work, a mask will help to protect you and those around you.”

BC Centre for Disease Control: Stopping the spread of the virus

The recommendation from the BC Centre for Disease Control on its website explains how non-medical masks help stop the spread of the virus.

“Wearing a non-medical, cloth mask, or face covering is now expected in indoor public spaces because it can help protect you and those around you. This is because some people can spread the virus when they have very mild symptoms or may not know that they are infected. In this case, wearing a mask can help protect others by containing your own droplets when talking, laughing, singing, coughing, or sneezing. Wearing a cloth mask is also expected at shopping malls, grocery stores, community centres, on transit, and other public indoor spaces.

Any mask, no matter how good it is at catching droplets or how well it seals, will have minimal effect if it is not used together with other preventive measures, such as frequent hand washing and physical distancing.

It is important to treat people wearing masks with respect.”

Fraser Health: Mask an important step

Fraser Health has this to say on its website about wearing masks:

“Wearing a mask, combined with regular hand washing and staying home when you are sick, is an important step that we can take to prevent the transmission of COVID-19.”

Current Situation

The City has an expectation in place for staff wearing masks while at work.

There is currently no communication from the City to residents, visitors and businesses regarding wearing masks.

Who we are trying to reach

- White Rock residents
- White Rock visitors
- White Rock businesses
- Community leaders
- People using White Rock social media
- People visiting City buildings
- People in busy White Rock outdoor spaces

What we want to say

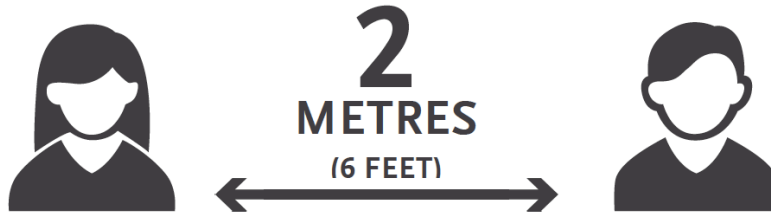
- Please be kind to others and wear a mask
- Masks are thought to prevent the spread of COVID-19
- Masks should be worn along with other healthy habits
- Masks are expected in indoor public spaces. Consider wearing masks outdoors when you can't stay two metres apart

How we plan to encourage the wearing of masks

Early in the global pandemic, the City of White Rock created and posted these signs in all City parks and at Waterfront locations that include the Promenade and the White Rock Pier.

Practise Social Distancing

We want you to be safe as you enjoy our beautiful city!



In White Rock we want to save lives. Please stay 2 metres (6 feet) apart.

whiterockcity.ca/covid19

WHITE ROCK
City by the Sea!

While still relevant, the signs can be freshened to send a message about wearing masks using colours that match with the sea creature distance signing. Here is a proposed version of the signage.

Help protect yourself and others from COVID-19

Stay 2 metres apart.

Please wear a mask.



Thanks for your co-operation. We'll get through this together.

whiterockcity.ca/covid19

WHITE ROCK
City by the Sea!

There are other approaches the City would take to communicate that masks should be worn, including:

- Mask information on City’s website
- Media release encouraging the wearing of masks
- Message on LED signs: Please wear a mask
- Facebook Live with the Mayor and members of Council
- Facebook posts: How to wear a mask
- Twitter poll: Do you wear a mask?
- Updates in City Connects newsletter
- Posters on City facility windows

Social Media Challenge

We would also launch a social media campaign, using Twitter and Instagram, to encourage people to “show us your mask” and tag White Rock. People would post a photo of themselves wearing a mask somewhere in White Rock and be entered into a random draw to receive a City of White Rock mask.



Community Leaders

We would share City of White Rock masks with community leaders and encourage them to wear the masks in their day-to-day activities. We would post pictures of our community leaders wearing masks on our website and/or social media.

What success looks like

Of course, the ultimate success of any communication during this COVID-19 pandemic is to flatten or bend the curve. With the second wave strongly upon us, and the highest numbers being recorded in the Fraser Valley, the hope is that we can encourage people to wear masks in White Rock through reminders and by example.

Budget

• Signs in public places: 40 signs @ \$40 each:	\$1,600
• City of White Rock masks: 100 @ \$8 each:	\$ 800
• Facebook advertising: Repeated ads:	\$ 40
• Advertising in Peace Arch News: 1 @\$480:	\$ 480
• Laminated posters at City buildings: 40 posters at \$2 each	\$ 80
Estimated:	<u>\$3,000</u>

Evaluation

- Shares on social media
- Number of posts of mask photos
- Anecdotal: Seeing White Rock masks around White Rock
- Receiving comments and emails of support

GRANTS IN AID RECOMMENDATIONS: NOVEMBER 4, 2020

COUNCILLOR CHESNEY, CHAIRPERSON

THAT the Grants-In-Aid Sub-Committee recommends that Council approve the following Grants-in-Aid be awarded:

Organization	Event/Program	Recommended Grant
Semiahmoo Seniors Planning Table	Seniors Lunch & Learns	\$500
White Rock South Surrey Stroke Recovery Branch	Evidence based therapies for Stroke Recovery (virtual, and working on a plan for when in-person is permitted)	\$2,000
Christmas on the Peninsula Society	Christmas on the Peninsula Festival. Event has gone virtual.	\$2,000
Holiday Home Tour for Hope	Holiday Home Tour for Hope - Benefiting Peace Arch Hospice Society and Surrey Hospital Foundation (Breast Health and Children's clinics). Publication of a magazine	\$2,000

...2 (additional recommendation)

PENINSULA PRODUCTIONS: REQUEST FOR CAMERA & EQUIPMENT

THAT the Grants-in-Aid Sub Committee recommends that Council award a \$3,500 grant to Peninsula Productions for the purchase of a camera, as outlined in their 2020 application; and

THAT, in the event the Peninsula Productions dissolves, the City of White Rock have the first option to purchase back the camera by paying the remaining balance of the camera (as quoted in the 2020 application).