

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, October 19, 2020, 7:00 p.m. **On Tables starting
on page 157**

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	
<u>RECOMMENDATION</u> THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for October 19, 2020 as circulated.	
3. ADOPTION OF MINUTES	14
<u>RECOMMENDATION</u> THAT the Corporation of the City of White Rock Council adopt the following meeting minutes as circulated:	
<ul style="list-style-type: none">• October 5, 2020 - Regular meeting.	

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

G. Sangha, Monique Huslage, and Raj Rajagopal, White Rock Rotary Club, to provide a presentation regarding the "Feed my City" Hot Lunch Program.

3.2. MEETING RECESS

The Regular Meeting will recess in order to consider items scheduled in two (2) Public Meetings. The Regular meeting will reconvene following the adjournment or conclusion of the Public Meetings.

RECOMMENDATION

THAT the Regular meeting recess 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 following the adjournment or conclusion of the Public Meetings.

4. QUESTION AND ANSWER PERIOD

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

As of 8:30 a.m., October 14, 2020, there were no Question and Answer period submissions received.

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

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

RECOMMENDATION

THAT Council receive for information the correspondence submitted for Question and Answer Period by 8:30 a.m October 19, 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. COAST MOUNTAIN BUS COMPANY: ROUTE 354 & 351 DOUBLE DECKER BUSES

22

Devon Williams, Coast Mountain Bus Company, appearing as a delegation to speak to Route 354 & 351 Double Decker Buses.

RECOMMENDATION

THAT Council receive for information the letter dated September 11, 2020 from Coast Mountain Bus Company regarding Route 354 and 351 Double Decker Buses.

5.2. PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1. PRESENTATIONS

6.2. CORPORATE REPORTS

6.2.a. COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

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

6.2.b. 2020 WHITE ROCK FESTIVAL OF LIGHTS

25

Corporate report dated October 19, 2020 from the Director of Recreation & Culture and the Director of Engineering & Municipal Operations titled "2020 White Rock Festival of Lights".

RECOMMENDATION

THAT Council:

1. Direct:
 - 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.
2. Consider if 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 is appropriate.

6.2.c. DRAFT COUNCIL POLICY 517: CRITERIA FOR SALE OF MUNICIPAL LAND 40

Corporate report dated October 19, 2020 from the Director of Planning and Development Services titled "Draft Council Policy 517: Criteria for Sale of Municipal Land".

RECOMMENDATION

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

6.2.d. 2020-2024 FINANCIAL PLAN AMENDMENT NO. 2 53

Corporate report dated October 19, 2020 from the Director of Financial Services titled "2020-2024 Financial Plan Amendment No. 2".

Note: The corresponding bylaw is noted later in the agenda for consideration as item 8.1.a.

RECOMMENDATION

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".

6.2.e. WATERFRONT PARKING ISSUES RELATED TO FREE PARKING 7 DAYS PER WEEK 56

Corporate report dated October 19, 2020 from the Director of Financial Services titled "Waterfront Parking Issues Related to Free Parking 7 Days Per Week".

RECOMMENDATION

THAT Council direct change the time limits for the free waterfront parking to align with the time zones identified in this report; and

THAT Council provide direction on the price of the yellow Resident Only Parking decals.

6.2.f. LATECOMER INTEREST RATE BYLAW, 2015, NO. 2088, AMENDMENT NO. 2, 2020, NO. 2364 59

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".

Note: The associated bylaw is included under the bylaws section as item 8.1.b.

RECOMMENDATION

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".

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1. STANDING AND SELECT COMMITTEE MINUTES 63

RECOMMENDATION

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.

7.2. STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a. ITEMS FROM THE LAND USE AND PLANNING COMMITTEE

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) 81

This item was the topic of discussion at the July 27, 2020 Land Use and Planning Committee meeting. The Committee defeated the proposed recommendation and this motion is brought forward for ratification.

RECOMMENDATION

THAT Council **ratify** the Land Use and Planning Committee's decision to **defeat** the following recommendation (2020-LU/P-017) 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.

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

93

The following recommendation was considered and defeated at the October 5, 2020 Land Use and Planning Committee meeting and is brought forward for ratification.

RECOMMENDATION

THAT Council **ratify** the Land Use and Planning Committee's decision to **defeat** the following recommendation (2020-LU/P-036) presented at their October 5, 2020 meeting:

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. “*

7.2.a.c. CONSIDERATION OF ACTIVE REZONING APPLICATIONS

This item was the subject of discussion at the October 19, 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. Resolve that the zoning amendment application at 1464 Vidal Street is to proceed to the next stage in the application review process or be denied;
2. Resolve that the zoning amendment application at 15963 Marine Drive is to proceed to the next stage in the application review process or be denied;
3. Resolve that the zoning amendment application at 1441 Vidal Street is to proceed to the next stage in the application review process or be denied;
4. Resolve that the zoning amendment application at 15704 North Bluff Road is to proceed to the next stage in the application review process or be denied;
5. Resolve that the zoning amendment application at 14401 Sunset Drive is to proceed to the next stage in the application review process or be denied;
6. Resolve that the zoning amendment application at 14068 North Bluff Road is to proceed to the next stage in the application review process or be denied;
7. Resolve that the zoning amendment application at 1091 Stayte Road is to proceed to the next stage in the application review process or be denied;
8. Resolve that the zoning amendment application at 15109 Buena Vista Avenue is to proceed to the next stage in the application review process or be denied;
9. Resolve that the zoning amendment application at 1361 Finlay Street is to proceed to the next stage in the application review process or be denied; 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 or be denied.

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

This item was the subject of discussion at the October 19, 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. Resolve that the zoning amendment application at 1363 Johnston Road is to proceed to the next stage in the application review process or be denied; and
2. Resolve that the zoning amendment application at 1453 Stayte Road is to proceed to the next stage in the application review process or be denied

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

This item was the subject of discussion at the October 19, 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 endorse the proposed revisions to Council Policy 511: Density Bonus Amenity Contribution and Council Policy 514: Tenant Relocation Policy.

7.2.b. ITEMS FOR THE GOVERNANCE AND LEGISLATION COMMITTEE

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

95

Finance Policy No. 322 was presented at the September 28, 2020 Governance and Legislation Committee meeting. Staff were directed to include a definition of "Emergency", which has been noted with tracked changes. This Policy is presented for endorsement.

RECOMMENDATION

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

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

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

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

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

THAT Council consider 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.

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

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

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

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.

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

THAT Council consider offering free four (4)-hour parking at the waterfront on east and west beach (including the parkade) from November to January.

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

THAT Council encourage the use of masks in the City of White Rock.

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

96

Bylaw 2362 was the subject of a corporate report earlier in the agenda (item 6.2.d), and proposes an amendment to the Financial Plan to allow for the purchase of solid waste vehicles. This bylaw is presented for consideration of first, second, and third reading.

RECOMMENDATION

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".

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

100

Bylaw 2364 proposes interest rates for latecomer charges under the *Local Government Act*. This Bylaw was the subject of a corporate report included earlier in the agenda as item 6.2.f, and is presented for consideration of first, second, and third reading.

RECOMMENDATION

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

- 8.1.c. **BYLAW 2356 - 2021-2024 PERMISSIVE TAX EXEMPTION WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION BYLAW 2021, NO. 2356** 101

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions. Bylaw 2356 received three (3) readings at the September 28, 2020 Regular council meeting and is presented for consideration of final reading. Notice was published in the Peace Arch News on October 1 & 8, 2020.

RECOMMENDATION

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

- 8.1.d. **BYLAW 2354 - 2021 – 2030 PLACES OF WORSHIP PERMISSIVE TAX EXEMPTIONS BYLAW, 2020, NO. 2354** 104

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions. Bylaw 2354 received three (3) readings at the September 28, 2020 Regular council meeting and is presented for consideration of final reading. Notice was published in the Peace Arch News on October 1 & 8, 2020.

RECOMMENDATION

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

- 8.1.e. **BYLAW 2355 - 2021 ANNUAL PERMISSIVE TAX EXEMPTIONS BYLAW, 2020, NO. 2355** 106

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions. Bylaw 2354 is presented for consideration of first, second, and third reading. Notice was published in the Peace Arch News on October 1 & 8, 2020.

RECOMMENDATION

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

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

This item was the subject of discussion at the October 19, 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 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.

8.2. PERMITS**8.2.a. PERMIT TITLE****8.2.b. DEVELOPMENT VARIANCE PERMIT NO. 431 FOR 14947 BUENA VISTA AVENUE**

This permit was the subject of a Land Use and Planning Committee meeting held on October 5, 2020 and was the subject of a **Public Meeting held earlier this evening**. Council may, at this time, approve or deny Development Variance Permit No. 431 or defer them to the next Regular meeting.

RECOMMENDATION

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

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

123

This permit was the subject of a Land Use and Planning Committee on October 5, 2020 and was the **subject of a Public Meeting held earlier this evening**. Council may, at this time, approve or deny proposed Development Permit No. 429 or defer them to the next Regular meeting.

RECOMMENDATION

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

9. CORRESPONDENCE

9.1. CORRESPONDENCE - RECEIVED FOR INFORMATION

155

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.

Note: Council Policy No. 109 notes that the City of White Rock does not make official proclamations. Items 9.1.a have been included under correspondence for public information purposes only.

RECOMMENDATION

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

10. MAYOR AND COUNCILLOR REPORTS

10.1. MAYOR'S REPORT

10.2. COUNCILLORS REPORTS

11. MOTIONS AND NOTICES OF MOTION

11.1. MOTIONS

11.2. NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

13. OTHER BUSINESS

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

Regular Council Meeting of White Rock City Council

Minutes



October 5, 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
Chris Zota, Manager of Information Technology
Stephanie Lam, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:12 p.m.

1.1 **FIRST NATIONS LAND ACKNOWLEDGEMENT**

2. **ADOPTION OF AGENDA**

Motion #2020-486 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for **October 5, 2020** as amended:

1) Remove the presentation by White Rock Rotary Club (who asked to be rescheduled; and

2) Add the introduction of the two (2) new Deputy Fire Chiefs (Norm MacLeod and Ken Molland).

Motion CARRIED

3. ADOPTION OF MINUTES

Motion #2020-487 It was MOVED and SECONDED

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

- September 28, 2020 - Regular Council meeting

Motion CARRIED

4. QUESTION AND ANSWER PERIOD

Note: There were no items received for Question and Answer Period.

5. DELEGATIONS AND PETITIONS

None

5.1 DELEGATIONS

5.2 PETITIONS

6. PRESENTATIONS AND CORPORATE REPORTS

The presentation was requested to be rescheduled to a future meeting.

6.1 PRESENTATIONS

6.1.a WHITE ROCK ROTARY CLUB: "FEED MY CITY" HOT LUNCH PROGRAM

6.2 CORPORATE REPORTS

6.2.a COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief gave a verbal update for local and global statistics regarding the COVID-19 global pandemic.

The following discussion points were noted:

- At this time unless you are showing signs of symptoms you will not be tested
- Masks: The City is following the Provincial Health Orders, if physical distance cannot be maintained you should wear a mask
- The City continues to monitor the pandemic, at this time in City staff are encouraged to wear masks when they cannot maintain physical distancing

6.2.b PARKING SERVICES UPDATE

The following discussion point was noted:

- It was clarified that a city-wide parking review would be conducted by a consultant at an approximate cost of \$50,000 - \$60,000 for a comprehensive review of parking / parking strategies. It would depend what the city parameters are for the study as to the actual cost.

Motion #2020-488 It was MOVED and SECONDED

THAT Council direct staff to implement Permit Parking Only restrictions on the 1400 Block of Merklin Street.

Motion CARRIED

Councillor Trevelyan voted in the negative

Amendment: Motion #2020-489 It was MOVED and SECONDED

THAT Council direct staff to proceed with a city-wide parking review with the assistance of a consultant to be funded by the General Fund operating contingency budget, included would be consideration of a resolution of construction parking issues.

Motion CARRIED

6.2.c RESIDENTIAL SOLID WASTE COLLECTION – PURCHASE OF THREE SOLID WASTE COLLECTION VEHICLES

The following discussion point was noted:

- There may be a further use or possibility of refurbishing the existing trucks where possible

Motion #2020-490 It was MOVED and SECONDED

THAT Council:

1. Direct staff to prepare a 2020 Financial Plan Amendment that would include a \$985K adjustment for the purchase of the three solid waste vehicles discussed in this report; and
2. Approve the purchase of the three solid waste collection vehicles in the amount of \$1.131M (excluding GST) upon adoption of the 2020 Financial Plan Amendment Bylaw.

Motion CARRIED

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion #2020-491 It was MOVED and SECONDED

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

- Land Use and Planning Committee - September 16, 2020;
- Governance and Legislation Committee - September 23, 2020
- COVID-19 Recovery Task Force - September 22, 2020;
- Environmental Advisory Committee - September 24, 2020; and
- Governance and Legislation Committee - September 28, 2020.

Motion CARRIED

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a GOVERNANCE AND LEGISLATION COMMITTEE RECOMMENDATIONS (SEPTEMBER 28, 2020)

Motion #2020-492 It was MOVED and SECONDED

THAT Council endorse the following policies as circulated:

- a. 301 - Procurement Policy;
- b. 302 - Grants-in-Aid Policy;
- c. 307 - Accumulated Surplus Fund Policy;
- d. 317 - Municipal Property Tax Exemptions Policy;
- e. 318 - Temporary Parking Privileges Policy;
- f. 319 - Complimentary Parking for Veterans Policy;
- g. 323 - Financing Lane Paving Projects Policy;
- h. 324 - Grant Opportunities (Infrastructure and Operational) Policy;
- i. 137 - Economic Development Advisory Committee Terms of Reference;
- j. 157 - Water Community Advisory Panel Terms of Reference; and
- k. 166 - COVID-19 Recovery Task Force Terms of Reference.

Motion CARRIED

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.a BYLAW 2361 - WHITE ROCK ZONING BYLAW 2012, No. 2000, Amendment (RS-4 – 14234 MALABAR AVENUE) BYLAW, 2020, NO. 2361

Note: This item was defeated at the Land Use and Planning Committee meeting held earlier in the evening and it was noted considered at this time.

8.2 PERMITS

8.2.a TREE PERMIT - 15276 COLUMBIA AVENUE (BROUGHT FORWARD FROM LAND USE AND PLANNING COMMITTEE EARLIER IN THE EVENING)

Note: This item was deferred at the Land Use and Planning Committee meeting held earlier in the evening until there is more information available thus was not considered at this time.

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

Motion #2020-493 It was MOVED and SECONDED

THAT Council direct staff to schedule the public meeting for Development Variance Permit No. 431 for 14947 Buena Vista Avenue.

Motion CARRIED

Councillor Kristjanson voted in the negative

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

Motion #2020-494 It was MOVED and SECONDED

Council authorize staff to schedule the required Public Meeting for proposed Development Permit No. 429, which includes variances to Sign Bylaw, 2010, No. 1923.

Motion CARRIED

9. CORRESPONDENCE

None

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted the following community events / information:

- Sept. 29, South Surrey & White Rock Chamber / Chamber Chat
- Sept 29, Webinar "Forward Together - A Canadian Plan"
- Sept 29, Facebook Live Session with Councillor Chesney
- Sept 29, Lower Mainland Local Government Association's AGM
- Sept 30, Lower Mainland District, BC RCMP Mayors' Forum
- Oct 1, TransLink Mayors' Council on Regional Transportation
- Oct 1, CARP Flag Raising event to recognize National Seniors Day
- Oct 1, Webinar "How to Mobilize for Climate Emergency"
- Oct 2, Metro Vancouver Board of Directors'
- Oct 5, Federation of Canadian Municipalities' Director Candidate Speeches

10.2 COUNCILLORS REPORTS

Councillor Johanson noted the following community events / information:

- Oct 1, CARP Flag Raising event to recognize National Seniors Day

Councillor Kristjanson noted the following community events / information:

- Sept 29, Helped with the Free Hot Lunch program
- Oct 1, CARP Flag Raising event to recognize National Seniors Day
- Oct 1, Dogs on the Promenade Task Force meeting (final meeting)

Councillor Chesney noted the following community events / information:

- Sept. 29, Facebook Live Session with Mayor Walker
- Oct 1, CARP Flag Raising event to recognize National Seniors Day

Councillor Trevelyan noted the following community events / information:

- noted that various meetings were attended

Councillor Manning noted the following community events / information:

- Sept. 29, South Surrey & White Rock Chamber / Chamber Chat
- Oct 1, CARP Flag Raising event to recognize National Seniors Day
- Oct 2, Participated with an RCMP Ride Along

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.2 NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

13. OTHER BUSINESS

None

14. CONCLUSION OF THE OCTOBER 5, 2020 REGULAR COUNCIL MEETING

The Chairperson concluded the meeting at 8:10 p.m.

Mayor Walker

Tracey Arthur, Director of
Corporate Administration



MEMO

DATE: September 11, 2020

TO: Rosaline Choy, Manager of Engineering, City of White Rock

FROM: Devon Williams, Manager of Service Planning, Coast Mountain Bus Company

SUBJECT: **Double Decker Buses on Route 354 – Tree Pruning and Trimming**

Summary

I am writing in response to the City of White Rock’s decision to not undertake the tree trimming that’s required to upgrade bus route 354 to double decker buses. I hope that the City will consider revisiting this decision given the importance of double deckers on the 354 to White Rock transit customers.

The implementation of double deckers on the 354 is important for providing a similar level of comfort for White Rock residents who use the bus and to ensure that customers can board this route without being passed up by full buses. For context the highway coaches that currently serve the 354 are currently nearing their end of life and must be retired. As the manufacturer no longer produces a similar vehicle, CMBC explored options that would provide a similarly comfortable ride for these long-distance trips while also addressing the issue of full buses on the route.

The decision to not trim the trees along the 354’s route in White Rock should be revisited as there are significant implications to the residents of White Rock by not increasing capacity along this corridor.

- Route 354 was at capacity pre-COVID and is expected to eventually return to similar ridership levels.
- Impacts for not allowing Double Decker buses on route 354:
 - As ridership returns, customers including those heading to White Rock from Bridgeport Station, may have to wait for the 2nd or 3rd bus trip before they can board the bus resulting in longer travel times.
 - There may be limited opportunities to upgrade to the Double Decker buses in the future as we currently don’t have funded system expansion plans or buses nearing retirement that would require replacement.
 - If the 354 cannot be served by double deckers, it will be necessary to use conventional urban buses that are not designed to provide a comfortable ride at highway speeds

Critically, in order to serve all the customers using the route, larger capacity vehicles, such as double deckers are needed. The reason for this is that usage of the route has grown significantly over recent years and, once COVID recedes, we expect it to continue to grow.



Ridership

Based on route performance data, both the level of overcrowding and annual boardings have grown steadily year-over-year. From 2015 to 2019, level of overcrowding has grown from 6 percent of trips in 2015 to 45 percent in 2019. Similarly, boardings have seen a 29% increase between 2015 and 2019 (see below).

Key Performance Indicators

		2015	2016	2017	2018	2019
Ridership	Annual Boardings	172,000	174,000	176,000	209,000	222,000
	Average Daily Boardings (Monday-Friday)	690	700	700	840	890
	Average Daily Boardings (Saturday)					
	Average Daily Boardings (Sunday/Holiday)					

As a result of boardings increasing on this route, the peak load factor (the number of passengers on the vehicle at the busiest point in the route) has been nearing or in some cases exceeding 100%. This means that if additional capacity is not added, customers will experience overcrowding or pass-ups. Of particular importance to White Rock residents would be the Southbound trips at 100% capacity. While it is true that the buses have adequate space available when they are in White Rock the bus is full when it departs Bridgeport Station. Customers travelling in the afternoon back to White Rock are at risk of not being able to board the bus since it would already be full of transit riders destined to get to South Surrey Park and Ride or other locations prior to White Rock.

Performance by Day Type and Direction - Season Based

Time Range	Average Peak Passenger Load				Peak Load Factor (%)			
	NB		SB		NB		SB	
	2018	2019	2018	2019	2018	2019	2018	2019
04:00-06:00	46	53			92%	105%		
06:00-09:00	49	46			97%	92%		
09:00-15:00								
15:00-18:00			50	50			100%	100%
18:00-21:00				35				70%
21:00-24:00								
24:00-04:00								

The above is based on pre-COVID data and current models are predicting a possible return to those travel patterns and congestion levels in several years. If there is this expectation that ridership would return post-COVID, the 354 will need an increase in capacity (through additional buses) and there are no expansion vehicles arriving in the next few years to allow this. Expansion Double Decker buses will be arriving in 2021 and we will be putting them into service in the most suitable location in the region. Once we have assigned these buses to routes, we would not be able to commit to shift them onto the 354, in order to maintain customers' experience and meet their expectations.

Emissions

Double deckers will produce less GHGs per seated passenger than either the highway coaches that previously ran on this route or the conventional buses that would run on the route if double-deckers are not implemented (see Table 1):

GHGs per seated passenger (tons per year)	
Double decker	4.2
Highway coach (discontinued)	6.1
Conventional bus (double decker alternative)	7.9

Table 1 - GHG by Vehicle Type

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 19, 2020

TO: Mayor and Council

FROM: Eric Stepura, Director, Recreation and Culture
Jim Gordon, Director, Engineering and Municipal Operations

SUBJECT: 2020 White Rock Festival of Lights

RECOMMENDATIONS

THAT Council:

1. Direct:

- 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.

2. Consider if 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 is appropriate.

EXECUTIVE SUMMARY

At the September 14, 2020 Regular Council meeting, Council approved the following motion:

“THAT Council direct the Recreation and Culture Department to look into the possibility of working with the Festival of Lights Society for a 2020 winter festival, keeping in mind physical distancing protocols due to COVID-19.”

This corporate report provides some background on the 2019 White Rock Festival of Lights (WRFL), the Society’s proposal for the 2020 WRFL, and the City’s in-kind support for this year’s event.

PREVIOUS COUNCIL DIRECTION

At the February 10, 2020 Regular Council meeting, Council approved the following recommendation:

“THAT Council Approve the 2020 White Rock Festival of Lights as a Category C event, subject to the White Rock Festival of Lights Society securing their grant and sponsorship funding.”

At the September 14, 2020 Regular Council meeting, Council approved the following motion:

“THAT Council direct the Recreation and Culture Department to look into the possibility of working with the Festival of Lights Society for a 2020 winter festival, keeping in mind physical distancing protocols due to COVID-19.”

This corporate report is in response to this motion.

INTRODUCTION/BACKGROUND

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

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

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

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

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

- **Category A - City Produced Event:** events where all details are organized and/or coordinated by City staff, usually working with a community volunteer committee to ensure the highest level of community engagement. An example is the White Rock Sea Festival.
- **Category B – City as a Producing Partner:** events where a high level of staff support is required to work with organizers ensuring that the event content optimizes civic engagement, planning and productions details, as well as marketing needs are sufficient to achieve strategic objectives. An example is Concerts at the Pier.
- **Category C – City as a Supporter:** events where the role of staff is to provide advice and assistance with basic operations and logistical planning and/or services such as public safety considerations, coordinating the use of City staff, facilities, property and/or equipment such as tents, stage, barricades, parking lots, community centres, road use, parking spaces etc.

The 2020 WRFL has been approved by Council on February 10, 2020 as a Category C event.

Note that the City will not be providing a stage, tents or access to the inside of the Museum to the WRFL in 2020 as a result of current Provincial Health Orders restricting the size of gatherings and the requirement for physical distancing due to the COVID-19 pandemic.

Review of 2019 White Rock Festival of Lights (WRFL)

The 2019 WRFL was held at Memorial Park in the evenings from December 7, 2019 to January 5, 2020.

The WRFL Society organized and hosted the event, with support from volunteers, sponsors, local businesses and the City of White Rock.

City support for the 2019 WRFL was as follows:

- a \$5,000 Cultural Grant-In-Aid;
- event planning and coordination assistance from Recreation and Culture staff;
- considerable staff time and value-in-kind resource and service support from the City's Engineering and Municipal Operations Department, including access to power hookups, electrical work approvals, site preparation and cleanup, washroom maintenance etc.;
- use of City property for the festival;
- provision of power for the lights;
- promotion on the City web site and various social media channels; and
- provision of free parking throughout the festival for organizers and volunteers.

Discussions with the organizers of the WRFL indicate that the Society members felt that the 2019 festival was very successful. Some metrics include:

- estimated visitor attendance was 40,000 people over the festival's 29 days;
- Ten (10) local schools participated in making the lantern light decorations for the Magical Meadow;
- revenues generated by the Society for the event included:
 - \$16,000 from the sale of 65 live Christmas trees sold to residents and local businesses
 - \$24,000 in corporate sponsorship cash donations
 - \$40,000 total revenue
- an estimated \$20,000 value for services-in-kind provided by the following local businesses:
 - Crescent Electric
 - White Rock BIA (tree and sea horse lights)
 - Canadian Tire
 - Murray Hyundai
 - Buchanan Printing
 - Flynn West Solutions
 - Canadian Landscape Services
 - Schill Insurance; and others
- Expenditures for the 2019 WRFL are estimated at \$37,000, which leaves a surplus of about \$3,000 that will be used towards staging the event again in 2020.
- Increased visual appearance and activity for Memorial Park due to the added festival lighting.

City Recreation and Engineering and Municipal Operations staff were pleased with the success of the 2019 WRFL. Their comments were as follows:

- The festival added an attractive vibe and increased visitor attendance to the waterfront during a time of year that is typically only heavily attended on sunny days or during major storms.
- Damage and vandalism to the lights and City property was minimal.

City Parking Services indicated that there was an increase in parking revenue collected by the City during the 2019 WRFL of \$18,282 over the same time period in 2018. It is important to note that not all of the parking revenue increase can be attributed to the WRFL attendance, as hourly parking rates were increased in December 2019, the Pier was closed in 2018, and the media attention regarding the huge schools of anchovies also had an effect.

Review of 2020 White Rock Festival of Lights Proposal

Appendix B is the festival proposal for the 2020 WRFL. The Society is asking to extend the length of the festival from 29 days last year to 43 days in 2020. The suggested dates this year are from November 28, 2020 to January 9, 2021.

The Society plans to light up the Promenade, Memorial Park and the Museum so that it can be enjoyed by both pedestrians and drive by visitors to our waterfront.

The following lighting displays will be returning this year:

- a 30’ lit aluminum Christmas tree at Memorial Park Plaza
- 10 lit sea horses decorating Memorial Park walkways
- the Magical Meadow of an estimated 15,000 lights on the Memorial Park grass area

The Society plans to increase the scope of the 2020 festival to add:

- a series of new archways of lights from the Pier Head to the White Rock.
- a 30’ lit aluminum Christmas tree at East Beach
- a 30’ lit aluminum Christmas tree at Oxford Avenue and Marine Drive
- more volunteers
- two paid staff (students)
- a lit archway to the Pathway to P’Quals (if adequate funding is secured)
- lit fence panels on the BNSF fence along the Promenade (if adequate funding is secured)
- lamp post lights along Marine Drive (if adequate funding is secured)

FINANCIAL IMPLICATIONS

The WRFL Society has not applied for a grant-in-aid or asked for any cash contribution from the City this year. The City’s contribution towards the event would be limited to the same level of in-kind-services that are provided to other Category C community events. The estimated value of the City’s in-kind support for this year’s WRFL is \$8,920. The breakdown is as follows:

Recreation and Culture assistance with event planning, coordination and promotion	\$3,000
Engineering & Municipal Operations services i.e. power, site preparation and cleanup, washroom maintenance etc.	\$2,000
Loss of parking revenue (20 spaces x 14 weekend days x 7 hours x \$2.00/hour)	\$3,920
Total	<u>\$8,920</u>

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

At the September 28, 2020 Regular Council meeting, Council approved the following recommendation from the COVID-19 Recovery Task Force:

“THAT Council receives the following recommendation for information:

THAT the COVID-19 Recovery Task Force endorses the 2020 Festival of Lights celebration.”

Feedback gathered from waterfront businesses (by WRFL Society members) indicated that West Beach businesses experienced increased sales as a result of the 2019 WRFL, and strong support for a WRFL in 2020.

Staff will promote the 2020 WRFL on the City’s web site and on social media channels. Explore White Rock is promoting the 2020 WRFL with an ad on Global TV.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The City’s Recreation and Cultural Services Department will assist the WRFL Society with event planning, coordination and promotion assistance, and the development of a COVID-19 safety plan.

The City’s Engineering and Municipal Operations Department will assist the WRFL Society with staff time and value-in-kind resource and service support including access to power hookups, electrical work approvals, site preparation and cleanup, washroom maintenance etc. Engineering requires that all electrical work be carried out by licensed electricians, that BC Hydro approval be obtained for all power usage not from the designated electrical kiosks and that the WRFL insures against damage to street lights and other infrastructure.

The Engineering Department staff does not support the use of the wheelchair van accessible parking spots at Finlay Street for the placement of the large lit tree at East Beach, being sought by the WRFL Society, as these accessible spots are specially sized and cannot easily be relocated to the general parking area.

The City’s Parking Services will provide access to up to 20 designated parking spaces needed for staging the event, including parking for festival organizers and volunteers.

CLIMATE CHANGE IMPLICATIONS

Powering the lighting displays will result in added electrical consumption for the 43 day duration of the Festival.

ALIGNMENT WITH STRATEGIC PRIORITIES

Action item 3.2.5 of the White Rock Waterfront Enhancement Strategy states: “The City of White Rock should support the Festival of Lights proposal to draw visitors over the festive Christmas season during the long evenings. It is an excellent opportunity and should be broadly supported.”

OPTIONS / RISKS / ALTERNATIVES

An alternate option available for Council’s consideration is not to support the 2020 White Rock Festival of Lights as a Category C City event.

CONCLUSION

The 2019 WRFL was held at Memorial Park in the evenings from December 7, 2019 to January 5, 2020. The WRFL Society organized and hosted the event, with support from volunteers, sponsors, local businesses and the City of White Rock.

The City’s Recreation and Culture and Engineering and Municipal Operations staff were pleased with the successful outcome of the 2019 WRFL, and are working with the Society to host the 2020 WRFL from November 28, 2020 to January 9, 2021.

The estimated value of the City's in-kind support for this year's WRFL is \$8,920, which is provided for in existing operating budgets.

Respectfully submitted,



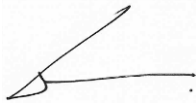
Eric Stepura
Director of Recreation and Culture



Jim Gordon
Director of Engineering and Municipal Operations

Comments from the Chief Administrative Officer

I concur with the recommendations of this report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Special Event Policy #710
Appendix B: White Rock Festival of Lights Society Proposal for 2020

APPENDIX A
Special Event Policy #710

APPENDIX B

White Rock Festival of Lights Society Proposal for 2020

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

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



POLICY TITLE: COMMUNITY SPECIAL EVENTS

POLICY NUMBER: RECREATION AND CULTURE - 710

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

Policy:

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1. INTRODUCTION

Purpose

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

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

community building;

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

Principles

The Policy ensures that community special events are:

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

2. DEFINITIONS

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

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

Category A - City Produced Events

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

Category B – City as a Producing Partner

When the City is a producing partner, a high level of staff support is required to

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

Category C – City as a Supporter

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

3. COMMUNITY SPECIAL EVENTS APPLICATION PROCESS

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

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

Community Special Event Applicants must:

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

- m. Provide a public safety plan (i.e. first aid, security, traffic control, etc.).
- n. Demonstrate sensitivity for environmental stewardship and First Nations culture in the planning and implementation of the event plan.
- o. Adhere to the protocol and communication guidelines as provided by the City.
- p. Provide event management experience references if requested.

Timelines for Special Event Approvals

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

September: Community Special Event applications are due from event organizers

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

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

4. COUNCIL'S STRATEGIC DIRECTION AND MONITORING

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

5. FUNDING

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

6. RATIONALE

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

White Rock Festival of Lights Society presents

Seasons of Lights 2020.



The WRFL Society is ready to proceed with WRFL from November 28, 2020 through January 9, 2021.

The plan is to light up Marine Drive, the promenade, the museum and memorial park so that people can both drive through and walkthrough the lights without infringing on social distancing and Covid – 19 protocol mandates.

Our plan has the following components:

Part A: BIA sponsored Christmas Trees, Sea Horses and Magical Meadow

Two 30-foot Christmas trees provided by the White Rock Business Improvement Association. One at East Beach, at the foot of Finlay Street, the other at the foot of Oxford Street on Marine Drive.

A third 30-foot Christmas tree will be returned to Memorial Park as a focal point of the light display at that location.

10 Sea Horses will return to light up the Memorial Park walkways. The plan is to put up two Sea Horses per week to build excitement for the event through our Web site and Social Media platforms.

The Magical Meadow will return with more lights and lanterns, the White Rock Museum staff are considering accepting responsibility for designing and laying out the Magical Meadow this year. The plan is to add 5,000 more lights to the Magical Meadow because the “living trees” are problematic to add this year.

Additional ground lights may be added to the walkways and grassy areas. A photo “selfie spot” archway will be added to the Magical Meadow depending on fund raising.

Components:

Component A: WRFL 2019 redux plus

Aluminum Tree installations:

Tree One: Oxford Street Including picket fencing

- Location will be on the parking lot outside the restroom at the foot of Oxford Street

Tree Two: Finlay Street including picket fencing

- Location will be on the parking lot at the railway crossing ramp at the foot of Finlay Street

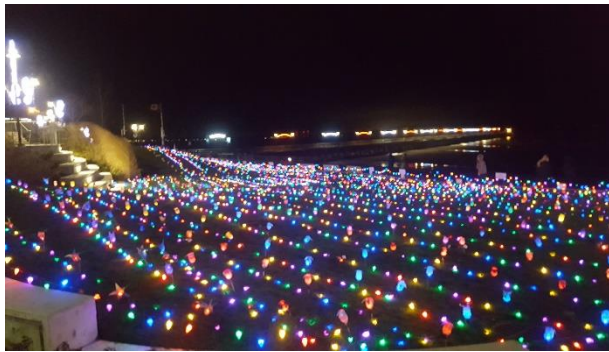
Tree Three: Memorial Park including picket fencing



10 Sea Horses – same locations as last year

Magical Meadow 15,000 Lights plus fencing

The White Rock Museum will “sponsor” this component of the WRFL 2020 and provide volunteers to complete the design and setup of the Magical Meadow this year.



Component A Total Cost: \$25,000

Component B: The Pathway to P’Quals (White Rock):

A series of lit archways from the pier head along the promenade to the White Rock, will provide additional seasonal flair and feature P’Quals in a way never before provided.

Part A: Decorate Lamp posts along the promenade



Each of 6 Lamp Posts would include a suspended archway with a maximum drop of 3’ on 22’ of white cord (435 bulbs)

Part B: Lighting up the tree behind P’Quals (the White Rock)

The large tree at the rock we would branch wrap with 25 x 5m strings (412 feet and 1250 lights)



Part C: Entrance archway to the Pathway to P’Quals

We have designed and built up to 40 feet of illuminated archway that would add significantly to the impact of the pathway. Currently setup to encourage Social Distancing along the promenade, these side by side archways will be a sparkling addition to the entrance to the Pathway to P’Quals.



Component B Costs: \$15,000

Component C: Promenade Fencing – Light Panels

To encourage more community participation the WRFL Society has secured a permit from BNSF Railway to add lights to the fencing that separates the railway from the promenade. The permit covers the fencing from the White Rock to the Museum. The intent here is to raise funds by making the “light panels” available for “personalized” light displays decorated by families and businesses.

The cost to add power cables and lighting infrastructure will be approximately \$5,000. There are 275 panels which could raise \$27,500 in funding. The White Rock Rotary Club is going to assist with the promotion of the “light panels” and provide volunteers to setup the “light panel” displays at the end of November.

At the present time the “living tree” component of WRFL 2020 may not occur this year due to Social Distancing. However, the costs associated with this display were covered by companies and families that purchased the trees and that would continue if we have enough volunteers to handle this aspect of WRFL 2020.

The insurance company has confirmed that the liability insurance for this year will be provided without the necessity of retaining “security personnel”.

Optional Initiative – depending on additional funding:

Component D: Marine Drive Lamp Posts lights

If appropriate sponsorship can be secured, the WRFL proposes to add wrap around lighting to the 42 lamp posts along Marine Drive from Bay Street to Maple Street. 29 are double posts, 13 are single posts.

- The single poles would be wrapped with 50’ of white lights on black cord and a total of 570 bulbs per pole.
- The double poles would be wrapped with 70’ of white lights on black cord and a total of 798 bulbs per pole.
- Up to 60 “snow globes” to be added to the lamp post arms on the poles.

This will add a dramatic and glittering impact to those families and residents who simply choose to drive along Marine Drive to enjoy the seasonal lights.

Component D total cost = \$60,000



The WRFL Society Board of Directors has approved this plan and the Society has recently engaged the services of two individuals to handle fund raising, corporate donations and to manage the website/social media platform. A Covid-19 safety plan will be developed in collaboration with City of White Rock staff.

The WRFL Society sincerely appreciates the support of the City of White Rock and many others who are helping to make this initiative happen.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: **October 19, 2020**

TO: **Mayor and Council**

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

SUBJECT: **Draft Council Policy 517: Criteria for Sale of Municipal Land**

RECOMMENDATION

THAT Council endorse the draft Council Policy 517: Criteria for Sale of Municipal Land.

EXECUTIVE SUMMARY

On September 16, 2020, the Land Use and Planning Committee directed staff to prepare a Council Policy establishing criteria for the sale of municipal property, to provide guidance to applicants on what criteria Council would consider in deciding whether to sell City land. The corporate report related to that resolution, dated July 27, 2020, is attached as Appendix B.

This corporate report includes a draft policy based on the principles outlined in the September 16, 2020 corporate report, for Council’s consideration. It is recommended that Council endorse the draft policy.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
September 16, 2020 2020-LUP/P-028	THAT Council direct staff to prepare a Council Policy regarding the Sale of Municipal Property.

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to provide Council with a policy for identifying the criteria it would consider in selling an interest in City land.

Discussion of potential principles for this policy was provided in the corporate report dated July 27, 2020, attached as Appendix B. The draft principles listed at the time included a reference to the sale of the property serving a “Council Strategic Priority” with specific current examples listed such as an exchange of a site for affordable housing or City park or providing funds for those purposes. In the draft Council Policy, these references have been made more general (i.e. “serves the City’s purposes”) in the event that the name of the strategic planning document changes in the future.

FINANCIAL IMPLICATIONS

None related to the development of the policy.

If Council decides to proceed with the sale of any particular property, the financial implications would be analyzed with regard to the specific details of the proposed sale/transfer/exchange.

While land costs fluctuate over the short-term, as our region's population grows it is likely that acquiring land in the future to replace land that is sold now will come at a higher cost, therefore the disposition of land should be considered carefully and strategically to ensure that it is not being done only for short-term financial purposes.

LEGAL IMPLICATIONS

The disposal of City land or improvements is primarily regulated by Division 3 of the *Community Charter*. When Council intends to dispose of land it must publish notice in accordance with section 94 of the *Community Charter*. Further restrictions apply to the exchange or disposal of park land (section 27).

Where the City land being disposed of is undeveloped road allowance, before it can be transferred the "highway" must be closed and title raised in accordance with the procedures noted in steps (h) through (n) in Section O of the Planning Procedures Bylaw.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The acquisition, disposition or expropriation of land or improvements is one of the subject matters that may be considered in a Council meeting that is closed to the public, per section 90(1)(e) of the *Community Charter*. Establishing a general policy regarding the sale of City land may provide an additional level of transparency to the public regarding how Council considers proposals for the purchase of municipal property.

As the mandated process for the sale of municipal land includes public notice, the public will always have an opportunity to provide feedback to Council before a transfer is completed.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

If Council's criteria in a policy regarding the sale of municipal land includes the requirement that the land be deemed unnecessary for civic or infrastructure purposes, any consideration of disposition would be reviewed by the relevant departments (e.g. Director of Engineering and Municipal Operations and Director of Recreation and Culture to obtain their comments on the current and possible future uses of the property, Fire Chief and RCMP Detachment commander for requests that may impact emergency vehicle response routes, etc.).

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposed policy is not directly related to any of Council's 2018-2022 Strategic Priorities, however funds from the exchange or sale of surplus municipal property may assist in achieving Council's priorities.

OPTIONS / RISKS / ALTERNATIVES

Council can choose to continue the status quo process for consideration of the sale of municipal land and right of way. This may result in frustration for potential purchasers if Council is not interested in their offer for reasons they could have been apprised of before they incurred the application fee and related costs (e.g., appraisal, conceptual design, etc.).

Council could also direct staff to revise the draft Council Policy attached to this corporate with additional criteria to be determined by Council.

CONCLUSION

The current process for formally receiving and reviewing requests to purchase City property (including road allowances) is outlined in the Planning Procedures Bylaw, 2017, No. 2234, and requires a \$250 application fee, and (typically) a property appraisal provided by the applicant.

In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that would not be supportable by Council, a draft Council Policy has been prepared to establish the basic criteria that Council would utilize when considering the sale of municipal property (including road allowances). Staff recommend that Council endorse the draft Council Policy 517.

Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendation of this report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Policy 517: Criteria for Sale of Municipal Land

Appendix B: Corporate Report dated July 27, 2020, titled "Consideration of Policy for Purchase of Municipal Property"

APPENDIX A

Draft Policy 517: Criteria for Sale of Municipal Land

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



POLICY TITLE: CRITERIA FOR SALE OF MUNICIPAL LAND POLICY

POLICY NUMBER: PLANNING AND DEVELOPMENT SERVICES No. 517

<i>Date of Council Adoption: xxxx, xx, 2020</i>	<i>Date of Last Amendment:</i>
<i>Council Resolution Number: 2020-XXX</i>	
<i>Originating Department: Planning and Development Services</i>	<i>Date last reviewed by the Governance and Legislation Committee:</i>

Policy:

Proposals for the acquisition of City property by a private individual, either fee-simple parcels or portions of a road allowance (right of way), will be reviewed for consistency with the following criteria:

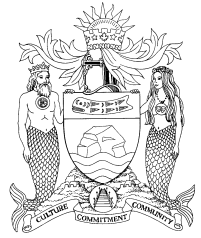
- 1) The property/right of way is deemed surplus to the City's current and future needs, including for infrastructure and civic requirements;
- 2) The proposed use of the City property by the purchaser is consistent with the Official Community Plan land use designation on the City property and/or the adjacent private property proposed for consolidation with it (if applicable), or maintains the existing public use in perpetuity; and
- 3) The disposition of the property is either a matter of practical convenience (e.g. stranded sections of laneway without future purpose) or serves the City's purposes.

Rationale:

The purpose of this policy is to provide transparent guidance to the public and prospective purchasers regarding the criteria for consideration of proposals for the purchase of municipal property, which are typically processed as applications to Council under the Planning Procedures Bylaw, 2017, No. 2234 (as amended).

APPENDIX B
Corporate Report dated July 27, 2020, titled
“Consideration of Policy for Purchase of Municipal Property “

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 27, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Consideration of Policy for Purchase of Municipal Property

RECOMMENDATION

THAT Council direct staff to prepare a Council Policy regarding the Sale of Municipal Property.

EXECUTIVE SUMMARY

Staff periodically receive inquiries from interested property owners and prospective developers regarding the possibility of purchasing undeveloped municipal road allowance (“right of way”) or other City-owned parcels, as a means of consolidating such lands with adjacent property. The current process for formally receiving and reviewing these requests is outlined in the Planning Procedures Bylaw, 2017, No. 2234. These requests for consideration require a \$250 application fee, and typically the applicant would be required to submit an appraisal they have paid for along with their offer.

Council does not currently have a policy regarding the sale of municipal property (including road allowances) that would provide guidance to applicants on what criteria Council would consider in deciding whether to sell City land. In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that may ultimately not be supported by Council, it may be beneficial for Council to establish a related policy. This report includes the existing procedures for the sale of a municipal right of way/property, and identifies several alternatives for Council’s consideration. Staff recommend that Council select base criteria that can be used to establish a policy for the sale of City lands.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to provide Council with options for identifying the circumstances it would consider in selling an interest in City land. The current process, identified in Schedule O of the Planning Procedures Bylaw, is attached to this report as Appendix A. The process set out in the Bylaw is silent on the reasons that Council may consider when evaluating a request to dispose of City-owned property.

Maintaining the current process will require applicants to pay a fee and provide an appraisal before staff complete a report for Council’s consideration in a closed meeting of Council. These non-refundable costs for making an offer help ensure that only serious offers are presented,

however the application fees do not cover the full cost of staff time in preparing the report or in Council reviewing the offer.

In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that would not be supported by Council, Council may establish a policy by which to identify to prospective purchasers whether or not their proposal is likely to be supported.

This policy may include the following principles, or others identified by Council:

1. The property/right of way is deemed surplus to the City's current and future needs, including for infrastructure and civic requirements;
2. The proposed use of the City property by the purchaser is consistent with the Official Community Plan land use designation, or maintains the existing public use in perpetuity; and
3. The sale or transfer of the property is either a matter of practical convenience (e.g. stranded sections of laneway without future purpose) or serves a Council Strategic Priority, such as:
 - a. exchanging the land with an owner for a site suitable for affordable housing or City park;
or
 - b. providing the City with funds to acquire property for affordable housing or City park.

FINANCIAL IMPLICATIONS

None related to the development of the policy.

If Council decides to proceed with the sale of any particular property, the financial implications would be analyzed with regard to the specific details of the proposed sale/transfer/exchange.

While land costs fluctuate over the short-term, as our region's population grows it is likely that acquiring land in the future to replace land that is sold now will come at a higher cost, therefore the disposition of land should be considered carefully and strategically to ensure that it is not being done only for short-term purposes.

LEGAL IMPLICATIONS

The disposal of City land or improvements is primarily regulated by Division 3 of the *Community Charter*. When Council intends to dispose of land it must publish notice in accordance with section 94 of the *Community Charter*. Further restrictions apply to the exchange or disposal of park land (section 27).

Where the City land being disposed of is undeveloped road allowance, before it can be transferred the "highway" must be closed and title raised in accordance with the procedures noted in steps (h) through (n) in Section O of the Planning Procedures Bylaw (Appendix A).

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The acquisition, disposition or expropriation of land or improvements is one of the subject matters that may be considered in a Council meeting that is closed to the public, per section 90(1)(e) of the *Community Charter*. Establishing a general policy regarding the sale of City land may provide an additional level of transparency to the public regarding how Council considers proposals for the purchase of municipal property.

As the mandated process for the sale of municipal land includes public notice, the public will always have an opportunity to provide feedback to Council before a transfer is completed.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

If Council's criteria in a policy regarding the sale of municipal land includes the requirement that the land be deemed unnecessary for civic or infrastructure purposes, any consideration of disposition would be reviewed by the relevant departments (e.g. Director of Engineering and Municipal Operations and Director of Recreation and Culture to obtain their comments on the current and possible future uses of the property, Fire Chief and RCMP Detachment commander for requests that may impact emergency vehicle response routes, etc.).

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposed policy is not directly related to any of Council's 2018-2022 Strategic Priorities, however Council may direct staff to prepare the policy with content that advances the Strategic Priorities.

OPTIONS / RISKS / ALTERNATIVES

Council can choose to continue the status quo process for consideration of the sale of municipal land and right of way. This may result in frustration for potential purchasers if Council is not interested in their offer for reasons they could have been appraised of before they incurred the application fee and related costs (e.g., appraisal, conceptual design, etc.).

Council could also direct staff to revise the Planning Procedures Bylaw, or by resolution request that staff bring forward a letter of offer from prospective purchasers to a closed meeting of Council prior to an application being made, to allow Council to give a preliminary indication if it would be willing to consider the proposal.

CONCLUSION

The current process for formally receiving and reviewing requests to purchase City property (including road allowances) is outlined in the Planning Procedures Bylaw, 2017, No. 2234, and requires a \$250 application fee, and (typically) a property appraisal provided by the applicant.

In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that would not be supportable by Council, it may be beneficial for Council to establish a policy regarding the sale of municipal property (including road allowances) that would provide guidance to applicants on what criteria Council would consider in deciding whether to sell City land. This report includes the existing procedures for the sale of municipal right of way/property, and identifies several alternatives for Council's consideration. Staff recommend that Council identify principles, as proposed in this report or as further amended by Council, that can be used to establish a policy for the sale of City lands.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendation of this report.

A handwritten signature in black ink, consisting of a series of connected loops and a final horizontal stroke.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Schedule "O" of the Planning Procedures Bylaw
Appendix B: Division 3 of the *Community Charter* (Municipal Property)

APPENDIX A
Schedule “O” of the Planning Procedures Bylaw

Schedule O Request for Purchase of Municipal Right-of-way Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff determine an appropriate price for the land that would be going to the property owner, and if a land exchange is proposed, a price for the land that is to be dedicated to the City. This would be based on an appraisal or by the square footage of the additional land based on the most recent available tax assessment of the owner’s property.
- (d) If the municipal right of way requested for purchase is adjacent to multiple properties, staff will attempt to make contact with adjacent property owners to determine if they are interested in purchasing a portion of the right of way. In exceptional circumstances, such as where current policy does not support the sale of the right of way, or where the purchase of the right of way is an integral component of a comprehensive urban redevelopment project, staff may determine that it is not necessary to contact adjacent property owners.
- (e) Staff prepare a report and recommendation for Council regarding the requested purchase of the right of way. In accordance with the Community Charter, the disposition of municipal land is discussed in a closed meeting of Council. Council may direct staff to proceed with preparation of a road closure bylaw and notice of land disposition, or reject the application. If the application is rejected, notify owner/Applicant of Council’s decision.
- (f) If Council directs staff to prepare a road closure bylaw and notice of land disposition, A notice of the (road closure and) land disposition under Section 26 of the Community Charter is posted and published, informing residents of the intention to close the road and sell the property. If the proposed price of the land is less than fair market value, a notice of assistance is also required under Section 24 of the Community Charter.
- (g) Following the required notice period, an agreement is drafted for the sale of the right of way, and if a land exchange is proposed for the purchase by the City of the applicant’s land, to be approved by Council. Once Council approves of the agreement the agreement is signed by both parties.
- (h) The property owner makes an application for a lot line adjustment subdivision to incorporate the former municipal right of way with their adjacent property, and if a land exchange is proposed the application must include road dedication and road closure plans. Staff will determine how costs associated with the surveys will be shared or divided.
- (i) A Preliminary Layout Approval is issued with the condition that the road closure and dedication is approved. Staff obtain confirmation that the Province will not resume the portion of highway to be closed.

- (j) Staff prepare a road closure bylaw that also removes the road dedication from the parcel, and if a land exchange is proposed, a highway dedication bylaw for the property to be dedicated to the City. The bylaws go before Council for 1st, 2nd, and 3rd readings.
- (k) A notice of the road closure under the Community Charter is posted and published. An opportunity for persons who are affected by the bylaw to make representations to council is provided at a Public Meeting. Council considers final adoption of the road closure bylaw.
- (l) A notice of land disposition under Section 26 of the Community Charter is posted and published, including a Section 24 notice of assistance if the price is less than fair market value.
- (m) Council, by resolution, approves the sale of the land.
- (n) The Approving Officer approves the lot line adjustment, or subdivision plan if required. The following documents are registered:
 - (i) Application to Deposit Bylaw/Road Closure Plan and Form Declaration attaching the City of White Rock road closure bylaw
 - (ii) Form 17 – Application for Title to Road
 - (iii) Form 17 – Cancellation of Right of Resumption
 - (iv) Form A – Transfer of ‘Parcel’ and Property Tax Transfer
 - (v) Application to Deposit Subdivision Plan
 - (vi) Extension of Mortgage (if applicable) (and removal of mortgage from dedication portion, if applicable).

Minimum Submission Requirements – Purchase of Municipal Right of Way Application

Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Site Profile
<i>Additional studies/information may be required based on specifics of an application</i>

APPENDIX B

Division 3 of the *Community Charter* (Municipal Property)

Notice of proposed property disposition

- 26** (1) Before a council disposes of land or improvements, it must publish notice of the proposed disposition in accordance with section 94 [*public notice*].
- (2) In the case of property that is available to the public for acquisition, notice under this section must include the following:
- (a) a description of the land or improvements;
 - (b) the nature and, if applicable, the term of the proposed disposition;
 - (c) the process by which the land or improvements may be acquired.
- (3) In the case of property that is not available to the public for acquisition, notice under this section must include the following:
- (a) a description of the land or improvements;
 - (b) the person or public authority who is to acquire the property under the proposed disposition;
 - (c) the nature and, if applicable, the term of the proposed disposition;
 - (d) the consideration to be received by the municipality for the disposition.

Exchange or other disposal of park land

- 27** (1) This section applies to land vested in a municipality under
- (a) section 29 [*subdivision park land*] of this Act,
 - (b) section 510 (13) [*provision of park land in relation to subdivision*] of the [*Local Government Act*](#), or
 - (c) section 567 (5) (a) [*provision of park land in place of development cost charges*] of the [*Local Government Act*](#).
- (2) A council may, by bylaw adopted with the approval of the electors,
- (a) dispose of all or part of the land in exchange for other land suitable for a park or public square, or
 - (b) dispose of the land, provided that the proceeds of the disposal are to be placed to the credit of a reserve fund under section 188 (2) (b) [*park land acquisition reserve fund*].
- (3) Land taken in exchange by a municipality under this section is dedicated for the purpose of a park or public square and the title to it vests in the municipality.
- (4) A transfer of land by a municipality under this section has effect free of any dedication to the public for the purpose of a park or a public square and section 30 (3) [*removal of park dedication*] does not apply.

Disposal of water systems, sewage systems and other utilities

- 28** (1) This section applies to works for one or more of the following:
- (a) the supply, treatment, conveyance, storage and distribution of water;
 - (b) the collection, conveyance, treatment and disposal of sewage;
 - (c) the supply and distribution of gas or electrical energy;
 - (d) a transportation system;
 - (e) a telephone system, closed circuit television system or television rebroadcasting system.

- (2) A council has unrestricted authority to dispose of works referred to in subsection (1) if
- (a) the works are no longer required for the purpose described in subsection (1), or
 - (b) the works are disposed of to another municipality in the same regional district or to the regional district.
- (3) In the case of works referred to in subsection (1) (a) or (b) that are used by a municipality to provide a water or sewer service, the council may only dispose of the works if
- (a) an agreement under which the water or sewer service will continue for a period specified in the agreement is in effect, and
 - (b) the intended disposition and agreement receives the assent of the electors.
- (4) In the case of works other than those referred to in subsections (2) and (3), the council may only dispose of the works with the approval of the electors.

Municipal ownership of subdivision park land

- 29** (1) Land in a municipality that is dedicated to the public for the purpose of a park or a public square by a subdivision plan, explanatory plan or reference plan deposited in the land title office is vested in the municipality for that purpose.
- (2) The vesting under subsection (1) is subject to the exceptions described in section 107 (1) (d) of the [Land Title Act](#) as if the vesting were under that section.

Reservation and dedication of municipal property

- 30** (1) A council may, by bylaw, reserve or dedicate for a particular municipal or other public purpose real property owned by the municipality.
- (2) As a restriction, a bylaw under subsection (1) that reserves or dedicates property
- (a) as a park or public square, or
 - (b) for purposes related to heritage or heritage conservation,
- may only be adopted by an affirmative vote of at least 2/3 of all the members of council.
- (3) A bylaw that removes a reservation or dedication referred to in subsection (2) may only be adopted with the approval of the electors.
- (4) A bylaw that removes a reservation or dedication under subsection (1), other than one referred to in subsection (2), may only be adopted after the council
- (a) gives notice of its intention in accordance with section 94 [*public notice*], and
 - (b) provides an opportunity for persons who consider that they are affected by the bylaw to make representations to council.
- (5) Bylaws adopted or works undertaken by a council that directly affect property reserved or dedicated under this section must be consistent with the purpose for which the property is reserved or dedicated.
- (6) A reservation or dedication under this section does not commit or authorize a council to proceed with implementation of the purpose for which the property is reserved or dedicated.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: **October 19, 2020**

TO: **Mayor and Council**

FROM: **Colleen Ponzini, Director, Financial Services**

SUBJECT: **2020 – 2024 Financial Plan Amendment No. 2**

RECOMMENDATION

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”.

EXECUTIVE SUMMARY

On October 5, 2020, Council received the Residential Solid Waste Collection – Purchase of Three Solid Waste Collection Vehicles report. The report sought Council’s approval of the purchase after a Financial Plan Amendment Bylaw could be adopted. The amendment was to include a \$985K adjustment for the purchase of the vehicles, which was proposed to be funded through reserves and the reallocation of funds from two capital projects that would no longer be required. White Rock Financial Plan (2020 – 2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362 has been prepared with the adjustment and is recommended for approval.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
October 5, 2020	THAT Council direct staff to prepare a 2020 Financial Plan Amendment that would include a \$985K adjustment for the purchase of the three solid waste vehicles discussed in this report.”

INTRODUCTION/BACKGROUND

On October 5, 2020, Council approved that a Financial Plan Amendment be brought forward that would include a \$985K adjustment for the purchase of three Solid Waste Collection vehicles that was proposed to be funded through reserves and the reallocation of funds from two capital projects that would no longer be required. The funding sources were listed as per the table below.

Amount	Description
\$472,000	Equipment Replacement Reserve
\$421,000	Solid Waste Operating Reserve
\$ 70,000	Garbage Compactor Project
<u>\$ 22,000</u>	Green Waste Disposal Bins
\$985,000	Total

Section 165 of the *Community Charter* (Charter) requires that a municipality adopt annually, by bylaw, a five-year financial plan. This Section also allows a municipality to amend the financial plan, by bylaw, at any time to provide for greater certainty.

Section 173 of the Charter states that “A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.”

FINANCIAL IMPLICATIONS

The Financial Plan Amendment increases funding for three (3) Solid Waste Collection vehicles by \$979K which will come from reserves and the reallocation of two capital projects that will no longer be required.

LEGAL IMPLICATIONS

Not Applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not Applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not Applicable.

CLIMATE CHANGE IMPLICATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not Applicable.

OPTIONS / RISKS / ALTERNATIVES

Section 173 of the Charter states that “A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.” To comply with the Charter, it is advisable to adopt a bylaw amending the 2020 – 2024 Financial Plan that includes the purchase of the three Solid Waste Collection vehicles prior to awarding a contract to purchase them.

CONCLUSION

White Rock Financial Plan (2020 – 2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362 has been prepared with the \$985K adjustment required to provide funding for the purchase of the three Solid Waste Collection vehicles that were discussed on October 5, 2020.

To ensure compliance with the Community Charter, it is recommended that Council approve the White Rock Financial Plan (2020 – 2024) Bylaw, 2020, No. 2330, Amendment No. 2, 2020, No. 2362.


Respectfully submitted,



Colleen Ponzini
Director of Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 19, 2020
TO: Mayor and Council
FROM: Colleen Ponzini, Director of Financial Services
SUBJECT: Waterfront Parking Issues Related to Free Parking Seven (7) Days per Week

RECOMMENDATIONS

THAT Council:

1. Direct staff to change the time limits for the free waterfront parking to align with the time zones identified in this report; and
 2. Provide direction on the price of the yellow Resident Parking decals.
-

EXECUTIVE SUMMARY

This report provides additional information for Council to consider that relates to the October 19, 2020 Council Agenda Item #4. “2020 Financial Projections on Parking Revenues with Covid-19” that has the following recommendation for Council’s consideration:

“THAT the COVID-19 Recovery Task Force recommends that Council consider offering free four (4)-hour parking at the waterfront on east and west beach (including the parkade) from November to January.”

The two issues discussed in this report relate to 1) the time limits for the free parking at the waterfront and 2) whether Council would support a reduction to reduce the price of the Resident Parking decals that are used at the waterfront.

INTRODUCTION/BACKGROUND

The COVID-19 Recovery Task Force (CRTF) recommends that Council consider offering free four (4) hour parking at the waterfront from November 1, 2020 to January 31, 2021. Should Council choose to support the free parking recommendation, staff would like to refine the time limits and ask whether Council would want to support a reduction to the price of the Resident Parking decals that are in use at the waterfront.

Time Limits

Upon discussions subsequent to the CRTF meeting with the City’s Parking Manager about how to manage enforcement of the change being proposed by the CRTF, it was suggested that rather than limiting the free parking to four (4) hours in all areas at the waterfront, that some areas be limited to a maximum of fourteen (14) hours. This would be consistent with the current use of waterfront parking that includes local business employees who use the lots for longer periods during the day; local residents who use the parking overnight; and some visitors who enjoy the waterfront for longer than four (4) hours. Having these time limits would accomplish the goals of

the CRTF and would stop someone from being able to park their vehicle at the waterfront for days on end. The time limits would be clear through appropriate signage.

Staff have provided maps in Appendix A that show the proposed time limited parking areas.

Resident Parking Decals

Part of Council's early response to the COVID-19 pandemic was to allow residents to use their 2019 parking decals in 2020. The argument at that time was that parking was being offered free at the waterfront and the City did not have clear procedures on how residents could purchase the decals as facilities were closed to the public. Now that the City's parking regulations have returned to normal and safe procedures are in place to purchase the decals, the City will resume the decal program. The 2021 parking decal sales begin on November 1, 2020 and old decals will no longer be valid after December 31, 2020.

Council's previous direction regarding the relationship between free parking at the waterfront and using prior year decals suggests that Council may want to consider reducing the price of the yellow 2021 Resident Parking decals if the CRTF recommendation is approved. Currently, residents have the option to purchase the annual yellow Resident Parking decal for \$48 that allows them up to four (4) hours of free parking per day at the waterfront. The sale of these decals results in approximately \$228K per year in revenues for the City.

If Council were to choose to reduce the price of the decals to align with the recommendation by the CRTF, one reasonable suggestion would be to reduce the price to \$36 ($\$48 * 3 \text{ months} / 12 \text{ months}$). Such a reduction would reduce revenues by approximately \$57K.

FINANCIAL IMPLICATIONS

It is estimated that the City would forgo \$90K in pay parking revenues by allowing free parking at the waterfront for 7 days a week from November 1, 2020 to January 31, 2021 as per the CRTF recommendation.

A yellow Resident Parking decal is currently priced at \$48 per year. The City generates approximately \$228K per year from the sale of these decals. If the decal price was reduced by 3/12, to coincide with the 3 months of free parking being considered at the waterfront, the price would be \$36 ($\$48 * 3 \text{ months} / 12 \text{ months}$) and would result in a \$57K reduction in City revenues.

LEGAL IMPLICATIONS

Not Applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not Applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not Applicable.

CLIMATE CHANGE IMPLICATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not Applicable.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Modify the CRTF recommendation to reflect the time limited zones described in this report.

In order to effectively manage the enforcement of free parking at the waterfront that aligns with the objectives of the CRTF recommendation and allows for the current use of the waterfront parking areas, staff recommend the time limited zones described in this report.

2. Consider a reduction to the price of a yellow Resident Parking decal.

Residents who use the yellow Resident Parking decals may view the proposed free waterfront parking at the waterfront as a benefit they will not be able to participate in. Based on Council's previous direction regarding the relationship between free parking at the waterfront and the decal program, Council may want to consider reducing the price of the yellow 2021 Resident Parking decal. The Financial impact would depend on the price of the decals.

Staff recommend Options 1 and 2.

CONCLUSION

This report provides additional information for Council to consider that relates to the October 19, 2020 Council Agenda Item #4. "2020 Financial Projections on Parking Revenues with Covid-19." The two (2) issues are 1) the time limits for the free parking that is being proposed by the CRTF and 2) whether Council would support a reduction to the price of the Resident Parking decals that are in use at the waterfront.

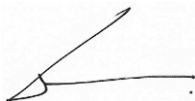
Respectfully submitted,



Colleen Ponzini
Director of Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 19, 2020
TO: Mayor and Council
FROM: Colleen Ponzini, Director, Financial Services
SUBJECT: Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No 2364

RECOMMENDATIONS

THAT Council approve and adopt the “Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No 2364.”

EXECUTIVE SUMMARY

This corporate report introduces the Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No. 2364 to Council for approval and adoption.

INTRODUCTION/BACKGROUND

Latecomer agreements are development finance agreements between municipalities and property developers. These agreements specify off-site capital works infrastructure necessary for development to proceed.

Latecomer agreements also set the terms by which developers can recover costs for excess infrastructure capacity beyond what is required for the initial development.

As part of the latecomer agreement, the municipality and property developer must determine what portion of the excess infrastructure capacity will benefit the future development that will subsequently be serviced by the initial capital works. In order to connect to these capital works, a future developer of the parcels must pay a latecomer charge to the municipality based on the terms of the latecomer agreement. One of the terms of the latecomer agreement is the interest that will be applied to the latecomer charge. This interest rate must be set by bylaw.

The City first adopted the interest rate bylaw for latecomer charges in 2015. At that time, the interest rate was set to 5%. This bylaw amendment is a housekeeping item to alter the bylaw to an interest rate more applicable to the current market conditions. Staff have used the Municipal Finance Authority (MFA) indicative market long-term lending rate of 1.93% (Appendix A) to determine the interest rate for this bylaw update. The fifteen (15) year rate ties to the maximum term of the latecomer agreements.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not applicable.

OPTIONS / RISKS / ALTERNATIVES

Not applicable.

CONCLUSION

It is recommended that the Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No 2364 be approved and adopted.

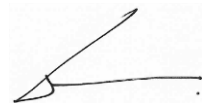
Respectfully submitted,



Colleen Ponzini
Director of Financial Services

Comments from the Chief Administration Officer:

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: MFA Indicative Long-Term Lending Rates

APPENDIX A

MFA Indicative Long-Term Lending Rates



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Supporting Community

Long-Term Lending Rates

INDICATIVE LENDING RATES

Borrowing Terms	FORECAST - Fall *
5 Years	0.91%
10 Years **	1.47%

**Loan requests with terms greater than 10 years will receive this lending rate for the first 10 years of their loan. At the end of 10 years, the relending rate will be reset at the current MFA market rate for a period to be determined at that point (likely another 5 years).

At this rate reset date borrowers with terms exceeding 5 years will have the option to repay all of their loan balance. Borrowers electing to exercise this early loan repayment option must notify the MFA prior to the rate reset date.

Indicative Market Rates - Analytic Purposes Only

On occasion the MFA will set rates for terms other than 10 years. These are the **current market rates (as of today)** associated with those terms and should be used for analytical purposes only.

Clients are reminded that traditionally the MFA will set the lending rate for the first 10 years on commencement of an issue and then reset that rate generally each 5 year period thereafter.

5 years	0.91%
10 years	1.47%
15 years	1.93%
20 years	2.25%

Rate used for bylaw

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

ABSENT: Councillor Fathers

STAFF: G. Ferrero, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations
C. Isaak, Director of Planning and Development Services
S. Lam, Deputy Corporate Officer
G. Newman, Manager of Planning

1. CALL MEETING TO ORDER

The meeting was called to order at 6:10 p.m.

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

2020/LU&P/029

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 5, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

CARRIED

2. ADOPTION OF AGENDA

2020/LU&P/030

It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for October 5, 2020 as circulated.

CARRIED

3. ADOPTION OF MINUTES

September 16, 2020

2020/LU&P/031

It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the September 16, 2020 meeting as circulated.

CARRIED

**4. REQUEST FOR RECONSIDERATION: DENIAL OF TREE REMOVAL PERMIT
15276 COLUMBIA AVENUE**

Corporate report dated October 5, 2020 from the Directors of Planning and Development Services and Engineering and Municipal Operations titled "Request for Reconsideration: Denial of Tree Removal Permit (15276 Columbia Avenue)".

The applicants joined the meeting electronically. The following comments were noted:

- The project is designed to conform with the City's zoning
- The tree was planted by previous owners
- It would be difficult to relocate the tree elsewhere
- BC Hydro can advise if the lines would be unsafe for the tree, and if undergrounding of the wiring could be requested
- Applicant has worked with the neighbour to the east to help protect their view

2020/LU&P/032

It was MOVED and SECONDED

THAT the Land Use and Planning Committee request the City reach out to BC Hydro and inquire if the tree is jeopardizing the power lines, and inquire if the wiring could be installed underground to the house.

CARRIED

2020/LU&P/033

It was MOVED and SECONDED

THAT the Land Use and Planning Committee defer the request for reconsideration of tree removal permit at 15276 Columbia Avenue to a future Committee meeting pending a response from BC Hydro.

CARRIED

5. **APPLICATION FOR MAJOR DEVELOPMENT PERMIT (SIGNAGE)
AMENDMENT – 15177 THRIFT AVENUE**

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Major Development Permit (Signage) Amendment – 15177 Thrift Avenue”.

The following discussion points were noted:

- Support expressed for wayfinding signage, as a way to support businesses
- Concerns expressed regarding lighting in the evening, adding that it could impact quality of life
- For the lighting, a dimmer, or having the lights on a timer was suggested
- Height requirements for signs vary with respect to the message (eg: motorist vs. pedestrian)
- Suggested that there be directional signage to the parking considered

2020/LU&P/034

It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council authorize staff to schedule the required Public Meeting for proposed Development Permit No. 429, which includes variances to Sign Bylaw, 2010, No. 1923.

CARRIED

6. **APPLICATION FOR MAJOR DEVELOPMENT PERMIT APPLICATION AND
DEVELOPMENT VARIANCE PERMIT – 14947 BUENA VISTA AVENUE
(MJP/DVP 19-021)**

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)”.

The following discussion points were noted:

- There will be an impact to the view north of the subject property
- The tree is privately owned and within the building envelope
- If the project was not a sub-division, views would still be impacted
- Concerns were expressed regarding the request for height variance

2020/LU&P/035

It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public meeting for Development Variance Permit No. 431.

CARRIED

Councillors Johanson and Kristjanson voted in the negative

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

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 14234 Malabar Avenue (ZON/MIP/SUB 19-005)”.

The following discussion were noted:

- Neighbours have expressed opposition to the proposed development
- The proposed project looks at ways of preserving single family dwellings
- With the land size, it was suggested that any project could impact surrounding views

2020/LU&P/036

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.*”


DEFEATED

Councillors Johanson, Kristjanson and Manning voted in the negative

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

The Chairperson declared the meeting concluded at 7:11 p.m.

Councillor Trevelyan
Chairperson



Tracey Arthur, Director
Corporate Administration

PRESENT: K. Sanderson
D. Scott
J. Thrall (entered the meeting at: 4:06 p.m.)
G. Wolgemuth

COUNCIL: Councillor S. Kristjanson (Chairperson)

ABSENT: A. MacDonald
Ar. MacDonald

STAFF: C. Isaak, Director, Planning & Development
D. Kell, Manager of Communications and Government Relations
D. Johnstone, Committee Clerk
K. Sidhu, Committee Clerk

Public: 0
Press: 0

1. **CALL MEETING TO ORDER**
The meeting was called to order at 4:04 p.m.

2. **ADOPTION OF AGENDA**

2020-DOGS-008 **IT WAS MOVED AND SECONDED**
THAT the Dogs on the Promenade Task Force adopt the agenda for
October 1, 2020 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

a) February 19, 2020

2020-DOGS-009 **IT WAS MOVED AND SECONDED**
THAT the Dogs on the Promenade Task Force adopt the meeting minutes for
February 19, 2020 as circulated.

CARRIED

4. **FINAL FEEDBACK ON THE PILOT PROJECT**

Chairperson Kristjanson discussed data from the pilot project. Previous concerns for having dogs on the Promenade were discussed together with data collected surrounding those concerns. The following was noted:

- **Complaints surrounding defecation:** 84 complaints were related to people not picking up after their dogs/ dog feces on the promenade.
- **Impact on birds:** Four (4) complaints regarding wildlife interference; however, these were not verified. Bird counts were not taken before/after/during the trial so therefore there is no quantitative data to report.

- **Impact on environment:** Fraser Health data regarding e-coli counts were provided to the Task Force at a previous meeting. It was noted that this data is collected from April to September each year.
- **Aggressive dogs:** One (1) official complaint during the pilot project. No incidences of dog bites were reported.
- **Injury by leash:** Two (2) reported.
- **Expense:** Costs noted for dog waste bag dispensers (bags were provided free of charge as they were used for advertising), signage, and additional bylaw patrol. Additional fines for bylaw infractions could help alleviate some of these costs.

The Task Force discussed the staff report provided at the Regular Council meeting on September 14, 2020. Staff noted that the report provided Council with several options for consideration. Staff had recommended to have dogs permitted year-round from the Oxford Comfort Station to Bayview Park.

Several Task Force members expressed concerns with staff's recommendation. It was suggested that the perception could be that this was a recommendation coming from the Task Force, which was not the case. Members noted concerns with the staff recommendation stating that this would not allow for people to enjoy the full length of the promenade with their dog.

The Chairperson reported that in accordance with the Animal Control and Licensing Bylaw, dogs would be permitted on the promenade again from October 1 to March 31; however, Council wanted the opportunity for the Task Force to have a final meeting to provide closing comments on the pilot project.

The Task Force provided the following feedback:

- Signage was discussed with respect to best locations and potential design. It was noted that improved signage should be required to help advise of rules and regulations.
- Staff reported that they are currently in the process of acquiring and installing twenty (20) signs in the area. As this is no longer a trial period the signs would be able to remain in place long-term.

2020-DOGS-010 **IT WAS MOVED AND SECONDED**

THAT the Dogs on the Promenade Task Force recommend that Council consider allowing dogs to be permitted on the promenade for a six (6) month period from October 1 to March 31 on a yearly basis.

CARRIED

G. Wolgemuth voted in the negative

2020-DOGS-011 **IT WAS MOVED AND SECONDED**

THAT the Dogs on the Promenade Task Force recommend that Council consider 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.

CARRIED

J. Thrall voted in the negative

- A lot of confusion continues for members of the public with respect to the beach. Many people are unaware that the beach is under provincial jurisdiction and White Rock staff are not to police the area.
- City staff have discussed the possibility of a park patrol position to assist during the busier summer months. This position could provide additional clarity regarding the rules and regulations along the waterfront.
- Bylaw infractions with dogs on the pier were discussed. It was suggested that many people coming to White Rock from out of town would not be aware that the promenade and the pier have different rules for dogs. Should dogs continue to be banned from the pier implementing better signage stating this was encouraged.
- It was suggested that it may be easier from an enforcement perspective to allow dogs on the pier during the period they are permitted on the promenade.
- Staff clarified that the reasoning behind not allowing dogs on the pier is that the pier is a heritage structure. Also, there could be issues with crowding as it is an enclosed space.

2020-DOGS-012 **IT WAS MOVED AND SECONDED**

THAT the Dogs on the Promenade Task Force recommends that Council consider permitting dogs on the pier for a six (6) month period from October 1 to March 31 on a yearly basis.

CARRIED

G. Wolgemuth voted in the negative

- There has been an increase in the number of dog licenses purchased since the start of the trial period. While this can't necessarily be attributed solely to the pilot project it is encouraging.
- Ensuring that there are dog waste bags available throughout the six (6) month period when dogs are permitted on the promenade is crucial.

2020-DOGS-013 **IT WAS MOVED AND SECONDED**

THAT the Dogs on the Promenade Task Force recommends 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.

CARRIED

5. OTHER BUSINESS
No items

6. CORRESPONDENCE

The Task Force received the following correspondence items:

- Emails dated September 19 and September 20 from K. McArthur providing suggestions for the Task Force.

7. ACTION TRACKING

This item was discussed during item 4.

**8. CONCLUSION OF THE OCTOBER 1, 2020 DOGS ON THE PROMENADE
TASK FORCE MEETING**

The Chairperson declared the meeting concluded at 5:57 p.m.



Councillor Kristjanson
Chairperson

D. Johnstone
Committee Clerk

UNAPPROVED

- PRESENT:** T.J. Dhillon, Community Member
B. Hagerman, Community Member (left meeting at 7:20pm)
E. Klassen, Community Member
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
R. Khanna, Representative from SS/WR Chamber of Commerce
A. Spyker, Representative from Fraser Health Authority
D. Young, Representative from Sources Community Resource Society
- COUNCIL:** Councillor C. Trevelyan (Chairperson)
Councillor A. Manning (Vice-Chairperson)
- ABSENT:** S. Crozier, Community Member
- GUEST:** Mayor D. Walker
- STAFF:** G. Ferrero, Chief Administrative Officer
C. Isaak, Director of Planning and Development Services
C. Ponzini, Director of Finance Services
C. Latzen, Economic Development Officer
K. Sidhu, Committee Clerk
D. Johnstone, Committee Clerk

1. CALL TO ORDER

The meeting was called to order at 5:33 p.m.

Councillor Trevelyan introduced the City's new Economic Development Officer, Carolyn Latzen to the Task Force.

2. ADOPTION OF AGENDA

2020-CRTF-27 **It was MOVED and SECONDED**

THAT the COVID-19 Recovery Task Force amend the October 6, 2020 agenda by:

- Moving Item 5 – Brainstorm Session after Item 7 – The Marine Drive Hump Project;

AND THAT the agenda be adopted as amended.

CARRIED

3. **ADOPTION OF MINUTES**

a) September 22, 2020

2020-CRTF-28 **It was MOVED and SECONDED**

THAT the COVID-19 Recovery Task Force adopt the meeting minutes for September 22, 2020 as circulated.

CARRIED

4. **2020 FINANCIAL PROJECTIONS ON PARKING REVENUES WITH COVID-19**

A discussion continued from the September 22 meeting regarding page 205 (Parking Revenues) from the 2020 Financial Projections with COVID-19 Impacts Report.

The Director of Financial Services returned with an update from the last meeting. It was noted that the estimated cost to the City to offer free parking seven (7) days a week from November to January would be an incremental loss of \$30,000 per month for a total of \$90,000.

The following discussion points were noted:

- Exploring the idea of offering free parking in the parkade instead of waterfront parking on the strip.
- Parking revenues can be weather dependent
- The effects of COVID-19 on parking and local businesses in White Rock

2020-CRTF-29 **It was MOVED and SECONDED**

THAT the COVID-19 Recovery Task Force recommend that Council consider offering free four (4)-hour parking at the waterfront on east and west beach (including the parkade) from November to January.

CARRIED

Note: Agenda items were addressed out of order.

6. **ENCOURAGING THE USE OF MASKS IN THE CITY OF WHITE ROCK**

The Task Force discussed the use of masks in the City of White Rock. It was noted that the Fraser Health Authority encourages municipalities to encourage the use of masks following the direction of the Provincial Health Order.

A. Chew, Executive Director for Explore White Rock noted they would be incorporating residents wearing masks in White Rock in their promotional video. There was discussion if the City should construct signage encouraging the use of masks and the language to encourage it.

R. Khanna, Executive Director for the South Surrey/White Rock Chamber of Commerce noted she had concerns regarding the City constructing signage encouraging the use of masks as this would incur extra cost to the City and the message is already conveyed by other outlets. She also noted this may cause distress to people who are not able to wear a mask due to medical reasons.

2020-CRTF-30 **It was MOVED and SECONDED**

THAT the COVID-19 Recovery Task Force recommends that Council encourage the use of masks in the City of White Rock.

CARRIED

R. Khanna voted in the negative

7. **THE MARINE DRIVE HUMP RESTABILIZATION PROJECT**

Councillor Trevelyan, Chairperson, requested this item be added to the agenda for discussion. There were concerns regarding the signage for this project that read “local traffic only”. It was noted that this is discouraging the public to visit Marine Drive.

It was noted that staff are looking into the messaging as they are aware of the concerns.

Action Item: Staff to provide additional information to Task Force members on the Marine Drive Stabilization Project at a future meeting.

5. **BRAINSTORM SESSION**

Task Force members discussed ideas around community resiliency as well as supporting local businesses. Topics that were discussed:

- **Special Events during COVID-19**

The Chief Administrative Officer (CAO) confirmed that a report will be provided in the near future on Special Events during COVID-19.

There were concerns raised regarding the recent dimming of the lights on the pier. Staff noted that the direction did not come from Council, it was an administrative decision. The CAO confirmed this will be reviewed.

- **Passport Program**

This program idea was brought forward by the Executive Director of the South Surrey/White Rock Business Improvement Association as a motivator for the public to visit White Rock and support local businesses. There was discussion as to what the program could potentially consist of, whether it be a virtual or paper “passport” and what the incentive could be to participants in order to encourage people to participate.

Action Item: A. Nixon, Executive Director of the White Rock Business Improvement Association, to investigate the feasibility of a potential “Passport Program” to encourage the public to frequent local businesses and report back to a future meeting.

- **Christmas Market**

It was noted there is instruction of no markets as per the Provincial Health Order regarding gatherings.

Action Item: A.Spyker, representative from the Fraser Health Authority to provide information regarding the Provincial Health Order for gatherings and events to the Task Force at a future meeting.

- **Mental Wellness during COVID-19**

There was discussion regarding the importance of the wellness of the community during COVID-19. It was noted it would be beneficial if the outdoor streetscape was altered to create more all-season areas for residents to be outside and enjoy the community, especially during the winter months.

Note: B.Hagerman left the meeting at 7:20 pm

Note: Agenda items returned in order

8. **OTHER BUSINESS**
No items

9. **INFORMATION**
The Task Force received the following item for information:

- Action Tracking

10. **2020 MEETING SCHEDULE**

- October 20; and
- November 17.

2020-CRTF-31 **It was MOVED and SECONDED**
THAT the COVID-19 Recovery Task Force request that an additional meeting be scheduled to be held November 3, 2020 at 4:00 p.m.

CARRIED

8. **CONCLUSION OF THE OCTOBER 6, 2020 MEETING**
The Chairperson declared the meeting concluded at 7:29 p.m.

Councillor Trevelyan, Chairperson



K. Sidhu, Committee Clerk

PRESENT: R. Hynes, Chairperson
S. Crozier, Vice-Chairperson (arrived at 4:03 p.m.)
P. Byer
W. Boyd
J. Lawrence
I. Lessner
D. Riley

COUNCIL: Councillor E. Johanson (non-voting)

STAFF: J. Gordon, Director of Engineering and Municipal Operations (arrived at 4:07 p.m.)
G. Newman, Manager of Planning
D. Johnstone, Committee Clerk
K. Sidhu, Committee Clerk

1. CALL TO ORDER

The Chairperson called the meeting to order at 4:01 p.m.

2. ADOPTION OF AGENDA

2020-EAC-014

It was MOVED and SECONDED

THAT the Environmental Advisory Committee adopt the October 8 agenda as circulated.

CARRIED

Note: S. Crozier arrived at 4:03 p.m.

3. ADOPTION OF MINUTES

2020-EAC-015

It was MOVED and SECONDED

THAT the Environmental Advisory Committee amend the meeting minutes for September 24, 2020 as follows:

- On page three (3) under Urban Forest Management Plan/ Canopy Recovery Targets: *Currently it is not a requirement for the Tree Canopy Plan to be updated annually;*
- Under Item 6 – Information – the first bullet point be amended to read: *Discussion/ review of the Storm Water Management Plan and the Environmental Strategic Plan to be addressed if time and staff resources allow following the review of Tree Management Bylaw 1831 and Tree Management on City Lands Policy 611 and completion of the climate change strategy review mandated by Council; and*

THAT the minutes be adopted as amended.

CARRIED

Note: J. Gordon entered the meeting at 4:07 p.m.

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

The Committee continued their discussion regarding the Chairperson's document titled "The Chairs Proposed Basis for Continuing Discussion". It was noted that the document had been amended following suggestions made at the September 22nd meeting.

Trees Protected by Bylaw and Policy
Size Standard for Protected Trees

R5. The EAC recommends that the minimum size standard for the definition of "protected tree" in Bylaw 1831 be reduced at least to 20 cm.

- Background information to be reviewed by staff for accuracy.
- If approved by Council, the EAC suggested the cost for replacement trees and the fee structure for Bylaw 1831 be reviewed/ reconsidered.
- If this change were to go ahead public education (public forum/ mail-out) would be required.
- Important to also educate the public on *why* the City is taking these measures (we value trees that exist in the City).
- Staff noted that by reducing the threshold for the minimum size of trees it would make more trees subject to the bylaw which could be viewed as an additional cost being collected by the City. Further, it was suggested that unwanted trees just under the 20 cm size may be more likely to be removed to avoid extra costs.
- The Committee agreed that this would likely be the case now for trees slightly under 30cm, and that there is always this danger when trying to adopt better regulations.

Aligning Definitions

R6. The EAC recommends that the definitions and norms provided by Policy 611 be reviewed and revised to make clear that any the pruning or removal of any tree of any size on City lands, (ie, "protected trees" as defined in Bylaw 1831) is the exclusive reserve of the City and its agents, and that the rules governing requests for pruning or removals apply to all such trees.

- Inconsistencies with the terminology used in Bylaw 1831 and Policy 611 were noted. Having this language consistent in both documents is crucial.
- This is a technical recommendation that could be left for staff to take on. Need to simplify the terminology and work on consistency throughout Bylaw 1831 and Policy 611.
- The Committee discussed staff's suggestion for the definition of a City tree under Policy 611 to be amended from six (6) cm to five (5) cm. It was noted that the language in the recommendation applies to all trees regardless of size.

- Staff noted that a bylaw would take precedence over a policy – the policy should be amended to match changes made to the bylaw.
- Chairperson will look to simplify the concept for next revision or will review to see if it is necessary (may be covered in other recommendations).

Significant Trees

R7. The EAC recommends that the regulations and policies concerning significant trees and heritage trees be reviewed and rationalized by establishing a consolidated "Significant Tree Policy and Registry" applicable to trees on both public and private lands employing designation criteria and procedures derived from best practices in other municipalities and relevant provincial guidelines. Bylaw 1831 and Policy 611 should be amended to make clear that "significant" trees of any size, as a category of "protected trees", will not be removed for other than safety reasons.

- The role or potential role of Council was discussed. It was questioned if the last sentence should be amended to include "or as approved by Council."
- The language of the recommendation is very limiting, which is its intention. This puts the importance on tree and the tree canopy.
- Could be covered more in the Council oversight section of the document and the recommendations stemming from that.

Lower Value Trees

R8. The EAC recommends that Bylaw 1831 be revised by removing fruit trees, alders and cottonwoods from the definition of "lower value trees".

- No changes suggested.

Tree Replacement Requirements

Tree Replacement on City Lands

R9. The EAC recommends that Policy 611 be revised to make clear that: when the City is evaluating initiatives that might result in tree removal, all possible ways to protect the trees should be considered; but if they must be removed, ambitious replacement requirements should be specified.

- The use of the word *ambitious* was discussed. Suggested it could be better defined.
- Staff noted concerns that many developers are walking away from their tree removal deposits, viewing it as the cost of doing business. It was noted that the City currently has more funds available than it can annually actively spend on tree planting.
- The Committee discussed Policy 611's suggested changes from staff. Concerns were expressed at the proposed security deposit per tree (\$1,500) as this would reduce the fees collected for most trees.

Action Item: Staff to provide an update/explanation on these suggested changes for Policy 611 (in relation to replacement tree cash in lieu amount) at the next meeting.

Encouraging and Securing Compliance by Private Property Owners Fees, Securities and Fines

R10. The EAC recommends that Council direct staff to review the current fees, securities and fines related to tree removal and replacements to ensure they are commensurate with best practices and are conducive to achieving the goals of maintaining and increasing the number of healthy trees and the amount of tree canopy in the City.

- Need to remember the unique character of White Rock – incentives need to be in line with the unique character of the neighbourhood. As such, best practices may conflict with achieving tree canopy goals in the City.
- Staff suggested that replacement values be added into the recommendation – *current fees, securities, replacement values and fines....*
- The Committee suggested the following change: *The EAC recommends that Council direct staff to review the current fees, securities and fines related to tree removal and replacements to ensure they are commensurate with best practices ~~and are~~ conducive to achieving the goals of maintaining and increasing the number of healthy trees and the amount of tree canopy in the City.*

Enforcement Methods and Resources

R11. The EAC recommends that Council direct staff to review the sufficiency of the methods and resources employed to ensure effective enforcement of Bylaw 1831 and Policy 611.

- No changes.

Contractors

R12. Considering the central role played by private contractors in the management of tree on private property, the EAC also recommends that staff maintain a record of tree removal/maintenance companies that contravene Bylaw 1831 or Policy 611 and remove offending companies from the list of those that can be hired by the City or its residents.

- Staff reported that any company working in White Rock is required to have a White Rock Business License. If the City became aware of a company that had contravened a City bylaw or policy they would be subject to having their business license revoked.
- The City is working to strengthen requirements for tree removal/maintenance companies.
- The legality around keeping and maintaining an ‘approved contractor’ list was discussed. Staff noted this is currently not their practice.
- In addition to the removal of a business license for companies who contravene Bylaw 1831 or Policy 611 a fine could also be considered.
- Staff noted that the City does actively fine companies that either operate

outside of the terms of their business license or operate in White Rock without a license.

- Chairperson to amend this recommendation based on discussions by the Committee and staff.

In the interest of time the Chairperson concluded discussion on this item until the next scheduled meeting.

5. WHITE ROCK PIER/ WEST WHARF REPLACEMENT

Staff advised that a corporate report was provided to Council on the White Rock Pier/ West Wharf Replacement at the September 28, 2020 Regular Council meeting. The two (2) largest issues identified were the lack of funding for the project, as well as the need for public consultation. It was noted that both are being affected by the current COVID-19 pandemic, and as such the project would be put on hold for the time being.

6. INFORMATION

The Committee received the following documents for information:

- Committee Action Tracking Document

7. OTHER BUSINESS

Councillor Johanson reported that she had received an email from a resident asking Council to consider banning the use of rodenticides in White Rock. Staff noted that a community group has been sending letters to various municipalities requesting consideration of this.

Discussion ensued, and it was noted that while the Committee does have several topics to discuss this could be added to the workplan for a future discussion.

Action Item: Staff to provide the Committee with a brief report on the topic of rodenticides in White Rock at a future meeting for discussion.

The Committee discussed their current term, noting that they are only appointed until December 31, 2020. As Committee meetings were on a hiatus for several months it was questioned if Committee member terms would be extended. Councillor Johanson noted she would investigate this and would report back to the Committee.

8. 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.

- October 22
- November 5
- November 19

**9. CONCLUSION OF THE OCTOBER 8, 2020 ENVIRONMENTAL
ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:54 p.m.



R. Hynes, Chairperson

D. Johnstone, Committee Clerk

Unapproved

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2351**



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

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

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

Lot 1 Section 11 Township 1 New Westminster District Plan 20673
PID: 009-452-265
(15654 North Bluff Road)

Lot 2 Section 11 Township 1 New Westminster District Plan 20673
PID: 009-452-273
(15664 North Bluff Road)

Lot 3 Section 11 Township 1 New Westminster District Plan 20673
PID: 009-452-290
(15674 North Bluff Road)

Lot 4 Section 11 Township 1 New Westminster District Plan 20673
PID: 009-452-303
(1593 Lee Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 20673
PID: 009-452-320
(1580 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 20673
PID: 009-452-338
(1570 Maple Street)

as shown on Schedule “1” attached hereto, from the ‘RS-1 One Unit Residential Zone’ to the ‘CD-63 Comprehensive Development Zone (Maple/North Bluff Road).’

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’, Section 7.63 CD-63 Comprehensive Development Zone’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.63 CD-63 Comprehensive Development Zone’.

3. This bylaw may be cited for all purposes as “*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*”.

Public Information Meeting held this 6th day of March, 2019

Second Public Information Meeting held this 28th day of March, 2019

Read a first time this day of , 2020

Read a second time this day of , 2020

Considered at a Public Hearing this day of , 2020

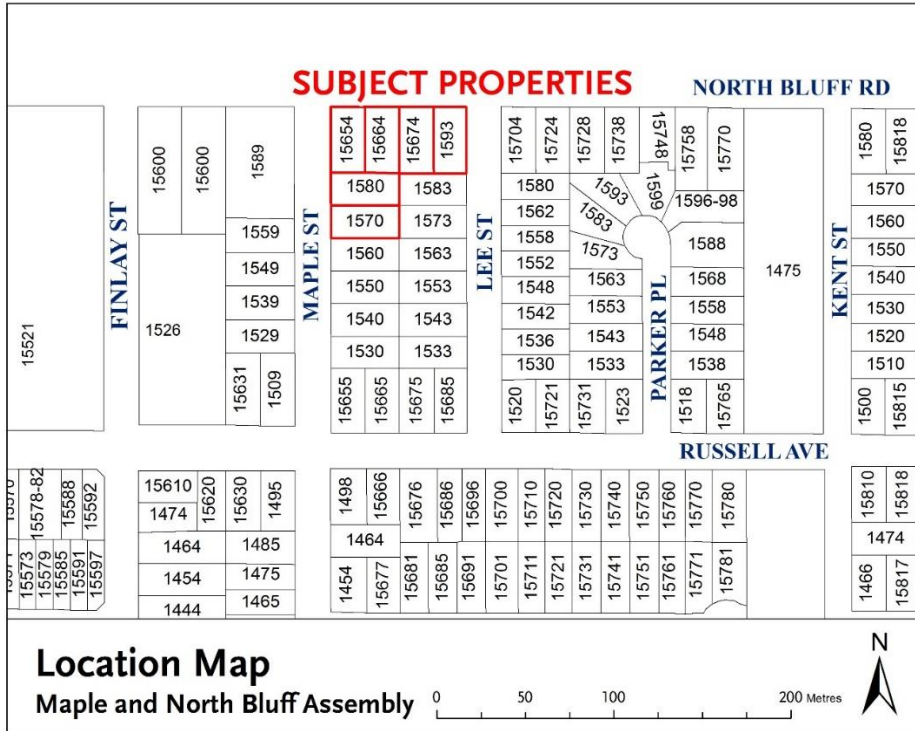
Read a third time this day of , 2020

Adopted this day of , 2020

Mayor

Director of Corporate Administration

Schedule "1"



DRAFT

7.63 CD-63 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of multi-unit residential buildings on two adjacent sites of approximately 2,850 square metres (Site 1) and 1,465 square metres (Site 2), with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*, or alternately to permit the development of one-unit residential uses on six lots.

1. Permitted Uses:

- (1) *multi-unit residential use*
- (2) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
- (3) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an accessory vacation rental in accordance with the provisions of Section 5.8.

2. Lot Coverage:

- (a) For *one-unit residential uses*, lot coverage shall not exceed 40%
- (b) For *multi-unit residential uses*, lot coverage shall not exceed 52% (Site 1) and 54% (Site 2)

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential gross floor area* shall not exceed 0.5 times the lot area, and one (1) *one-unit residential unit* and one (1) *accessory registered secondary suite* per lot.

4. Maximum Increased Density:

Despite section 7.63.3, the reference to the maximum *residential gross floor area* of “0.5 times the lot area” is increased to a higher density of a maximum of 7,117 m² (76,606 ft²) of *gross floor area* and 74 apartment dwelling units for Site 1, and a maximum of 2,045 m² (22,012 square ft²) and 14 dwelling units for Site 2; where and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure twenty-five (25) dwelling units in Site 1 as rental tenure for the life of the building, owned

or managed by a non-profit group and designed to be affordable for low and moderate income households.

5. Building Height:

- (a) The *principal buildings* for *one-unit residential uses* shall not exceed a *height* of 7.7 metres, and ancillary buildings and structures for one-unit residential uses shall not exceed a *height* of 5.0 metres.
- (b) The *principal buildings* for *multi-unit residential uses* on Site 1, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 111.0 metres geodetic
- (c) The *principal buildings* for *multi-unit residential uses* on Site 2, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 105.1 metres geodetic
- (d) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*

6. Siting Requirements:

- (a) Minimum setbacks for *one-unit residential uses* shall be in accordance with the minimum setbacks in the RS-1 zone
- (b) Minimum setbacks for *multi-unit residential uses* are as follows:
 - (i) Setback from north lot line = 1.0 metres
 - (ii) Setback from south lot line = 2.1 metres
 - (iii) Setback from west lot line = 2.0 metres
 - (iv) Setback from east lot line = 2.0 metres
 - (v) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Urban Arts Architecture dated January 24, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 1.0 metre distance from a lot line

7. Parking:

Accessory off-street parking for *one-unit residential uses* shall be provided in accordance with the provisions of Section 4.14.

Parking for *multi-unit residential uses* shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of eighty-nine (89) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of twenty-two (22) spaces shall be provided for visitors and marked as “visitor”
- (c) A minimum of five (5) of the required one hundred and thirty nine (139) spaces shall be provided as accessible parking spaces and shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8

metres, and the other four spaces shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.

- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

8. Bicycle Parking:

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

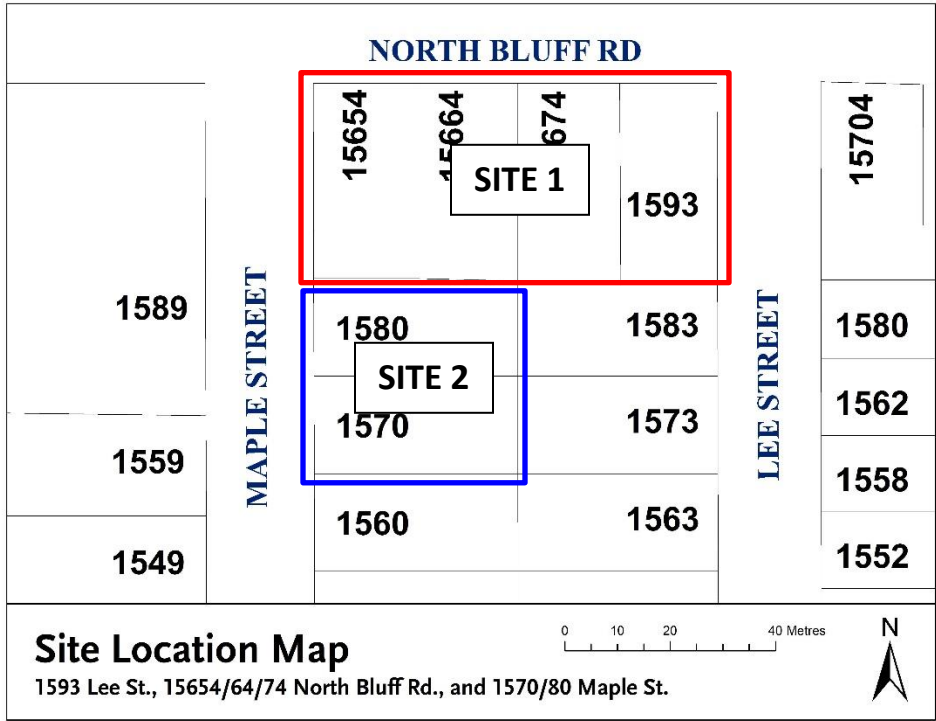
- (a) A minimum of 90 Class I spaces shall be provided
- (b) A minimum of 10 Class II spaces shall be provided

9. Loading:

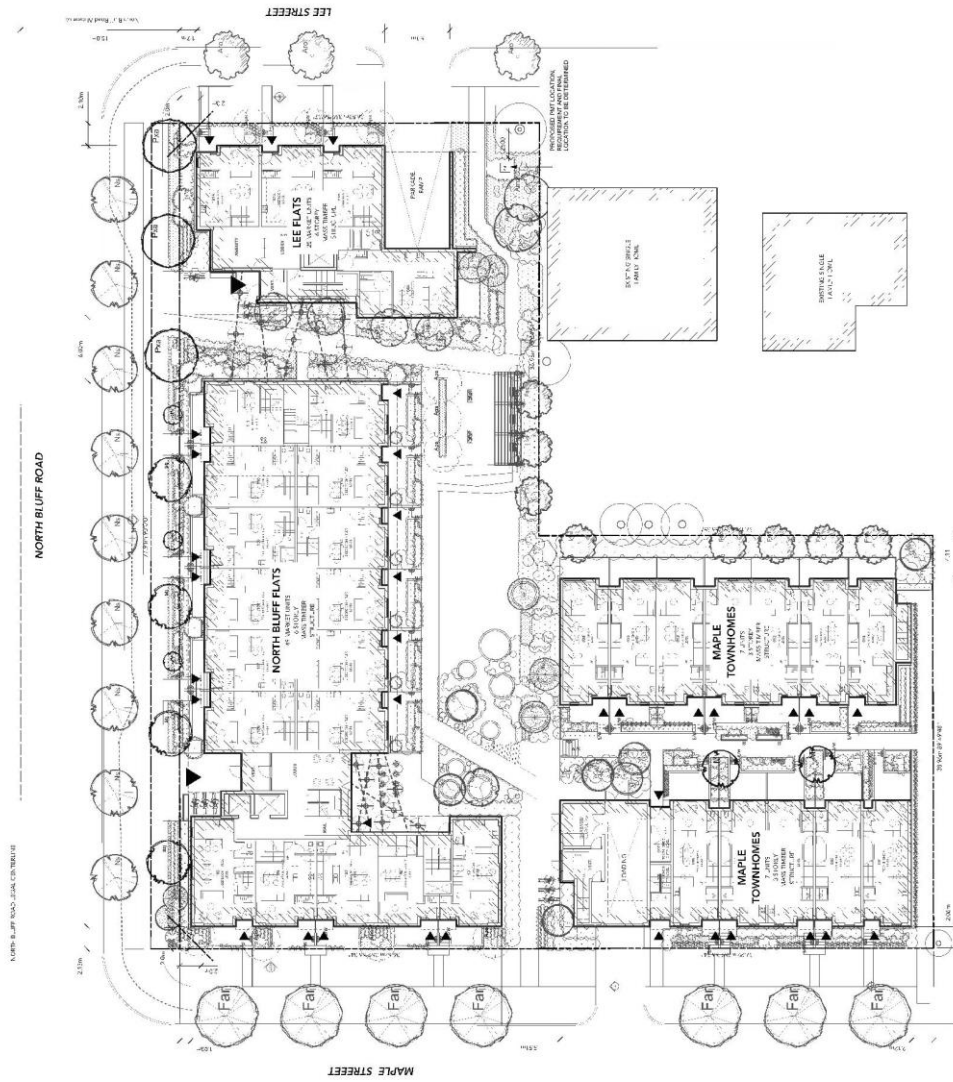
- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Urban Arts Architecture dated January 24, 2020 that are attached hereto and on file at the City of White Rock



DRAFT

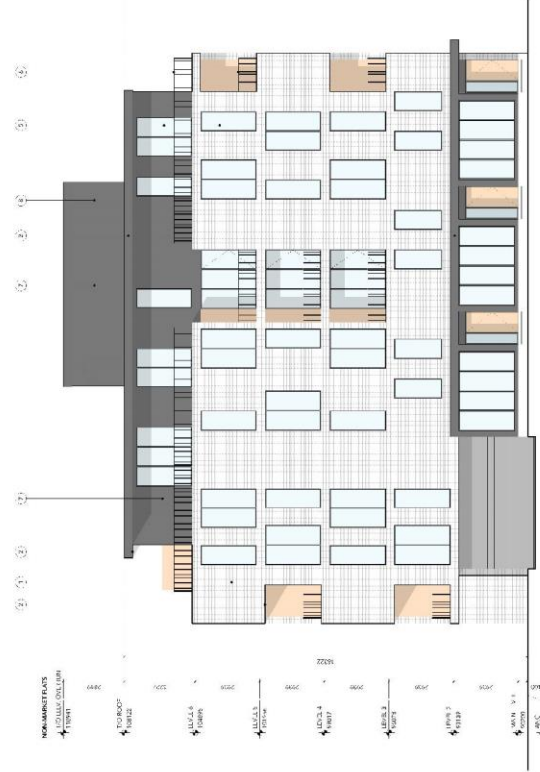


Revised for CD*
 REV: 2022-01-24
 Beachway
 White River, DC

Urban
 Arts
 Architecture • Urban Design
 1110 North 42nd Street, Suite 102
 Arlington, VA 22204

BEACHWAY
 SITE PLAN
 A010

- LEGEND**
- 1. NON-INDICATING (RELAND) TO USE
 - 2. INDICATING (RELAND) TO USE
 - 3. CHANGES TO EXISTING FINISHES
 - 4. CHANGES TO FINISHES (SCHEDULE 10)
 - 5. DEMO FINISHES
 - 6. NEW FINISHES
 - 7. NEW FINISHES TO BE APPLIED TO EXISTING
 - 8. NEW FINISHES TO BE APPLIED TO NEW
 - 9. NEW FINISHES TO BE APPLIED TO EXISTING AND NEW



Issued for CD's
 10/17/2023 01:24
 Bushley
 1000 Lee Street, DC
 ELEVATION
 LEE STREET
 A201





- LEGEND**
- 1. MECHANICAL PLANT
 - 2. MECHANICAL ROOM
 - 3. ELECTRICAL ROOM
 - 4. MECHANICAL ROOM
 - 5. MECHANICAL ROOM
 - 6. MECHANICAL ROOM
 - 7. MECHANICAL ROOM
 - 8. MECHANICAL ROOM
 - 9. MECHANICAL ROOM
 - 10. MECHANICAL ROOM
 - 11. MECHANICAL ROOM
 - 12. MECHANICAL ROOM


BEACHWAY
 ELEVATION
 NORTH BLUFF
A202



- LEGEND**
- 1. FLOOR FINISH
 - 2. CEILING FINISH
 - 3. WALL FINISH
 - 4. DOOR
 - 5. WINDOW
 - 6. STAIR
 - 7. ELEVATOR
 - 8. MECHANICAL ROOM
 - 9. ELECTRICAL ROOM
 - 10. PLUMBING ROOM



PROJECT NO. 2020-01-34
 REV. 2020-01-34
 LOCATION:
 WILMINGTON, DE
**ELEVATION
 MAPLE STREET
 A203**



NO.	DATE	DESCRIPTION
1	10/01/2018	PRELIMINARY
2	10/01/2018	REVISIONS
3	10/01/2018	REVISIONS
4	10/01/2018	REVISIONS
5	10/01/2018	REVISIONS
6	10/01/2018	REVISIONS
7	10/01/2018	REVISIONS
8	10/01/2018	REVISIONS
9	10/01/2018	REVISIONS
10	10/01/2018	REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2018	PRELIMINARY
2	10/01/2018	REVISIONS
3	10/01/2018	REVISIONS
4	10/01/2018	REVISIONS
5	10/01/2018	REVISIONS
6	10/01/2018	REVISIONS
7	10/01/2018	REVISIONS
8	10/01/2018	REVISIONS
9	10/01/2018	REVISIONS
10	10/01/2018	REVISIONS

eta ENVIRONMENTAL TERRACE ARCHITECTURE

1800 West 2nd Avenue
 Tallahassee, FL 32304
 Phone: 904.433.1100
 Fax: 904.433.1101
 www.etaarch.com

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Beachway Development
 North Bluff Road
 White Rock, FL

Client: [Redacted]
 Designer: [Redacted]

Landscape Site Plan

NO.	DATE	DESCRIPTION
1	10/01/2018	PRELIMINARY
2	10/01/2018	REVISIONS
3	10/01/2018	REVISIONS
4	10/01/2018	REVISIONS
5	10/01/2018	REVISIONS
6	10/01/2018	REVISIONS
7	10/01/2018	REVISIONS
8	10/01/2018	REVISIONS
9	10/01/2018	REVISIONS
10	10/01/2018	REVISIONS



**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'.

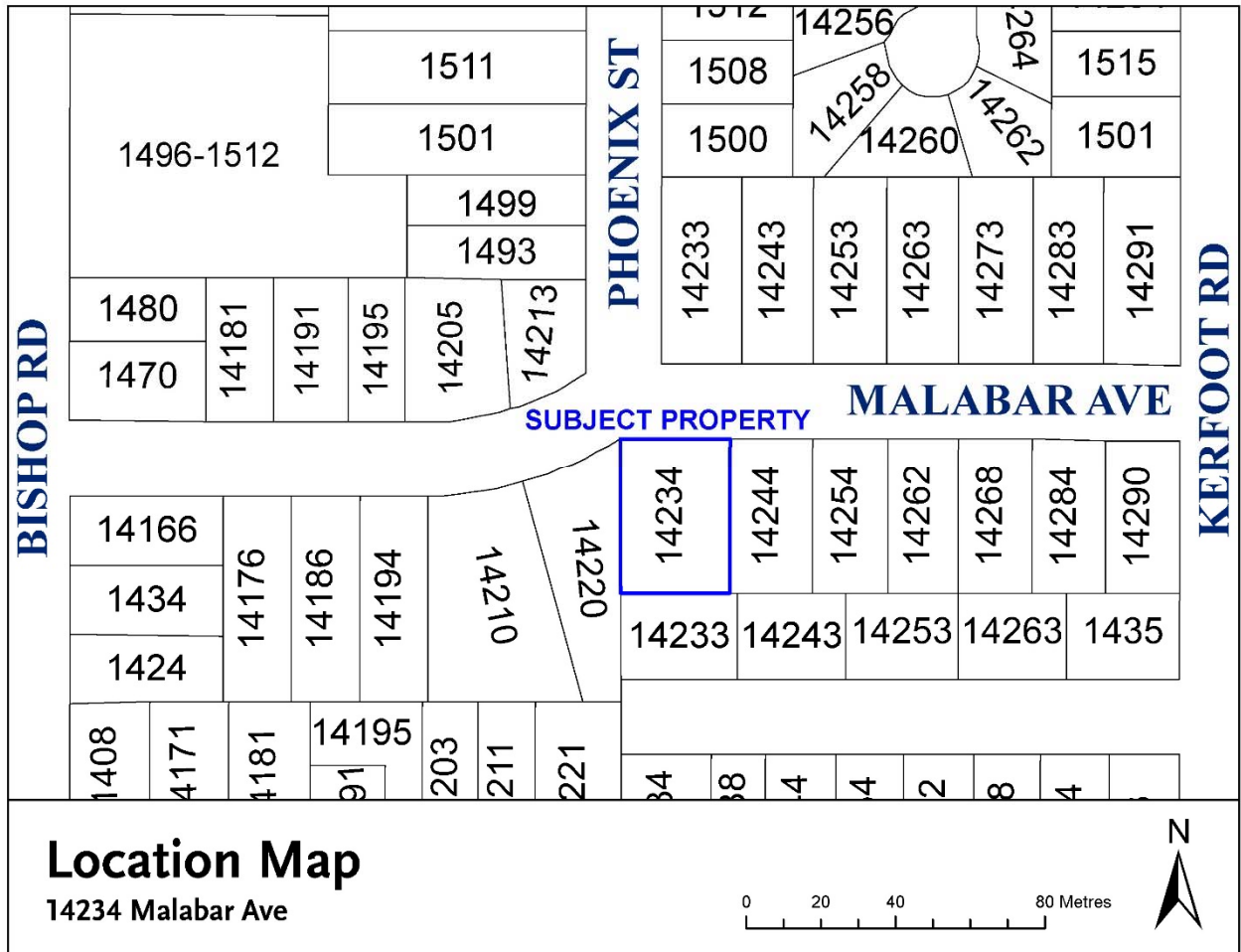
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

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



POLICY TITLE: EMERGENCY EXPENDITURES

POLICY NUMBER: FINANCE - 322

<i>Date of Council Adoption: November 4, 2013</i>	<i>Date of Last Amendment: September 28, 2015</i>
<i>Council Resolution Number: 2013-346, 2015-336</i>	
<i>Originating Department: Finance</i>	<i>Date last reviewed by Finance & Audit Committee: September 14, 2015</i>

Definition:

An **emergency expenditure** is any expenditure which ~~is~~ not in the financial plan and that is incurred to provide prompt coordination of action or special regulation of persons or property to protect the health, safety, welfare or the best interests of the people of the City of White Rock; or to limit damage to property within the City limits.

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An **Emergency** is defined as a present or imminent event that is caused by accident, fire, explosion or technical failure or by the forces of nature and requires prompt coordination of action or special regulation of persons or property to protect health, safety or welfare of people or to limit damage to property.

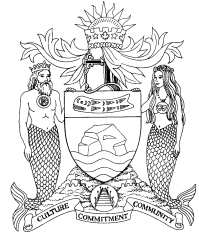
Policy:

1. Where an emergency arises requiring the expenditure of City funds, approval of such expenditure may be provided by the Chief Administrative Officer or the Director of Financial Services in the absence of the Chief Administrative Officer.
2. At the next Council meeting following the emergency, the Chief Administrative Officer, or designate, will report to Council on the nature of the emergency and the funds expended.
3. As soon thereafter as practicable, the Director of Financial Services will put forward a bylaw to amend the City's Financial Plan to reflect the emergency expenditure if necessary.

Rationale:

The Community Charter requires the establishment of a process to authorize emergency expenditures that are not included in the financial plan.

**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 ___ day of _____, 2020
RECEIVED SECOND READING on the ___ day of _____, 2020
RECEIVED THIRD READING on the ___ day of _____, 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 %

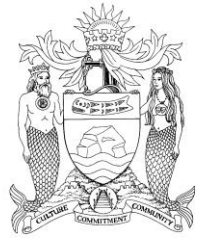
2. This bylaw may be cited as "Latecomer Interest Rate Bylaw, 2015, No 2088, Amendment No. 2, 2020, No 2364"

RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____
RECEIVED FINAL READING on the _____ day of _____

MAYOR

CITY CLERK

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2356**



A Bylaw to provide an exemption from municipal property taxes
under section 224 of the *Community Charter*.

Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the *Community Charter*, S.B.C. 2003. c. 26.

The White Rock Business Improvement Association has leased part of the building located at 1174 Fir Street, from the Corporation of the City of White Rock (“the City”). 1174 Fir Street is legally described as:

Parcel Identifier: 009-618-856
Lot 1, Block 30, Section 11, Township 1
New Westminster District, Plan 11883, Part SW 1/4

(the “Lands”)

Pursuant to section 224(2)(a) of the *Community Charter*, the City of White Rock wishes to grant a three (3) year municipal property tax exemption in respect of the leased property with improvements.

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

1. The premise described in the lease, as shown on Schedule A, is hereby exempt from municipal taxation for the calendar years 2021 through 2024. Schedule A is attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

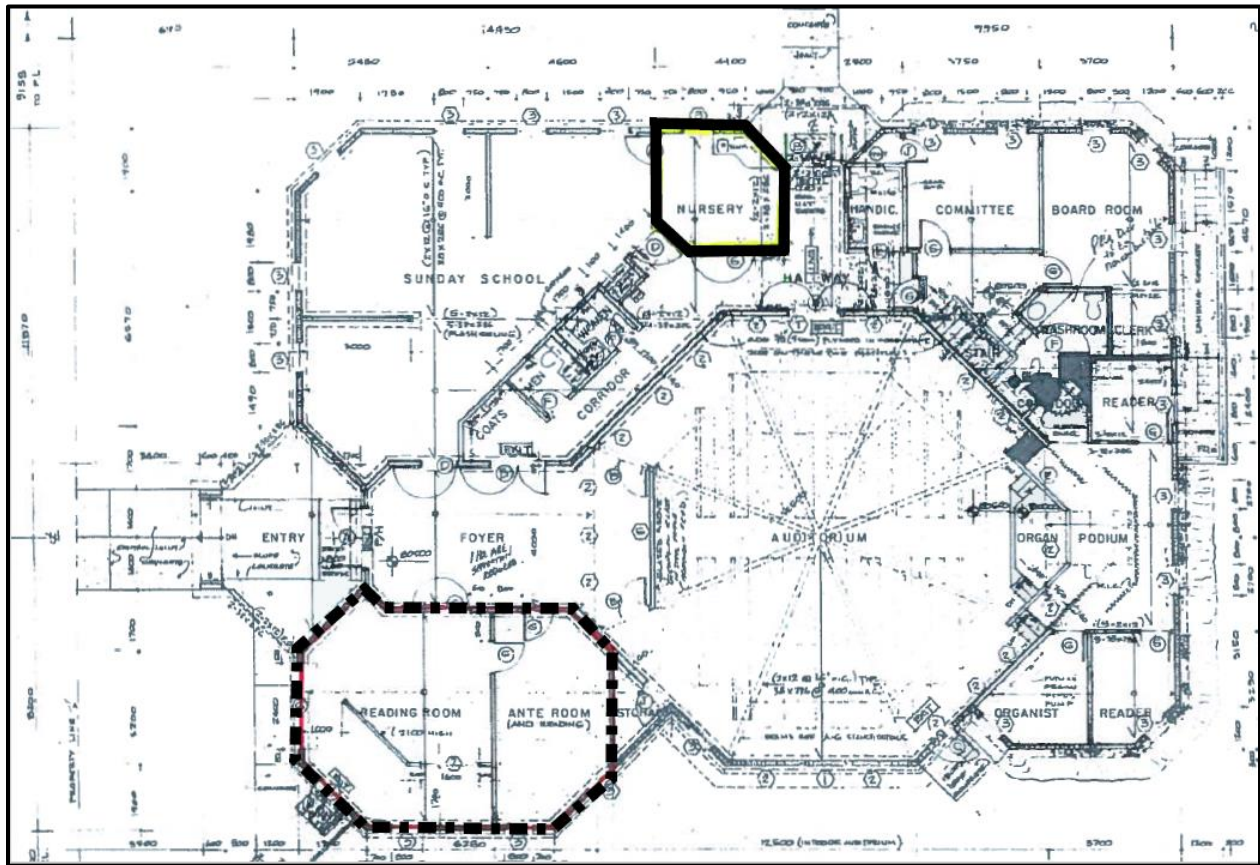
3. This bylaw may be cited for all purposes as the “*2021 - 2024 Permissive Tax Exemption White Rock Business Improvement Association Bylaw 2020, No. 2356*”.

RECEIVED FIRST READING on the	28 th	day of	September, 2020
RECEIVED SECOND READING on the	28 th	day of	September, 2020
RECEIVED THIRD READING on the	28 th	day of	September, 2020
ADVERTISED in the PEACE ARCH NEWS on the	1 st & 8 th	day of	October, 2020
ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

Schedule A



The BIA has exclusive occupancy of that portion of the Building consisting of two (2) office spaces as outlined in solid line on Schedule A, and shared occupancy of that part of the Land and Building as outlined in a dashed line on Schedule A.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2354**



A Bylaw to provide an exemption from municipal property taxes
under section 224 of the *Community Charter*.

Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the *Community Charter*, S.B.C. 2003. c. 26.

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

1. Pursuant to section 224(2)(f) of the *Community Charter*, in relation to property that is exempt under section 220(1)(h) [Buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship and not including any portion of the property used for a commercial purpose, be exempted from property taxation for the years 2021 through 2030.
2. This bylaw may be cited for all purposes as the “2021 - 2030 Places of Worship Permissive Tax Exemptions Bylaw 2020, No. 2354”.
3. That Tax Exemption Bylaw, 1969, No. 374 and all amendments be repealed.

Church on Oxford Hill	Parcel Identifier: 008-894-639 Lot 60, Part NW ¼, Section 10, Township 1, New Westminster Land District, Plan NWP26335
Parish of the Holy Trinity	Parcel Identifier: 009-280-847 Lot A, Part NE ¼, Section 10, Township 1, New Westminster Land District, Plan NWP22428
Roman Catholic Archbishop of Vancouver	Parcel Identifier: 011-621-281 Block 36, Section 11, Township 1, New Westminster Land District, Except Plan 3368, Plan NWP488
Governing Council of the Salvation Army in Canada	Parcel Identifier: 014-002-922 Lot 21, Part W ½ of S ½, Section 11, Township 1, New Westminster Land District, Except Plan N 33 feet Plan NWP2781

Trustees of the Congregation of St. John's Presbyterian Church Canada	Parcel Identifier: 009-270-507 Parcel D, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP22552
White Rock Community Church Inc.	Parcel Identifier: 011-228-610 Lot 1, Part SW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP7197
White Rock Community Church Inc.	Parcel Identifier: 011-228-644 Lot 2, Part SW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP7197
White Rock Life Church	Parcel Identifier: 012-363-987 Lot 15, Block 4, Part NE ¼, Section 10, Township 1, New Westminster Land District, Plan NWP1864
Faith Hope Love Church	Parcel Identifier: 011-420-685 Lot 11, Part NE ¼, Section 10, Township 1, New Westminster Land District, Plan NWP9277

RECEIVED FIRST READING on the 28th day of September, 2020
 RECEIVED SECOND READING on the 28th day of September, 2020
 RECEIVED THIRD READING on the 28th day of September, 2020
 ADVERTISED in the PEACE ARCH NEWS on the 1st & 8th day of October, 2020
 ADOPTED on the _____ day of _____

 MAYOR

 CITY CLERK

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2355**



A Bylaw to provide an exemption from municipal property taxes
under section 224 of the *Community Charter*.

Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the *Community Charter*, S.B.C. 2003. c. 26.

The following social service organizations have made application for permissive tax exemption grants for said lands with improvements listed below in the City of White Rock, the said lands being legally described as:

Options Community Services Society	Parcel Identifier: 000-452-505 Lot 1, Block 21, Section 11, Township 1, New Westminster Land District, Plan NWP11178
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 005-113-521 Lot 12, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 010-362-941 Lot 13, Block N 1/2 6, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 009-218-173 Lot 33, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP24976
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 001-829-653 Lot 16, Block 6, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 010-362-967 Lot 17, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital Auxiliary Society	Parcel Identifier: 012-364-096 Lot 7, Block 5, Part NE ¼, Section 10, Township 1, New Westminster Land District, Plan NWP1864

Sources Community Resources Society	Parcel Identifier: 011-232-099 Lot “B”, Block 7, Part E ½, Section 11, Township 1, New Westminster Land District, Plan NWP7459
White Rock Players’ Club	Parcel Identifier: 011-306-599 Lot 3 Except: West 7 Feet, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP8437

(the “Lands”)

Pursuant to section 224(2)(a) of the *Community Charter*, the City of White Rock wishes to grant a one (1) year municipal property tax exemption in respect of the lands with improvements.

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

1. The Lands and improvements thereon are hereby exempt from municipal taxation for the calendar year 2021.
2. This bylaw may be cited for all purposes as the “*2021 Annual Permissive Tax Exemptions Bylaw 2020, No. 2355*”.

RECEIVED FIRST READING on the 28th day of September, 2020
 RECEIVED SECOND READING on the 28th day of September, 2020
 RECEIVED THIRD READING on the 28th day of September, 2020
 ADVERTISED in the PEACE ARCH NEWS on the 1st & 8th day of October, 2020
 ADOPTED on the day of

MAYOR

CITY CLERK

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2363**



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

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

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

Lot 16 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-931
(1485 Fir Street)

Lot 17 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-965
(1485 Fir Street)

Lot 18 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-981
(1485 Fir Street)

as shown on Schedule "1" attached hereto, from the 'RM-2 Medium Density Multi-Unit Residential Zone' to 'CD-64 Comprehensive Development Zone (1485 Fir Street).'

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.64 CD-64 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.64 CD-64 Comprehensive Development Zone'.

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363*".

Public Information Meeting held this 12th day of December, 2019

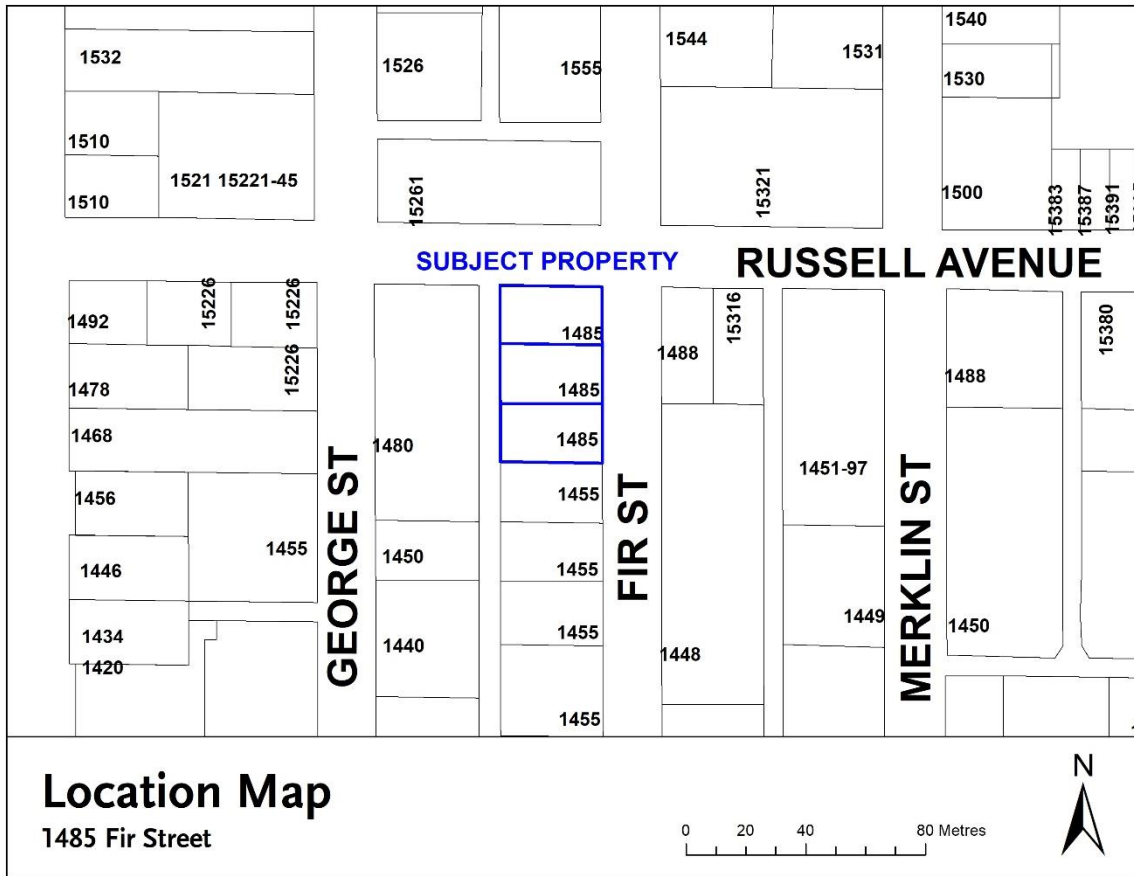
Read a first time this day of , 2020

Read a second time this	day of	, 2020
Considered at a Public Hearing this	day of	, 2020
Read a third time this	day of	, 2020
Adopted this	day of	, 2020

Mayor

Director of Corporate Administration

Schedule "1"



7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 2,036 square metres, with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:

- (1) *multi-unit residential use; and*
- (2) *accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building*

2. Lot Coverage:

- (a) For *multi-unit residential uses*, lot coverage shall not exceed 49%

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential floor area* shall not exceed 1.1 times the lot area, and maximum *gross floor area* shall not exceed 1.5 times the lot area.

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum *gross floor area* of “1.5 times the lot area” is increased to a higher density of a maximum of 5,700 m² (61,356.85 ft²) of *gross floor area* (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building.

5. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 129.2 metres geodetic; and
- (b) *Ancillary buildings and structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

6. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:
 - (i) Setback from north lot line = 5.05 metres
 - (ii) Setback from south lot line = 5.25 metres
 - (iii) Setback from west lot line = 3.08 metres

(iv) Setback from east lot line = 3.47 metres

- (b) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 1.0 metre distance from a lot line

7. Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of ninety-six (96) spaces shall be provided for residents of the *multi-unit residential use*;
- (b) A minimum of twenty-four (24) spaces shall be provided for visitors and marked as “visitor”;
- (c) A minimum of three (3) of the required one hundred and eight (108) spaces shall be provided as accessible parking spaces, shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the three accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other two spaces shall have a minimum width of 2.5 metres, provided that the three parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres; and
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

8. Bicycle Parking:

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

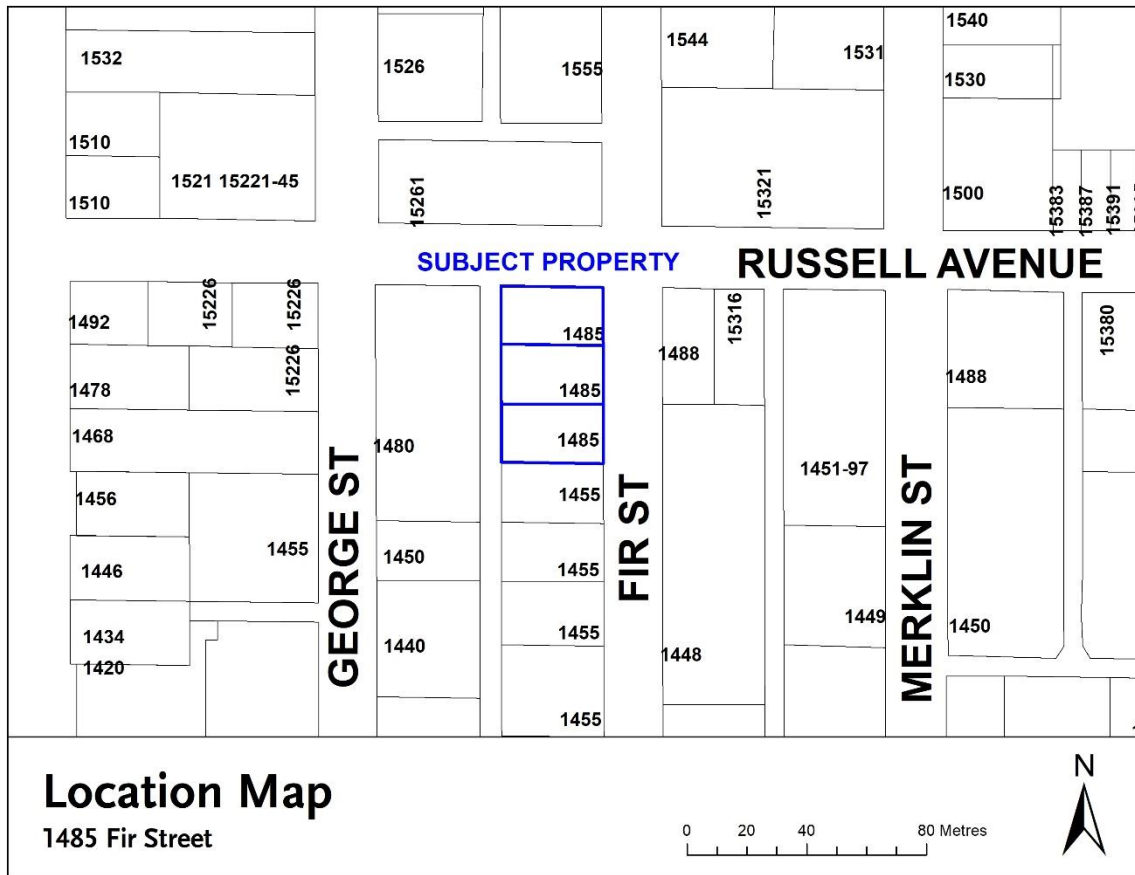
- (a) A minimum of 94 Class I spaces shall be provided; and
- (b) A minimum of 16 Class II spaces shall be provided

9. Loading:

- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock



PROPOSED DEVELOPMENT OF THE PROPERTY AT 1468 FIR STREET, WHITEROCK, B.C. (PROJECT NO. 2016-001-0001) IS THE PROPERTY OF THE DISTRICT OF WHITEROCK. THE DISTRICT OF WHITEROCK IS NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THE INFORMATION CONTAINED HEREIN. THE DISTRICT OF WHITEROCK IS NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THE INFORMATION CONTAINED HEREIN. THE DISTRICT OF WHITEROCK IS NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THE INFORMATION CONTAINED HEREIN.

NO.	DATE	DESCRIPTION
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3	03.31.2017	REVISED SET OF PERMITS
4	09.08.2017	ISSUE FOR PERMIT
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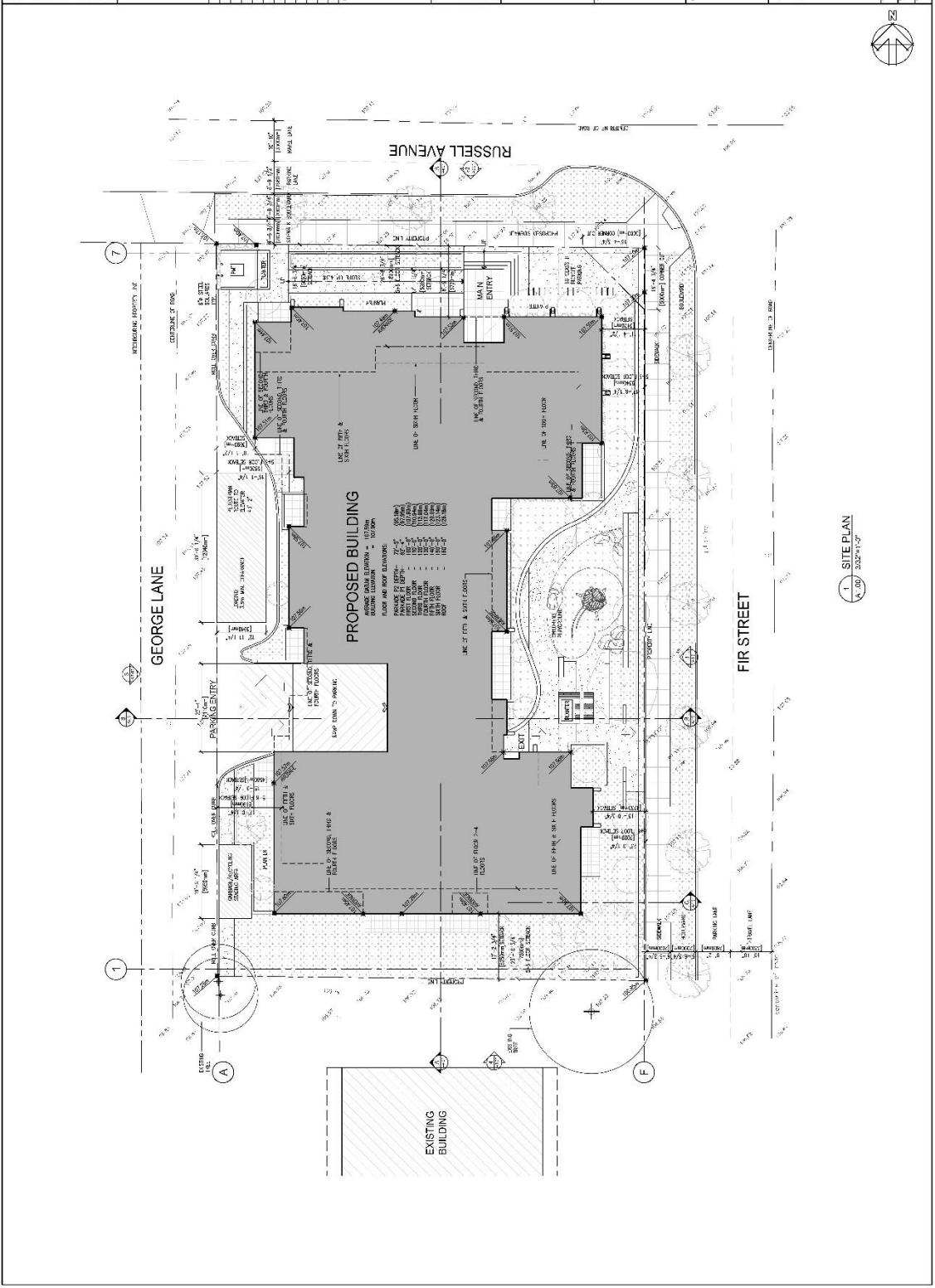


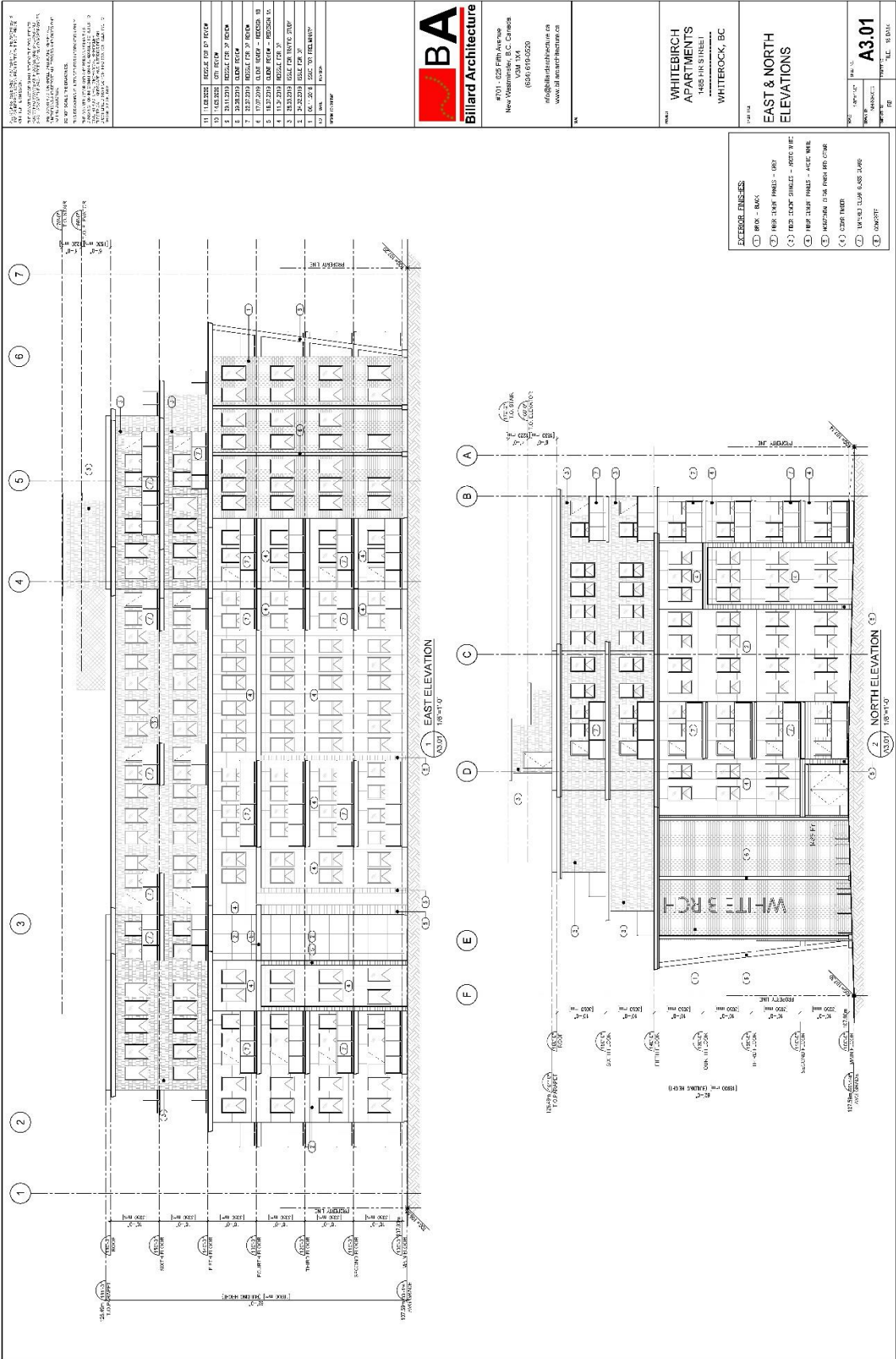
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 info@bilardarchitect.com
 www.bilardarchitecture.ca

WHITEBIRCH APARTMENTS
 1468 FIR STREET
 WHITEROCK, BC

SITE PLAN

SCALE: 1:100
 DATE: 11.03.2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
A1.00





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1	10.11.2021	ISSUE FOR PERM

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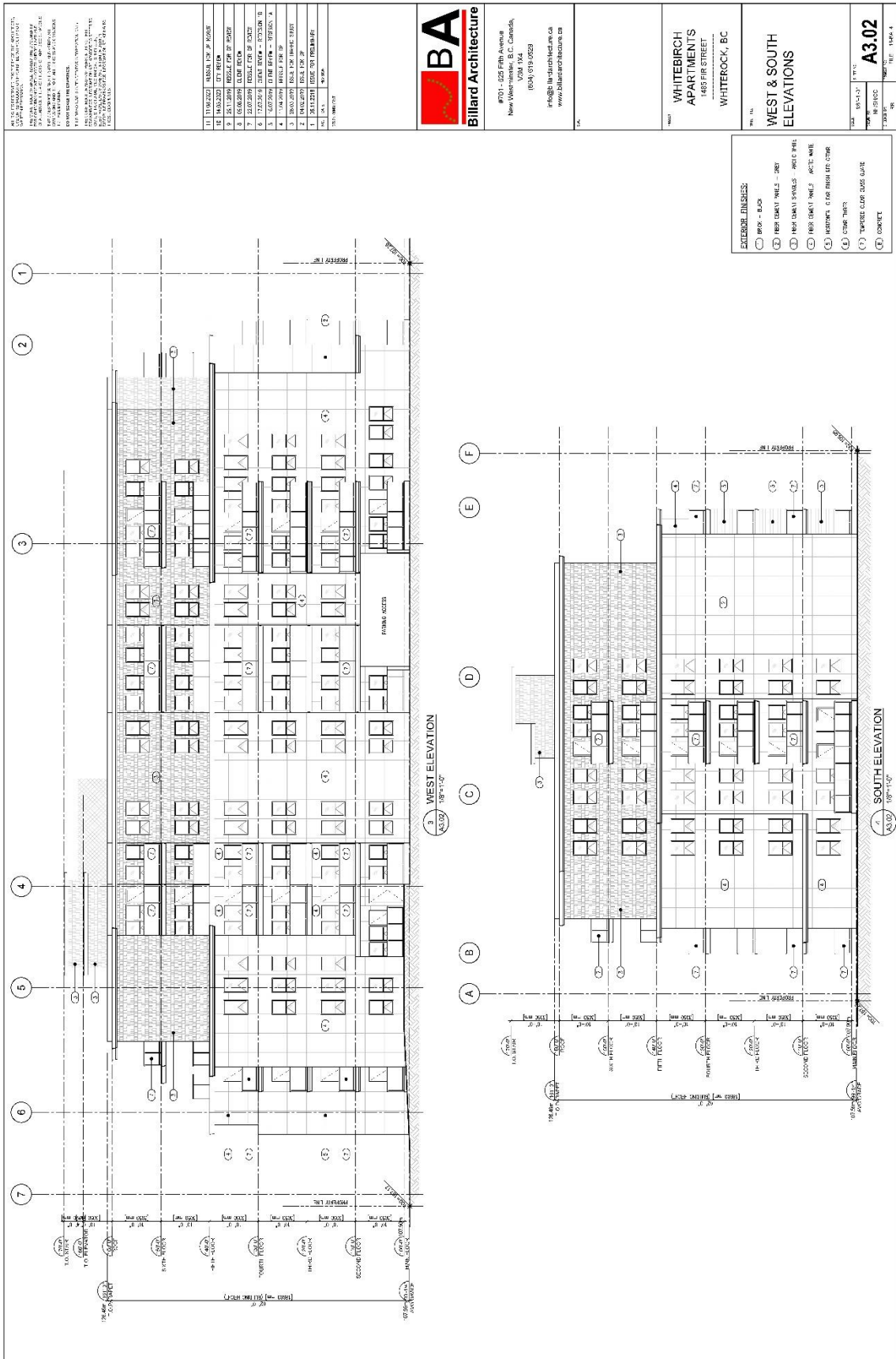
WHITE BIRCH APARTMENTS
1405 14th Street
Whiterock, BC

EAST & NORTH ELEVATIONS

DATE: 11.02.2022
PROJECT: 1405 14th Street
SHEET: 18.01A

A3.01

- EXTERIOR FINISHES**
- (1) BRK - BRK
 - (2) HBR - HBR FINISHES - GRF
 - (3) TDR - TDR FINISHES - RED WBL
 - (4) HBR - HBR FINISHES - ACE WBL
 - (5) HBR - HBR FINISHES - ACE WBL
 - (6) HBR - HBR FINISHES - ACE WBL
 - (7) HBR - HBR FINISHES - ACE WBL
 - (8) GRF - GRF



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WHITE BIRCH
APARTMENTS
1400 6th Street
Whiterock, BC

WEST & SOUTH
ELEVATIONS

A3.02



KEY	REF.	DESCRIPTION
	1	GRAVEL (LDP 01P)
	2	GRAVEL (LDP 02P)
	3	GRAVEL (LDP 03P)
	4	GRAVEL (LDP 04P)

KEY	REF.	DESCRIPTION
	1	EXISTING TREE
	2	PROPOSED TREE
	3	PROPOSED TREE
	4	PROPOSED TREE
	5	PROPOSED TREE
	6	PROPOSED TREE

KEY	REF.	DESCRIPTION
	1	GRAVEL (LDP 01P)
	2	GRAVEL (LDP 02P)
	3	GRAVEL (LDP 03P)
	4	GRAVEL (LDP 04P)
	5	GRAVEL (LDP 05P)
	6	GRAVEL (LDP 06P)

KEY	REF.	DESCRIPTION
	1	GRAVEL (LDP 01P)
	2	GRAVEL (LDP 02P)
	3	GRAVEL (LDP 03P)
	4	GRAVEL (LDP 04P)
	5	GRAVEL (LDP 05P)
	6	GRAVEL (LDP 06P)

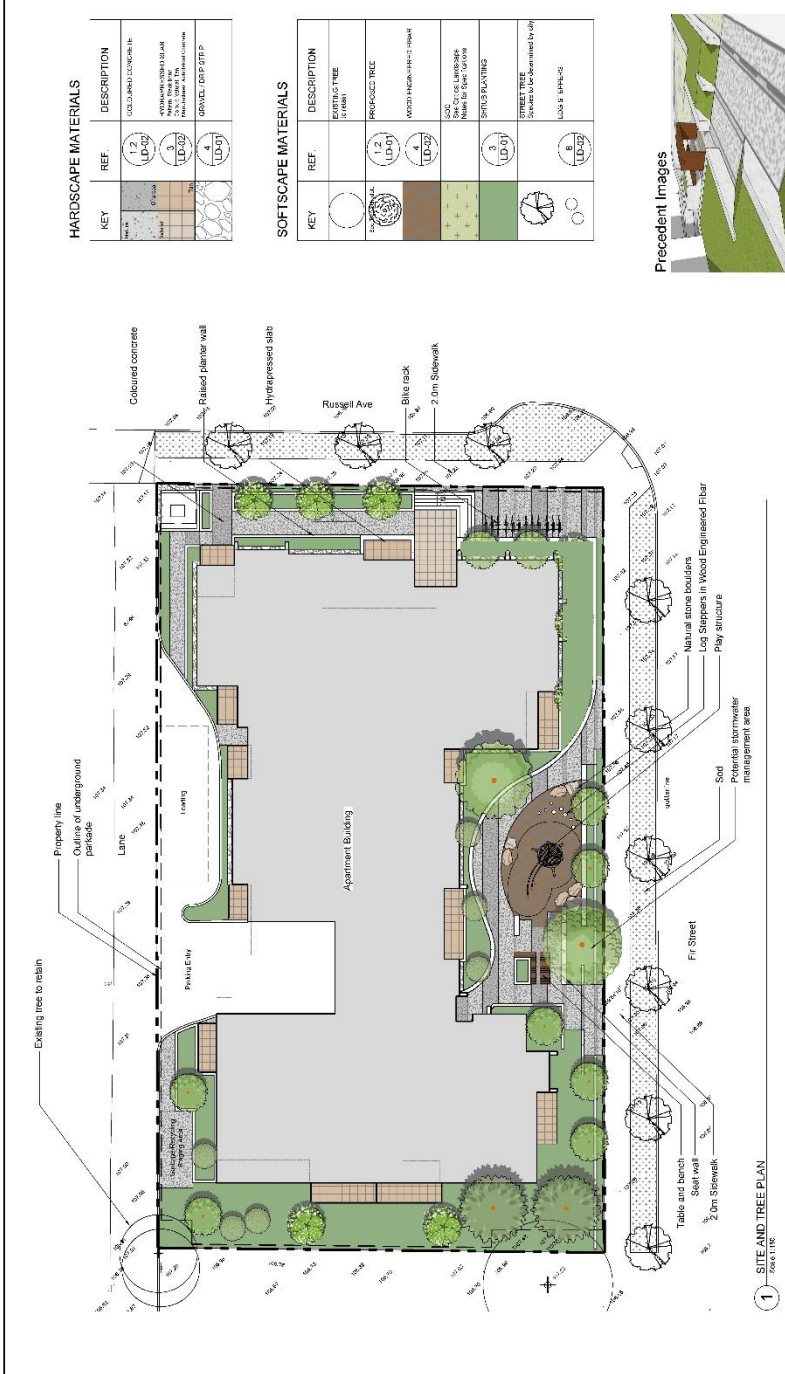
KEY	REF.	DESCRIPTION
	1	GRAVEL (LDP 01P)
	2	GRAVEL (LDP 02P)
	3	GRAVEL (LDP 03P)
	4	GRAVEL (LDP 04P)
	5	GRAVEL (LDP 05P)
	6	GRAVEL (LDP 06P)

KEY	REF.	DESCRIPTION
	1	GRAVEL (LDP 01P)
	2	GRAVEL (LDP 02P)
	3	GRAVEL (LDP 03P)
	4	GRAVEL (LDP 04P)
	5	GRAVEL (LDP 05P)
	6	GRAVEL (LDP 06P)

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	4	GRAVEL (LDP 04P)
	5	GRAVEL (LDP 05P)
	6	GRAVEL (LDP 06P)



PRECEDENT IMAGES

Notes:
 1. Subsoils are to be investigated from utility property line (top) to the building's exterior.

TREE SCHEDULE

TREES	BOTANICAL COMMON NAME	COHT	SIZE	QTY	REMARKS
	Acer glabrum 'Sentry' / Sentry Linden Maple	300	4.5m	9	Uniform banking, sunny flow, concrete base
	Acer rubrum 'Autumn Blaze' / Autumn Blaze Maple	300	4.5m	1	Uniform banking, sunny flow, concrete base, 1.0m (0.75m)
	Crataegus 'Savannah' / Red-Striped Hawthorn	300	4.5m	8	Uniform banking, sunny flow, concrete base, 1.0m (0.75m)
	Gracilaria 'Mascot' / Mascot Tree	300	4.5m	1	Uniform banking, sunny flow, concrete base, 1.0m (0.75m)
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	300	4.5m	6	Uniform banking, sunny flow, concrete base, 1.0m (0.75m)
	Magnolia grandiflora 'Savannah Magnolia'	300	4.5m	7	Uniform banking, sunny flow, concrete base, 1.0m (0.75m)

1 SITE AND TREE PLAN
 SCALE 1:100

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 431

1. Development Variance Permit No. 431 is issued to P & H Bains Enterprises Inc. as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
LMP 3787
(14947 Buena Vista Avenue)

PID: 009-606-131

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 418 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
 - (a) Section 6.2.5 Building Heights: 1) is varied to increase the maximum height of the principal building on Lot 1 from 7.7m (25.26ft) to 8.053 metres (26.42 feet).
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and Conditions:

- (a) The variance is for the construction of a three-storey single-family dwelling.
 - (b) The Development Variance Permit only applies to Lot 1, as identified in Schedule B.
 - (c) The proposal shall generally conform to the drawings attached hereto as Schedule B.
 - (d) This permit expires in the event that the constructed development is demolished. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
6. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

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

Authorizing Resolution passed by the City Council on the _____ day of _____, 2020.

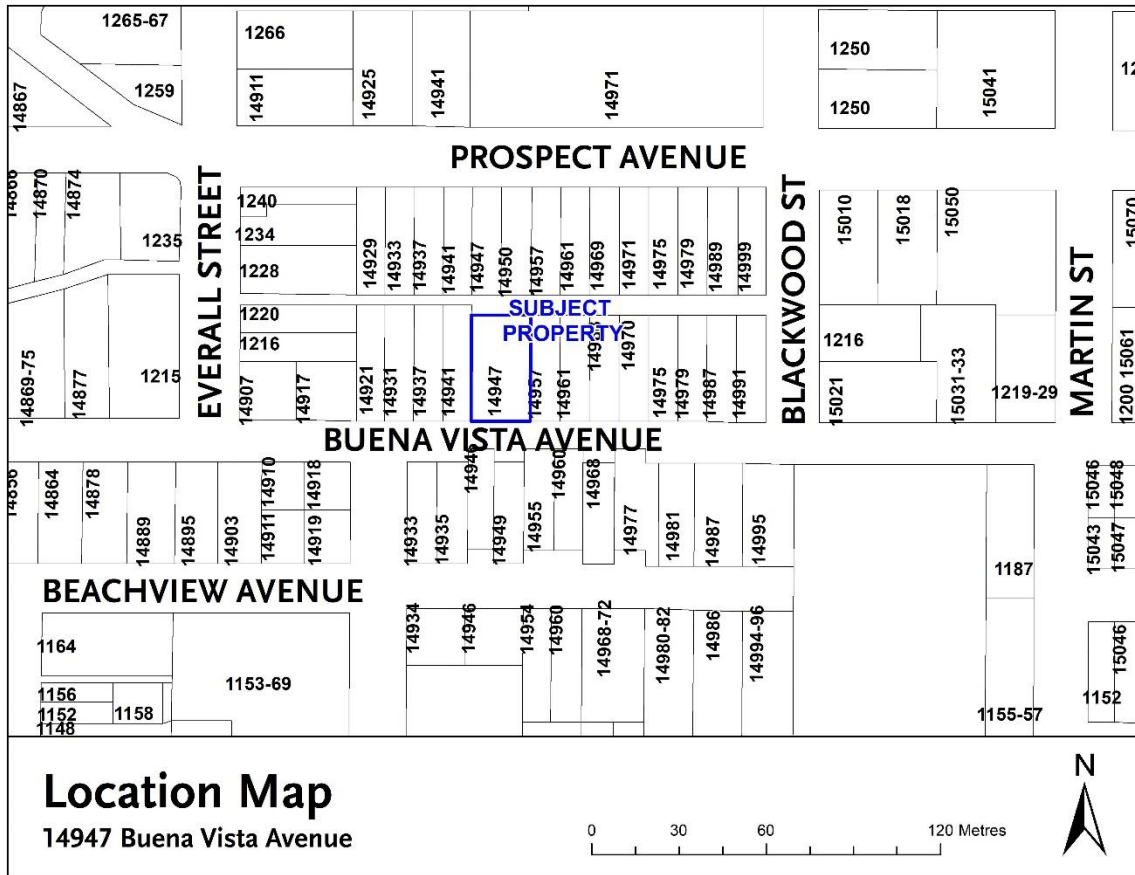
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2020.

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

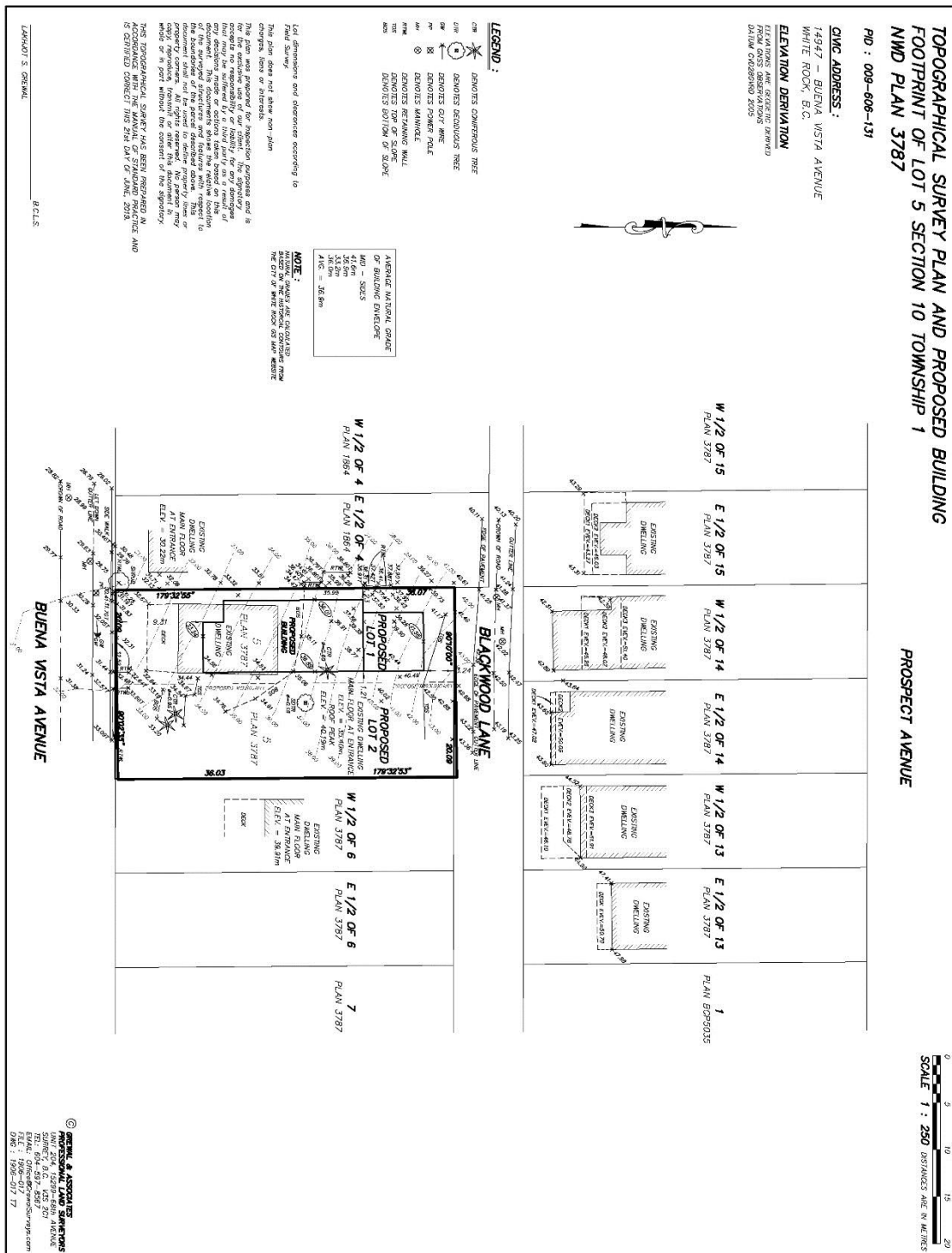
Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

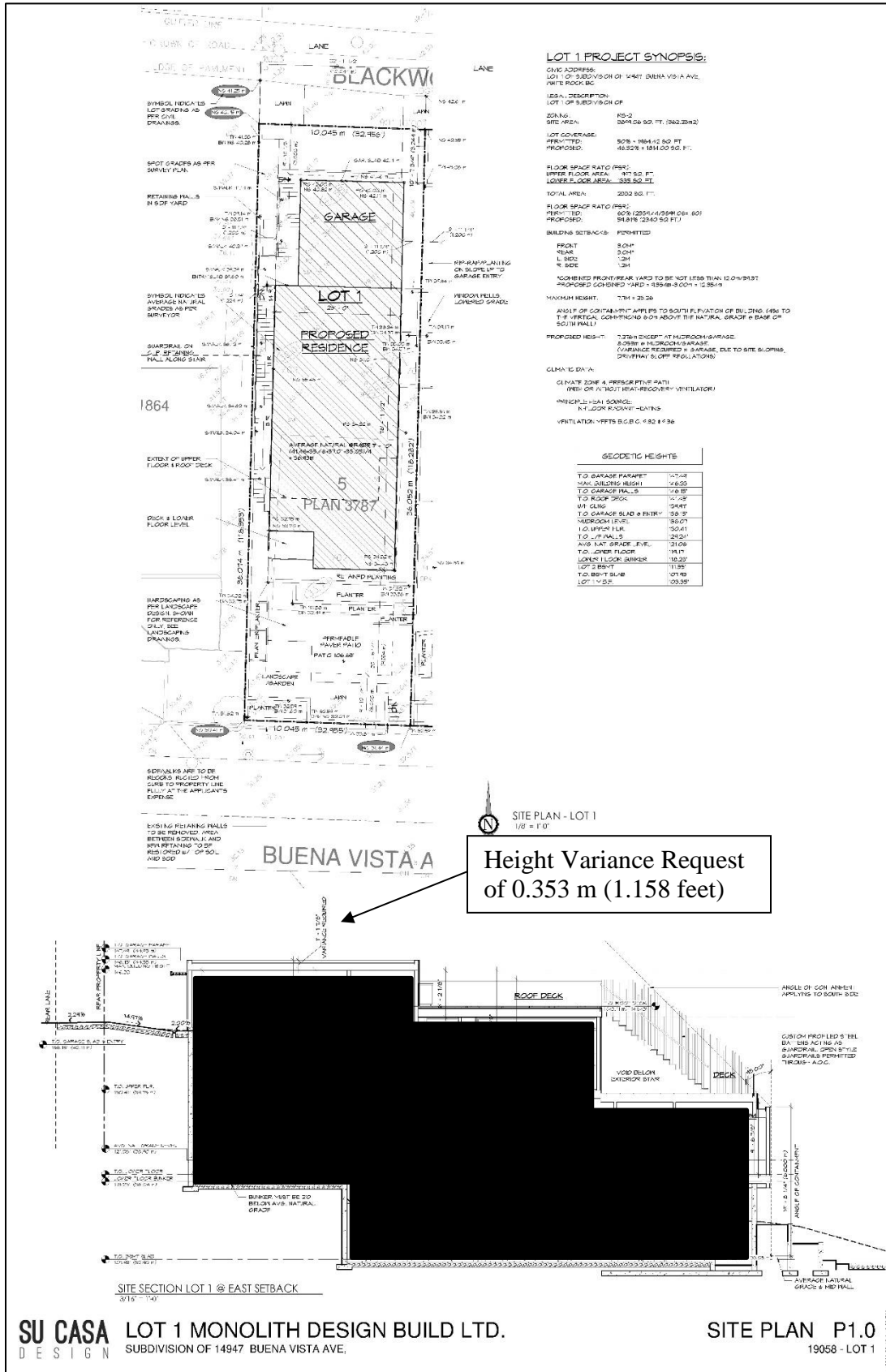
Schedule A – Subject Property Location Map



Schedule B Lot 1 Location Map



Elevation Drawing Confirming Height Variance



APPENDIX A

Draft Development Permit No. 429

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

DEVELOPMENT PERMIT NO. 429



1. This Development Permit No. 429 is issued to **Bosa Properties (White Rock) Inc. and The Corporation of the City of White Rock** as the owners and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 1 Section 10 Township 1 New Westminster District Plan BCP38589
(15177 Thrift Avenue)
PID: 027-688-615

Air Space Parcel 1 Section 10 Township 1 New Westminster District Air Space
Plan BCP39026
PID: 027-746-763

as indicated on Schedule A.

2. This Development Permit No. 429 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to "Town Centre Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.
4. The intent of this Development Permit No. 429 is to amend the comprehensive sign plan as contained within Development Permit No. 288.

Unless expressly stated, described, or illustrated in this Development Permit No. 429, all other sections, variances, terms and conditions contained within Development Permit No. 288 remain valid in their original form.

The amended comprehensive sign plan, prepared by Experience Design Group Inc., is attached hereto in accordance with the provisions of Section 491 of the Local Government Act, and shall amend the plans contained in Development Permit No. 288, as follows:

Schedule B Exterior Sign Program

These Plans form part of this development permit.

5. Permitted Uses of Land, Buildings and Structures

- (i) Land, buildings, and structures shall only be used in accordance with the provisions of the “CR-1 Town Centre Area Commercial / Residential Zone” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended.
- (ii) The provisions of the “White Rock Sign Bylaw, 2010, No. 1923”, as amended is varied to permit signage on the area of land and premises hereinbefore described as indicated in Schedule B.

6. Dimensions, Quantity, Orientation, and Siting of Signage

All signage to be constructed on said lands shall conform in every respect to the plans and elevations shown in Schedule B.

7. Terms and Conditions:

- a) The retail tenant signage with lighting shall incorporate a timer and/or dimmer to reduce light spillover effects.
8. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2020.

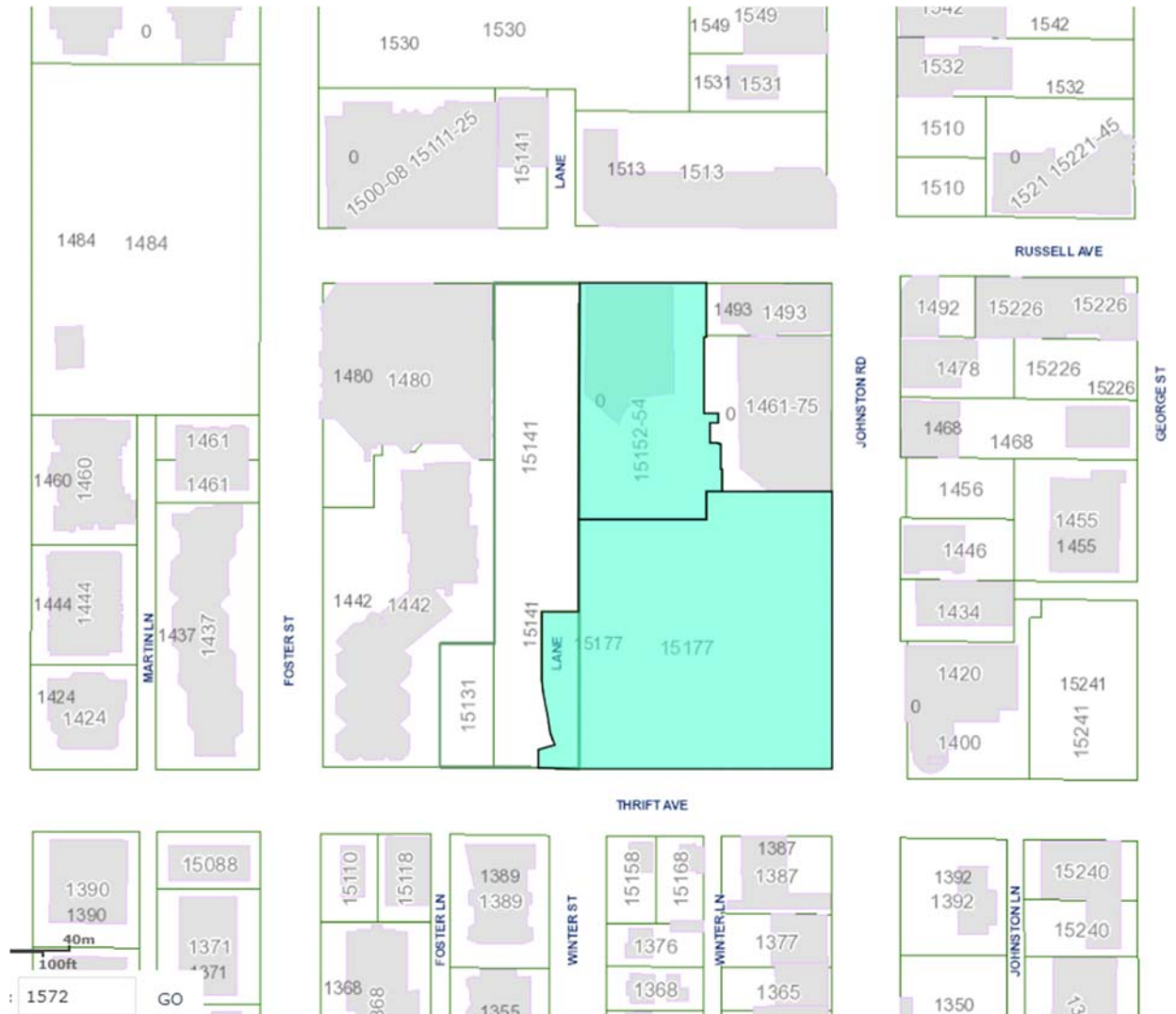
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

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

Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Schedule B –Exterior Sign Program

[attached separately]

**MIRAMAR TOWERS 3 & 4
MIXED-USE DEVELOPMENT**
City of White Rock
Development Variance Permit

EXTERIOR SIGN PROGRAM
DRAFT 11

September 23rd, 2020



Produced by EDG Experience Design Group Inc.
© 2020 for Bosa Properties Inc.

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Project rendering of Miramar Towers 3 & 4 Mixed-Use Development in White Rock

INTRODUCTION

EDG has been engaged by Bosa Properties to produce a site-wide Exterior Sign Program to aid visitor wayfinding and enhance the guest experience at the new Towers 3 and 4 of the Miramar Mixed-Use Development in White Rock. This package is being submitted and coordinated with the City of White Rock as a Development Variance Permit.

Background

Miramar Development is located West of Johnston Road between Thrift Avenue (South) and Russell Avenue (North). Miramar Tower 1 (North West) and Tower 2 (North East) are completed with shared parking, entrance off Russell Avenue/ Tower 1. Current rentals on Tower 1 and 2 consist of small CRUs and majority are located on Johnston Road (Tower 2). A local Community Centre (Tower 1 near the Central Plaza) is a key tenant for Tower 1.

Towers 3 & 4

New construction to be located South of Towers 1 and 2 and the Central Plaza. Tower 2 is located on the South East corner and Tower 4 (with a major food store) on South West Corner. Shared residential, visitor, and retail underground parking entrance is accessible on the South side of Tower 4 via Thrift Ave and via lane on West side of Tower 4 (enter via Thrift Ave). Retail Parking is on P1 while Residence Parking is on P2 and P3 with separated gate entrance on P1. There are 11 CRUs in Tower 3 and 6 CRUs in Tower 4, with one of them as the Anchor Food Store tenant. The Anchor tenant pedestrian entrance via Central Plaza.

The Exterior Sign Program is intended to be integrated with the architectural design of the development, while complementing the existing buildings and signage of Tower 1 and 2. The intent is that the new sign program includes a design that appears as a unified “family” of Sign Types.

“Town Centre Development Permit Area” Guidelines

This Exterior Sign Program has been specifically considered to unify with the objectives set forth in the City of White Rock’s “Official Community Plan”, Section 22.3 “Town Centre Development Permit Area” guidelines.

By utilizing best professional wayfinding practices, the Exterior Sign Program enhances the pedestrian realm by signalling a sense of arrival, reassuring first-time and occasional visitors, and facilitating clear navigation and circulation routes. The scale is carefully calculated to reinforce the minimum visibility requirements of pedestrians, supplemented with appropriate legibility considerations for motorists, while avoiding overwhelming of street views and architectural façades.

A cohesive family of sign types is tastefully integrated with the architectural finishes, façades, and landscaping—intended to cultivate a unified visual aesthetic applicable to an attractive commercial destination, whilst discrete enough to complement both the architecture and contemporary natural colours (e.g. granite grey, limited usage of jarring colours on building signage).

Signage must be fabricated to mitigate light spillover and excess glare into neighbouring residential units. The power supply for any retail tenant signage specifically requires usage of a 24-hour timer and/or dimmer to control illumination, determined by the City of White Rock requirements, where required.

Address:

1441 Johnston Road & 15165 Thrift Avenue, White Rock, BC

Developer:

Bosa Properties Inc.

Architect:

NSDA Architects

Landscape Architect:

Perry + Associates Inc.

Wayfinding & Signage Consultant:

EDG Experience Design Group Inc.

RECOMMENDED USE OF PICTOGRAMS

Pictograms are also known as pictographs, glyphs and symbols. They are symbol signs that cut across linguistic barriers to aid visitors' orientation and wayfinding.

The pictograms illustrated below may form part of the Wayfinding Program, and should be connected with the appropriate message. They are part of internationally recognized standards for public wayfinding. The pictograms below may change or evolve over time, however it is important that only pictograms specified here or new pictograms specified from Bosa Properties Inc. are to be used in the site wayfinding program.



RECOMMENDED USE OF TYPOGRAPHY

The typeface selected for site wayfinding programs needs to meet international standards for legibility and easy recognition by viewers whether pedestrians, bicyclists, or drivers.

The typeface for the Sign Program is Avenir Heavy. Lighter weights, such as Avenir Book, may be used in certain instances and for secondary messages.

To ensure site-wide brand consistency and visual impact typography used in signage and supporting visitor communications should be set in a consistent font throughout the site wayfinding.

abcdefghijklmnopqrstuvwxy
 ABCDEFGHIJKLMNOPQRSTU
 WXYZ1234567890.,'()/-

Avenir Heavy

abcdefghijklmnopqrstuvwxy
 ABCDEFGHIJKLMNOPQRSTU
 WXYZ1234567890.,'()/-

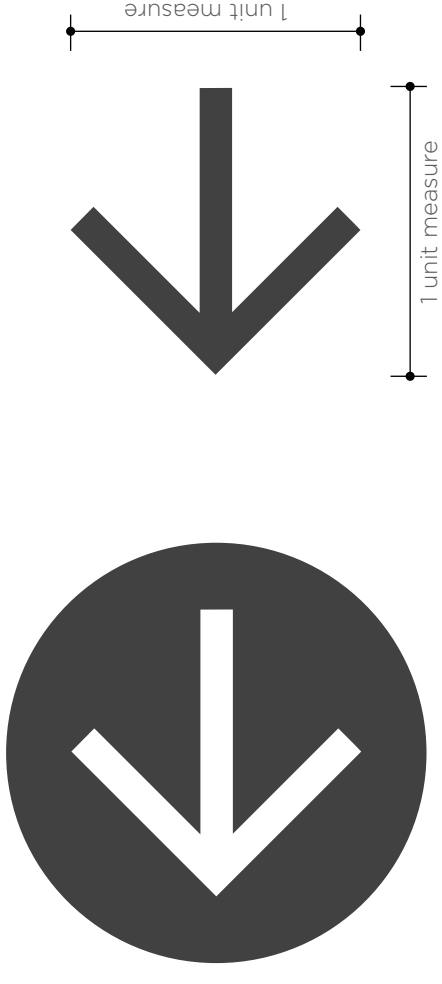
Avenir Book



Full size type example with 3:4 ratio, x-height to cap-height for best practices in legibility

RECOMMENDED USE OF ARROWS

Reversing the arrow out of a background makes the arrow appear to be larger. It also makes the arrow visually stand out from the adjacent messaging text.



ARROW SIZE

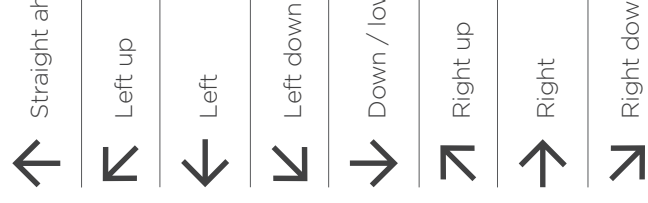
The size of the arrow is determined by the associated letter size.

ARROW PLACEMENT

Recommend all arrows appear on visible edge (curb side) where appropriate, for legibility.

RECOMMENDED USE OF DIRECTIONAL ARROWS & DESTINATIONS

- Use no more than 3 destinations per directional arrow
- Use only one arrow per direction
- Use a maximum of 3 directions on one sign face
- Place all arrows on one side of sign
- Destinations to be listed in the order of arrival
- Use no more than 5 destinations per sign face



SITE AUDIT

A look at the existing signage of Towers 1 and 2 at Miramar in White Rock.

TOWER 1

Existing Residential Entrance and Parkade Entrance Signage on Russell Ave



TOWER 2

Existing Canopy and Tenant Blade Signage (Suspended and Projected) on Johnston Road



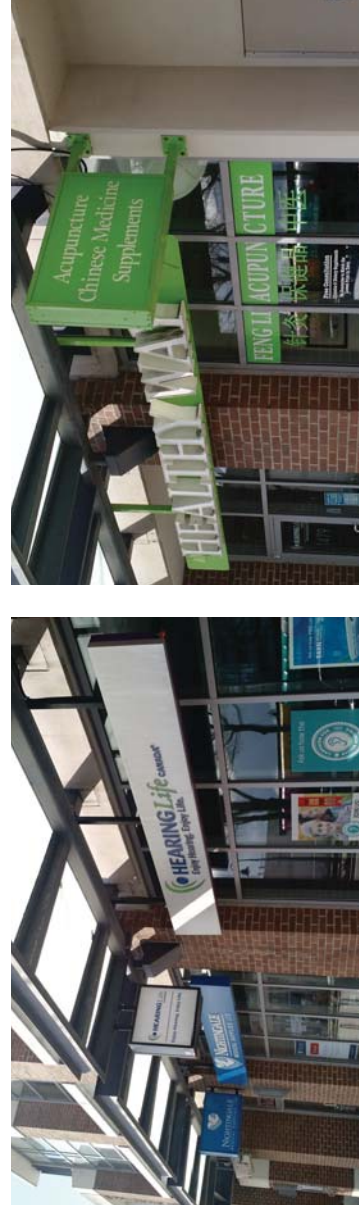
TOWER 1

Existing Canopy and Suspended Blade Signage



TOWER 2

Existing Office Entrance Signage and Window Graphics



KEY ISSUES FOR LEGIBILITY OF SIGNAGE

Signage must often be read at a distance by visitors in various modes of transportation, sometimes traveling at full roadway speeds, and frequently in a multitude of seasonal conditions. Therefore letterform legibility is critical to the success of a wayfinding and signage program.

To ensure legibility, consideration must be made to the following:

- Letterform / typeface selection (including x-height, letter width, and stroke contrast)
- Colour contrast of sign copy against a background
- Irradiation and halation
- Lighting, sign illumination, and specular glare
- Scale and placement
- Layout and hierarchy of message

SCALE & PLACEMENT

It is imperative to plan for signs that make the most effective use of the available space. The scale of the sign must be appropriate for the architectural façade or site conditions. An unsuitably-sized sign could easily be overwhelmed and lost within a space—rendering it completely useless for first-time and occasional visitors.

One must also consider if a sign is intended to be visible for motorists versus pedestrians. Large fascia-mounted signs or freestanding signs are typically meant for passing motorists, whereas a smaller freestanding sign will function best for pedestrians.

ACCEPTABLE COLOUR CONTRAST

Numerous studies have explored signage and graphic legibility, particularly involving outdoor environment subject to unpredictable weather conditions. The ideal colour contrast is white text on a black background, or approximately a 91% contrast ratio. Other various colour combinations have been highlighted below, and contrast ratios below 70% should be avoided entirely.

	beige	white	grey	black	brown	pink	purple	green	orange	blue	yellow	red
red	78	84	32	38	7	57	28	24	62	13	82	0
yellow	14	16	73	89	80	58	75	76	52	79	0	0
blue	75	82	21	47	7	50	17	12	56	0	0	0
orange	44	60	44	76	59	12	47	50	0	0	0	0
green	72	80	11	53	18	43	6	0	0	0	0	0
purple	70	79	5	56	22	40	0	0	0	0	0	0
pink	51	65	37	73	53	0	0	0	0	0	0	0
brown	77	84	26	43	0	0	0	0	0	0	0	0
black	89	91	58	0	0	0	0	0	0	0	0	0
grey	69	78	0	0	0	0	0	0	0	0	0	0
white	28	0	0	0	0	0	0	0	0	0	0	0
beige	0	0	0	0	0	0	0	0	0	0	0	0

do not use

acceptable

DETERMINING THE APPROPRIATE LETTER SIZE FOR MOTORISTS VS. PEDESTRIANS

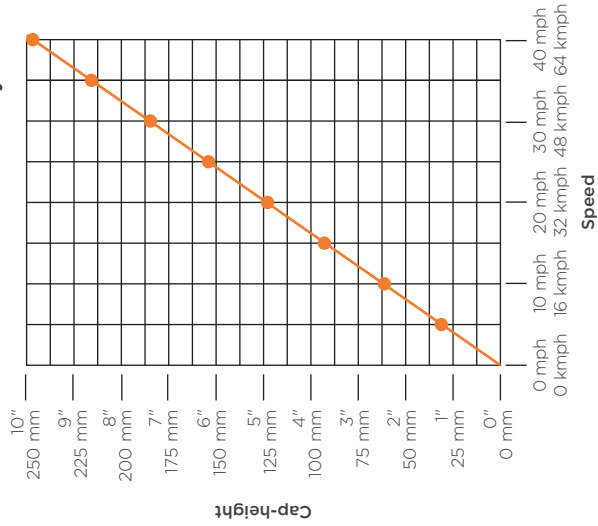
A successful sign program must consider the various readability needs of motorists and pedestrians, the two most common visitor types with very distinctive requirements. Careful consideration of the optimal letter size of a sign is based on a number of variables, including the speed at which a visitor is traveling, their distance from the sign, viewing angle, road conditions, lighting (ambient and artificial), time of day, and weather conditions. There is, of course, a careful balance between readability and visual excess. Dominating a site with oversized signage should be avoided.

Based on the current site conditions, motorist readability will be most dependent on the typical speed of travel along arterial roads. The United States Sign Council “Sign Legibility Rules of Thumb” has established a complex formula to determine the appropriate letter size for signage. Based on a 5-second reaction time and a 20-foot setback from the nearest curb lane, signage should be sized at a minimum 2.45” for every 10 mph of motorist travel. The cap height should be increased to accommodate motorist visibility while traveling at speed in all weather conditions, particularly where the sign is not within the cone of vision or has an increased setback distance.

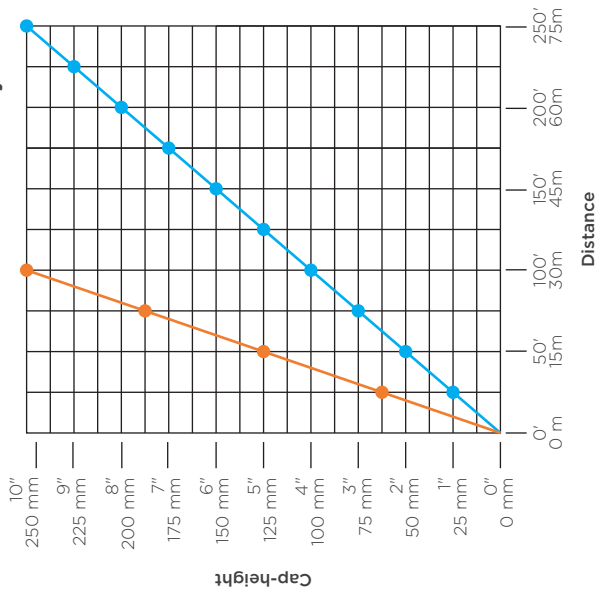
The Registered Graphic Designers (RGD) association’s “Access Ability handbook recommends a minimum letter size of 1” per 25 feet of viewing distance. Note these figures are the minimum required for signs viewed in favourable weather and lighting conditions, unobscured and directly within the cone of vision at eye level, while the viewer is stationary. As these perfect conditions cannot be guaranteed, professional practices indicate that letter height for a pedestrian or parked car is calculated as 1” per 10 feet of pedestrian distance.

The charts below illustrate the recommended text (cap-height) sizes applicable for motorist and pedestrian readability. Note that these numbers are representative on the assumption of light characters on a dark background, with clearly distinguishable letterforms in a standard sans serif typeface. Actual readability may vary, particularly where unique retailer brand identities have deviated from recommended typeface/colour selections.

Minimum Letter Size (Cap-height) for Motorist Readability



Minimum Letter Size (Cap-height) for Pedestrian Readability

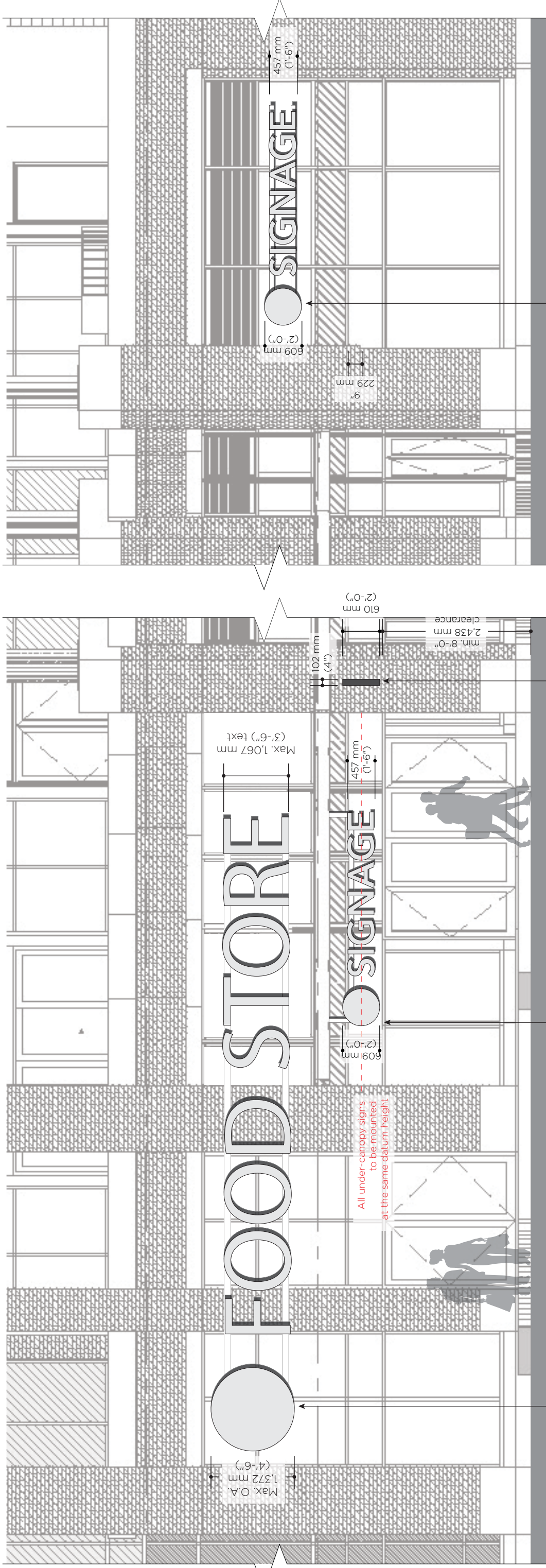


- Recommended size for motorists (2.45” per 10 mph), based on 5-second reaction time and 20’ setback from curb
- Minimum size for optimal pedestrian viewing impact (1” per 10’)
- Minimum size for stationary pedestrian viewing in perfect conditions (1” per 25’)

PARALLEL LETTER HEIGHT

Approximate letter heights for signs being viewed from a passing car are subject to a complex legibility index equation based on the number of lanes of traffic, the viewing angle (offset) from the adjacent curb, and the speed of the vehicle. It is essential to optimize “reading speed” with simple legible signage in order to minimize the duration and frequency of a drivers “glance time” which distracts from the primary task—driving.

The Exterior Sign Program is comprised of a cohesive family of Sign Types, organized into a logical hierarchy for vehicular and pedestrian visibility. The program ties together similar materials to ensure visual consistency.



1 SIGN TYPE 1: ANCHOR TENANT SIGN

Individual max. 5" deep internally illuminated channel letters mounted to either a single 3" x 3" (75 mm x 75 mm) integrated aluminum raceway or two 3" x 3" (75 mm x 75 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted below building canopy and painted to match architectural mullions finish. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

(Single Line) 4'-6" (1372 mm) Max. logo height with 3'-6" (1067mm) Max. Letter Height, except where noted (Stacked/Box Logo) Max. 10'-0" (3048mm) O.A. height

Variance required to allow for increase sign height, with sizes carefully calculated to ensure visibility requirements of first-time and occasional visitors, as well as to establish hierarchy for anchor tenants.

2 SIGN TYPE 2: TENANT CANOPY SIGN

Individual max. 5" deep internally illuminated channel letters/logo mounted on painted 3" x 3" (75 mm x 75 mm) aluminum raceway(s) with concealed electrical supply, suspended below canopy structure. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Min. 2438 mm (8'-0") clearance to street grade
Max. 610 mm (2'-0") H logo
457 mm (1'-6") H letters

Variance required to allow for mounting of sign below the face of architectural canopy support, as architectural conditions cannot support signage at a size adequate enough for motorist and first-time visitor legibility.

3 SIGN TYPE 3: TENANT BLADE SIGN

Double-sided, internally illuminated sign cabinet with push-thru letters with concealed electrical supply. Mounted perpendicular to building facade with anodized aluminum bracket. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units. Only tenant name and logo permitted.

Min. 2438 mm (8'-0") clearance to street grade
O.A. 1017 mm W x 610 mm H x 100 mm D
(3'-4" W x 2'-0" H x 4" D)

152 mm (6")

1017 mm (3'-4")

610 mm (2'-0")

TENANT

4 SIGN TYPE 4: TENANT FASCIA SIGN

Individual max. 5" deep internally illuminated channel letters/logo mounted on painted 3" x 3" (75 mm x 75 mm) aluminum raceway(s) with concealed electrical supply, mounted to building facade. Fascia signs to be only located where a canopy is not available for mounting. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Min. 2197 mm (8'-0") clearance to street grade
Max. 610 mm (2'-0") H logo
457 mm (1'-6") H letters

1 SIGN TYPE OVERVIEW - PAGE 1 OF 2

0.5 SCALE: 3/16" = 1'-0"

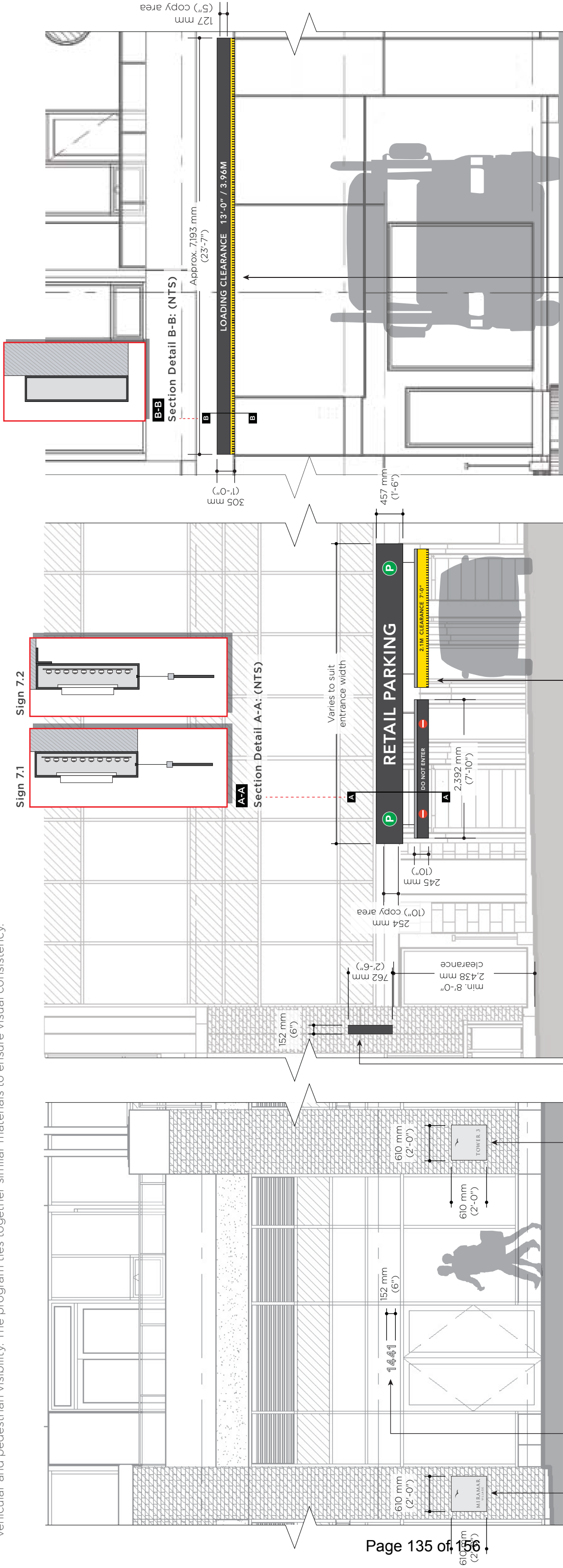
2

TENANT BLADE SIGN DETAIL

0.5 SCALE: 1/2" = 1'-0"

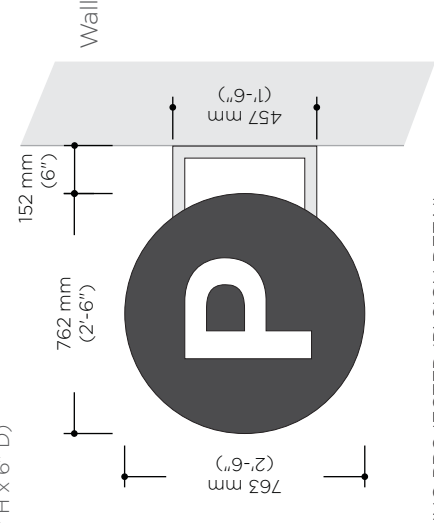
NOTE: ELEVATIONS FOR VISUAL REFERENCE ONLY. FINAL PLACEMENT, SIZE, AND DETAILS TBC.

The Exterior Sign Program is comprised of a cohesive family of Sign Types, organized into a logical hierarchy for vehicular and pedestrian visibility. The program ties together similar materials to ensure visual consistency.



1 SIGN TYPE OVERVIEW - PAGE 2 OF 3
0.6 SCALE: 3/16" = 1'-0"

2 PARKING PROJECTED 'P' SIGN DETAIL
0.6 SCALE: 1/2" = 1'-0"



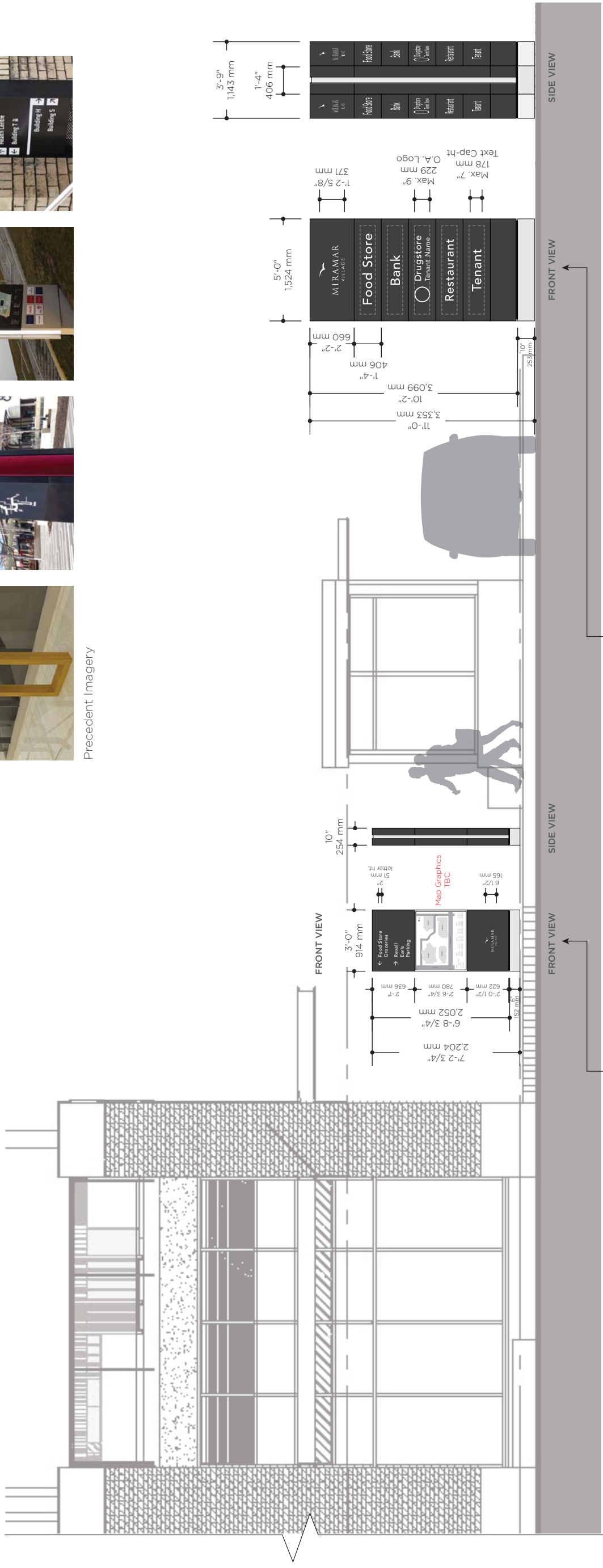
Note: Sign variance requested to allow for increased sign area in excess of maximum allowable area, as this is required to contain sufficient information at legible sizes to safely direct motorist circulation, as well as provision of crash bars to ensure visitor safety and prevent building/vehicle damage.

NOTE:
ELEVATIONS FOR VISUAL REFERENCE ONLY.
FINAL PLACEMENT, SIZE, AND DETAILS TBC.

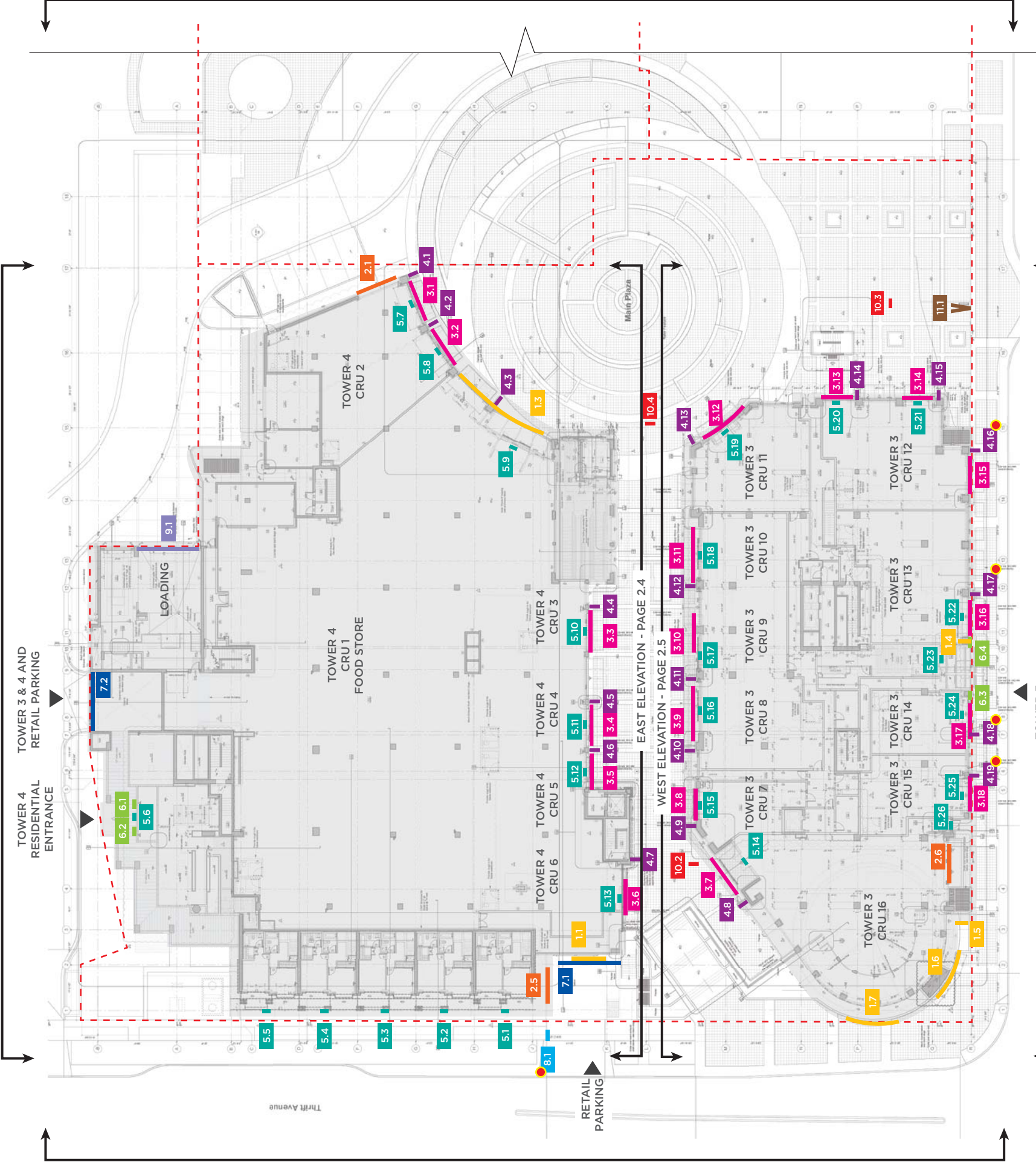
The Exterior Sign Program is comprised of a cohesive family of Sign Types, organized into a logical hierarchy for vehicular and pedestrian visibility. The program ties together similar materials to ensure visual consistency.



Precedent Imagery



NOTE:
 ELEVATIONS FOR VISUAL REFERENCE ONLY.
 FINAL PLACEMENT, SIZE, AND DETAILS TBC.



1 SIGN PLAN
1.0 SCALE: NTS

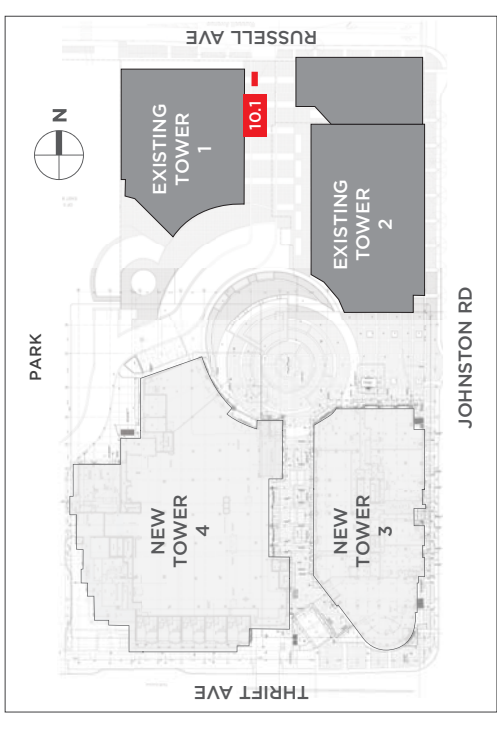


Nº	SIGN TYPE	QTY
1	Anchor Tenant Sign	6
2	Tenant Fascia Sign	3
3	Tenant Canopy Sign	18
4	Tenant Blade Sign	19
5	Address Number	26
6	Building ID Sign	4
7	Parking Entrance Sign	2
8	Parking Projecting 'P' Sign	1
9	Loading Entrance Sign	1
10	Freestanding Map Directory	3
11	Freestanding Tenant Directory	1

Property Line

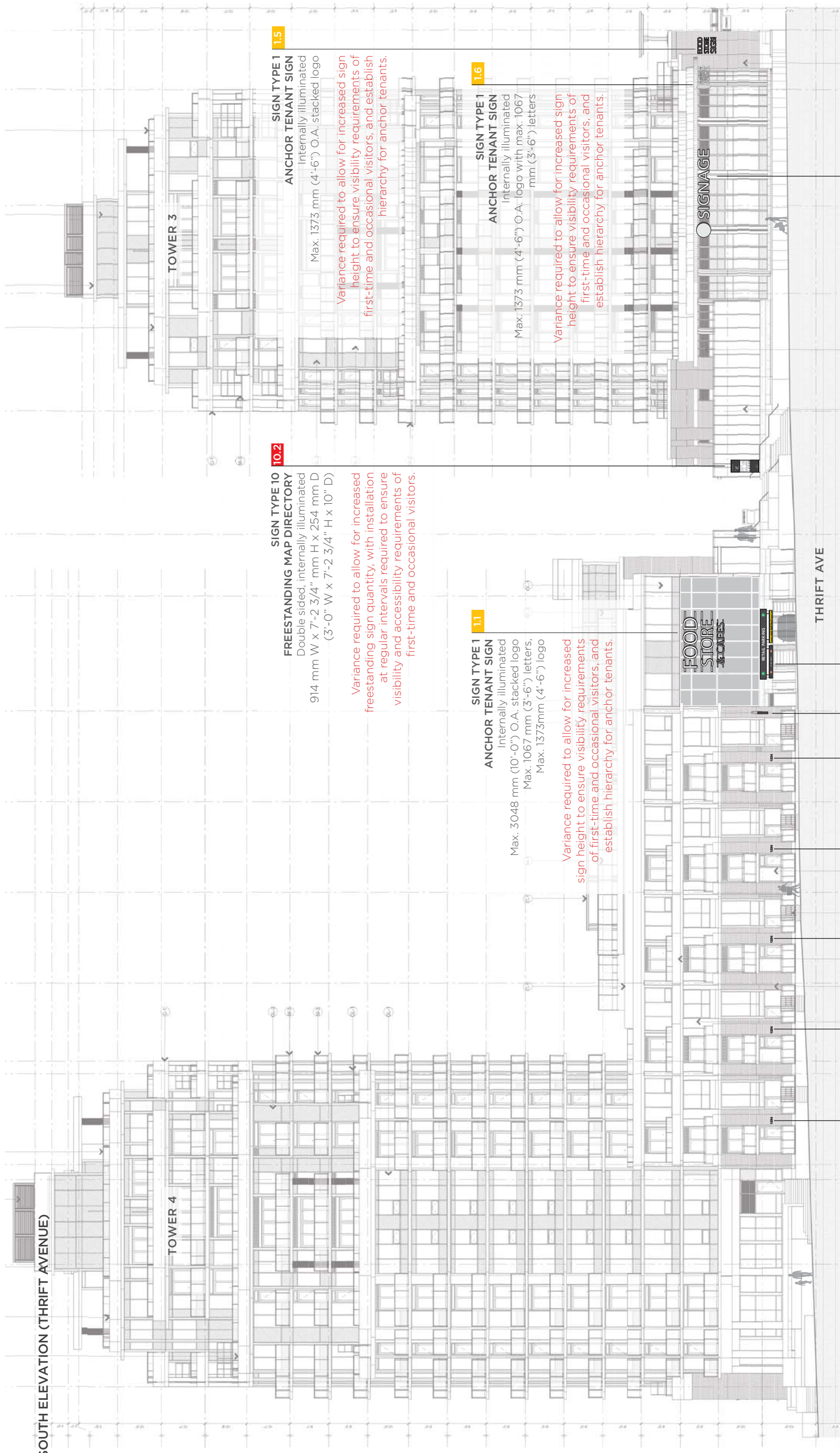
Signs Requiring Encroachment Agreement
 Note: 8.1, 4.16, 4.17, 4.18, & 4.19 require an encroachment agreement to indemnify the city and formally license as signs slightly go over the SROW.

2 SITE PLAN
1.0 SCALE: NTS



Note: Sign 10.1 will be subject to a separate sign permit due to location offsite. Shown for reference only, location recommended to facilitate cohesive visitor navigation.

TOWER 3 & 4 SOUTH ELEVATION (THRIFT AVENUE)



PARK EDGE

JOHNSTON ROAD

1
2.1

TOWER 3 & 4 SOUTH ELEVATION (THRIFT AVENUE)
SCALE: 1:300

SIGN TYPE 1
ANCHOR TENANT SIGN
Internally illuminated
Max. 1373 mm (4'-6") O.A. stacked logo

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

SIGN TYPE 10
FREESTANDING MAP DIRECTORY
Double sided, internally illuminated
914 mm W x 7'-2 3/4" mm H x 254 mm D
(3'-0" W x 7'-2 3/4" H x 10" D)

Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

SIGN TYPE 1
ANCHOR TENANT SIGN
Internally illuminated
Max. 3048 mm (10'-0") O.A. stacked logo
Max. 1067 mm (3'-6") letters
Max. 1373mm (4'-6") logo

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

SIGN TYPE 1
ANCHOR TENANT SIGN
Internally illuminated
Max. 1373 mm (4'-6") O.A. logo with max. 1067 mm (3'-6") letters

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

SIGN TYPE 5
ADDRESS NUMBER
Non-illuminated
(Mounting details/ text TBC)
Max. 152 mm H (6" H) text

SIGN TYPE 8
PARKING PROJECTING 'P' SIGN
Illuminated sign cabinet with push-thru acrylic 'P'
O.A. 914 mm W x 763 mm H x 152 mm D
(3'-0" W x 2'-6" H x 6" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

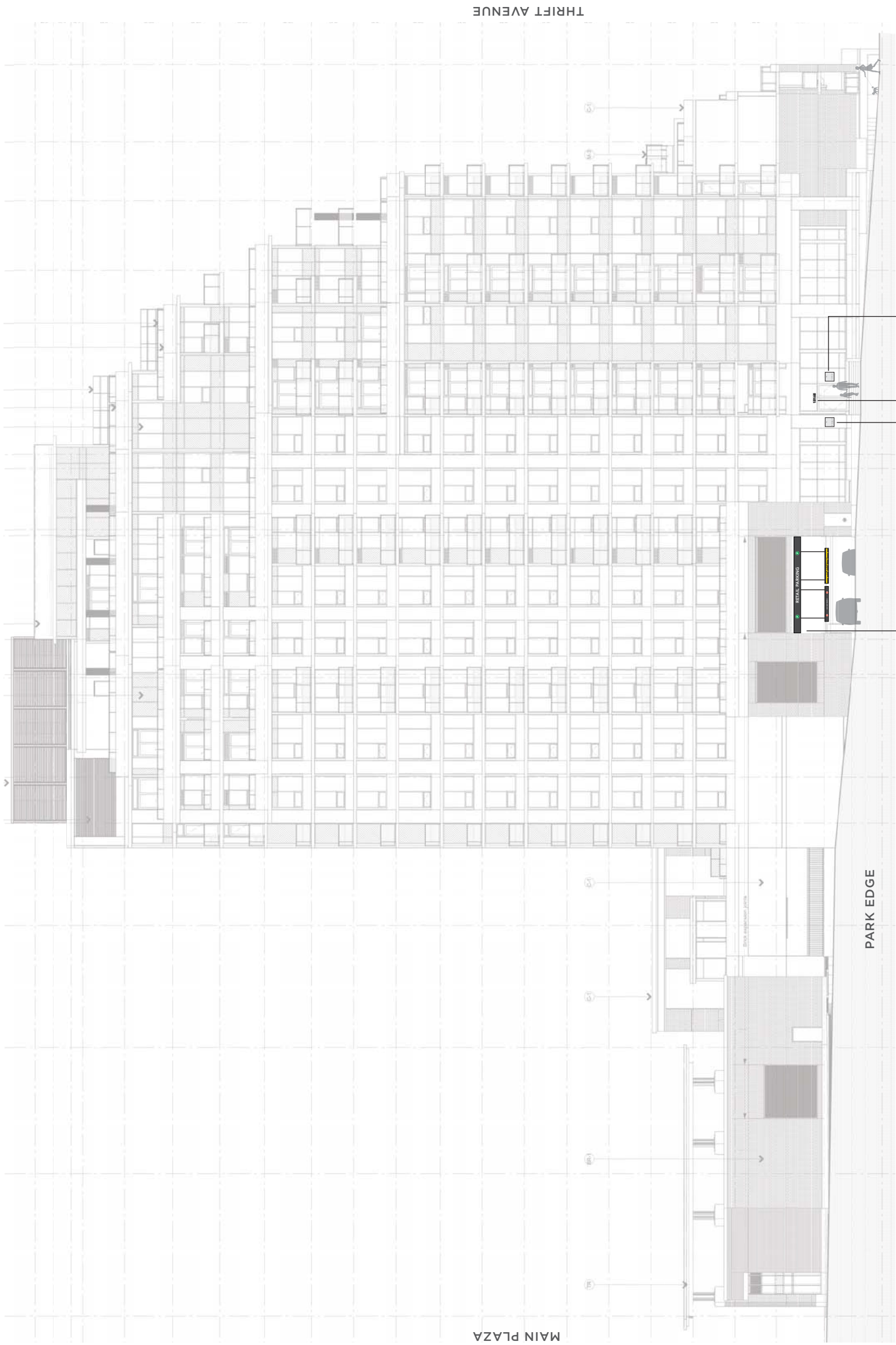
SIGN TYPE 7
PARKING ENTRANCE SIGN
Internally illuminated
panel approx. 5182 mm W x 457 mm H x 76 mm D (17'-0" W x 1'-6" H x 3" D)
with max. 254 mm (10") copy area, length to suit entrance width

2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) crash bars
Clearance height TBC

Variance required to allow for increased sign area in excess of maximum allowable area to ensure sufficient information at legible sizes to safely direct motorist circulation, supplemented with provision of crash bars to ensure visitor safety and prevent building/vehicle damage.

SIGN TYPE 1
ANCHOR TENANT SIGN
Internally illuminated
Max. 1373 mm (4'-6") O.A. logo with max. 1067 mm (3'-6") letters

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.



7.2 SIGN TYPE 7
PARKING ENTRANCE SIGN
 Internally illuminated
 Panel approx. 6553 mm W x 457 mm H x 76 mm D (21'-6" W x 1'-6" H x 3" D)
 with max. 254 mm (10") copy area, length to suit entrance width
 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) crash bars
 Clearance height TBC

6.1 SIGN TYPE 5
ADDRESS NUMBER
 Non-illuminated
 (Mounting details/ text TBC)
 Max. 152 mm H (6" H) text

6.2 SIGN TYPE 6
BUILDING ID SIGN
 Non-illuminated
 610 mm H x 610 mm W x 6 mm D
 (2'-0" W x 2'-0" H x 1/4" D)
 Messaging TBC

1 TOWER 4 WEST ELEVATION (PARK EDGE)
 2.2 SCALE: 1:300

Variance required to allow for increased sign area in excess of maximum allowable area to ensure sufficient information at legible sizes to safely direct motorist circulation, supplemented with provision of crash bars to ensure visitor safety and prevent building/vehicle damage.

MIRAMAR TOWERS 3 & 4 MIXED-USE DEVELOPMENT
 EXTERIOR SIGN PROGRAM - DRAFT 11



CLIENT NAME: Bosa Properties Inc.

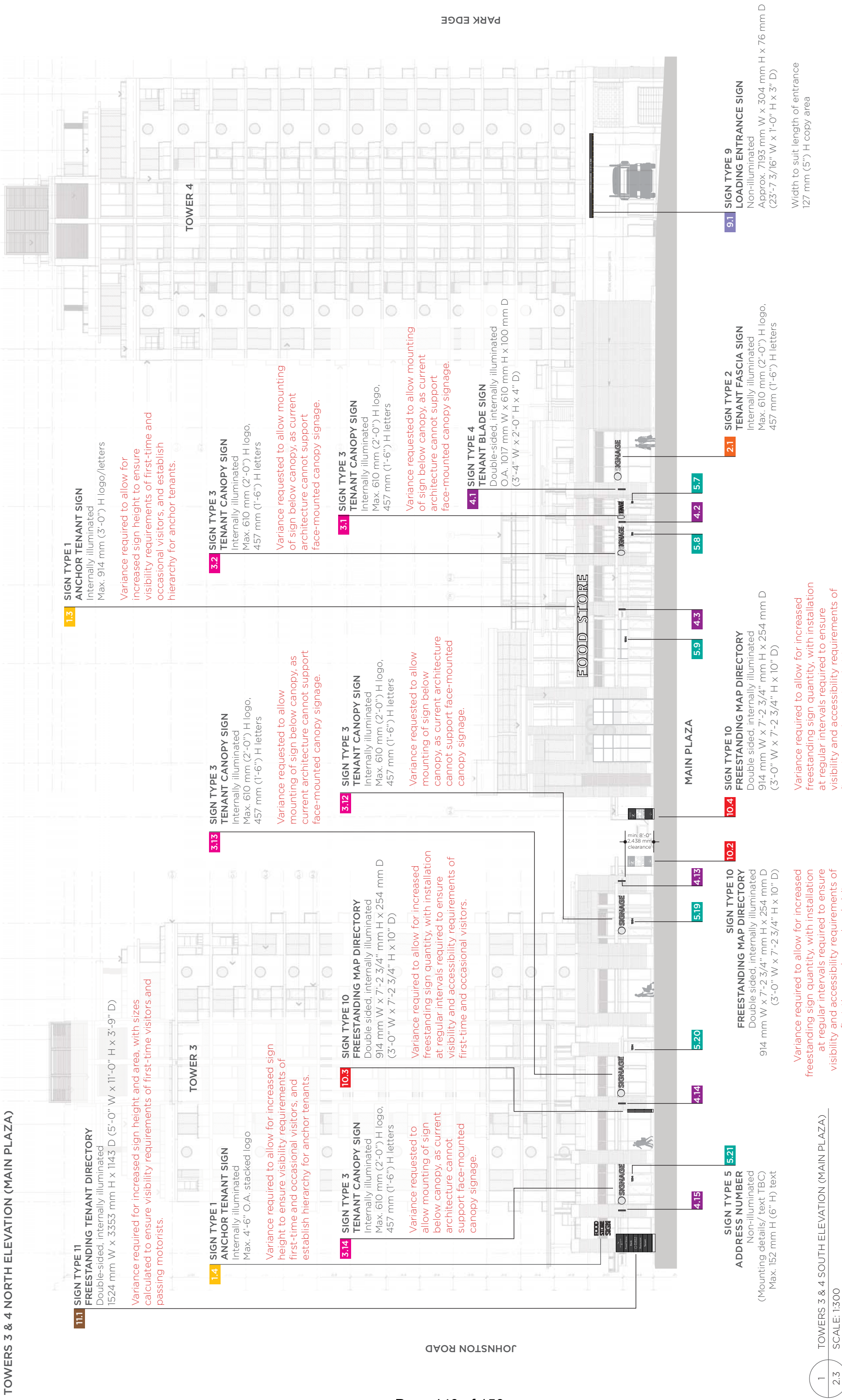
DATE: 2020-08-27

DRAWN BY: KB

REVIEW BY: BM

FILE NAME: 17007 Miramar Towers 3&4 Exterior Sign 2.2 Tower 4 West Elevation.ai PROJECT: 17007

TOWERS 3 & 4 NORTH ELEVATION (MAIN PLAZA)



JOHNSTON ROAD

PARK EDGE

1 TOWERS 3 & 4 SOUTH ELEVATION (MAIN PLAZA)
 2.3 SCALE: 1:300

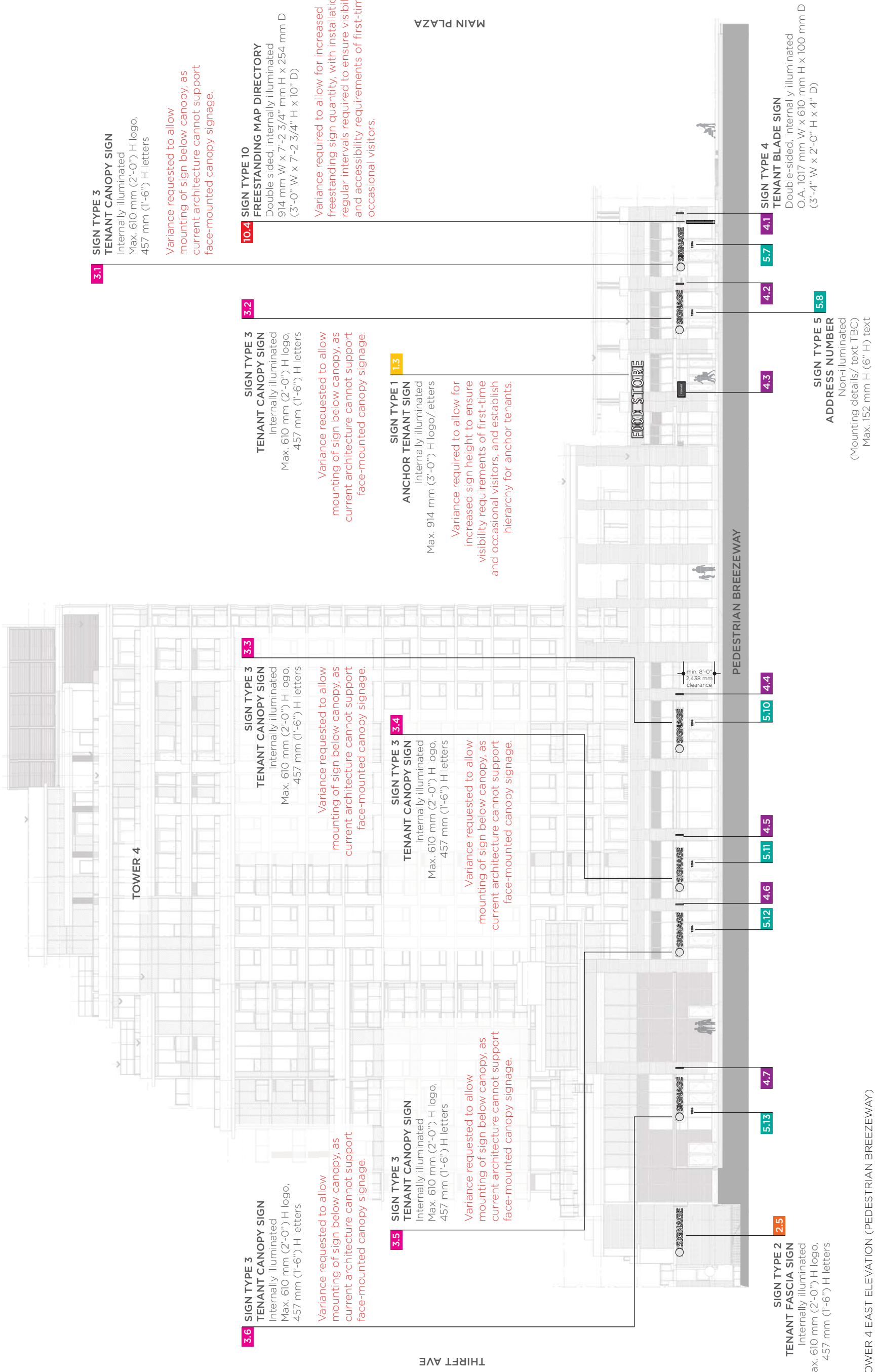


MIRAMAR TOWERS 3 & 4 MIXED-USE DEVELOPMENT
 EXTERIOR SIGN PROGRAM - DRAFT 11

CLIENT NAME: Bosa Properties Inc.
 FILE NAME: 17007 Miramar Towers 3&4 Ext Sign 2.3 Towers 3&4 North Elevation.ai PROJECT: 17007

DATE: 2020-09-23
 DRAWN BY: KB
 REVIEW BY: NC

2.3



3.1 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.2 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.3 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.4 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.5 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

10.4 SIGN TYPE 10
FREESTANDING MAP DIRECTORY
Double sided, internally illuminated
914 mm W x 7'-2 3/4" mm H x 254 mm D
(3'-0" W x 7'-2 3/4" H x 10" D)

Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

1.3 SIGN TYPE 1
ANCHOR TENANT SIGN
Internally illuminated
Max. 914 mm (3'-0") H logo/letters

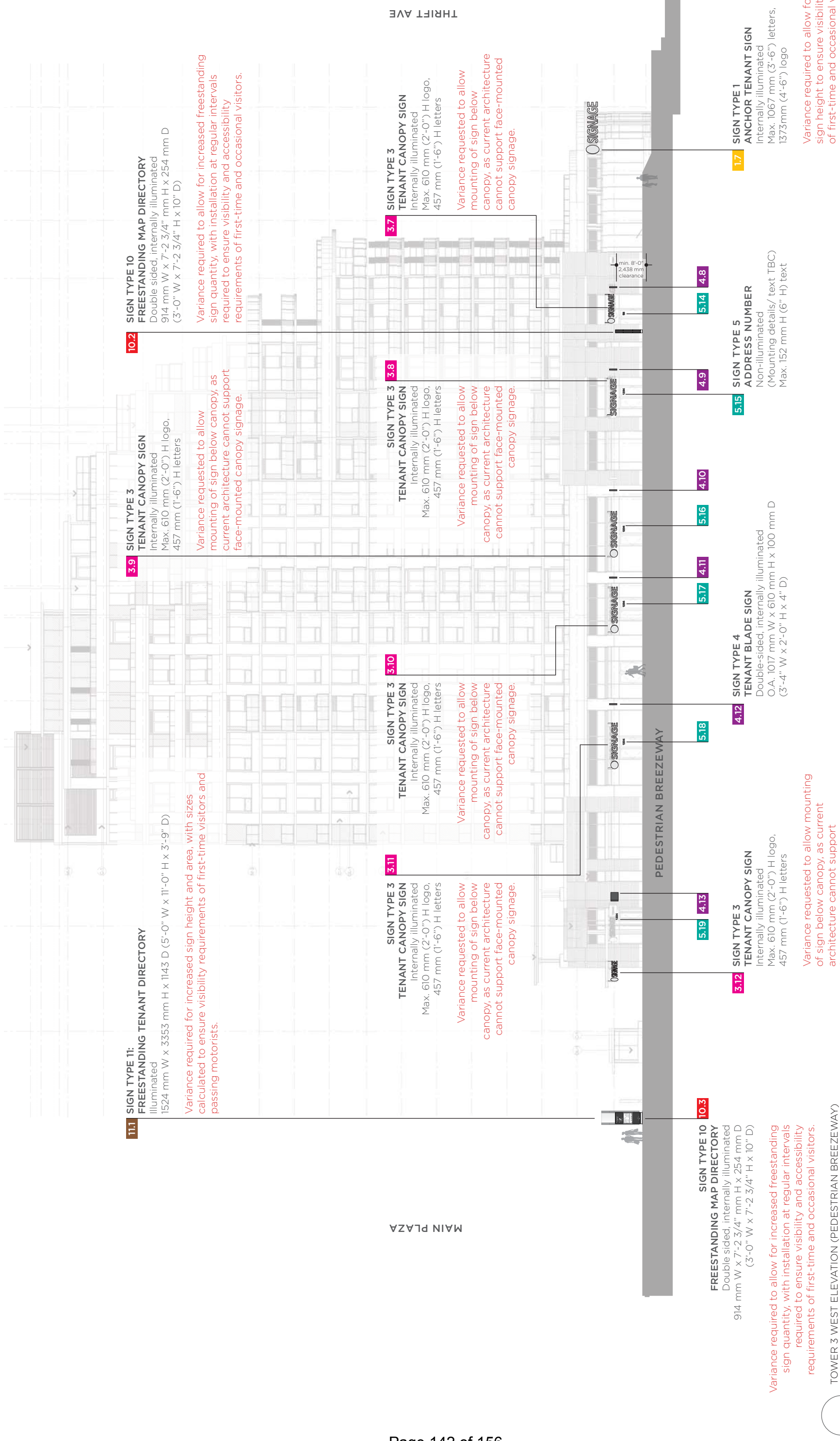
Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

2.5 SIGN TYPE 2
TENANT FASCIA SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters

4.1 SIGN TYPE 4
TENANT BLADE SIGN
Double-sided, internally illuminated
O.A. 1017 mm W x 610 mm H x 100 mm D
(3'-4" W x 2'-0" H x 4" D)

5.8 SIGN TYPE 5
ADDRESS NUMBER
Non-illuminated
(Mounting details/ text TBC)
Max. 152 mm H (6" H) text

2.4 TOWER 4 EAST ELEVATION (PEDESTRIAN BREEZEWAY)
SCALE: 1:300



11.1 SIGN TYPE 11:
FREESTANDING TENANT DIRECTORY
Illuminated
1524 mm W x 3353 mm H x 1143 D (5'-0" W x 11'-0" H x 3'-9" D)
Variance required for increased sign height and area, with sizes calculated to ensure visibility requirements of first-time visitors and passing motorists.

3.9 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters
Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

10.2 SIGN TYPE 10
FREESTANDING MAP DIRECTORY
Double sided, internally illuminated
914 mm W x 7'-2 3/4" mm H x 254 mm D
(3'-0" W x 7'-2 3/4" H x 10" D)
Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

3.11 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters
Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.10 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters
Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.8 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters
Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

3.7 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters
Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

10.3 SIGN TYPE 10
FREESTANDING MAP DIRECTORY
Double sided, internally illuminated
914 mm W x 7'-2 3/4" mm H x 254 mm D
(3'-0" W x 7'-2 3/4" H x 10" D)
Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

3.12 SIGN TYPE 3
TENANT CANOPY SIGN
Internally illuminated
Max. 610 mm (2'-0") H logo,
457 mm (1'-6") H letters
Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

4.12 SIGN TYPE 4
TENANT BLADE SIGN
Double-sided, internally illuminated
O.A. 1017 mm W x 610 mm H x 100 mm D
(3'-4" W x 2'-0" H x 4" D)

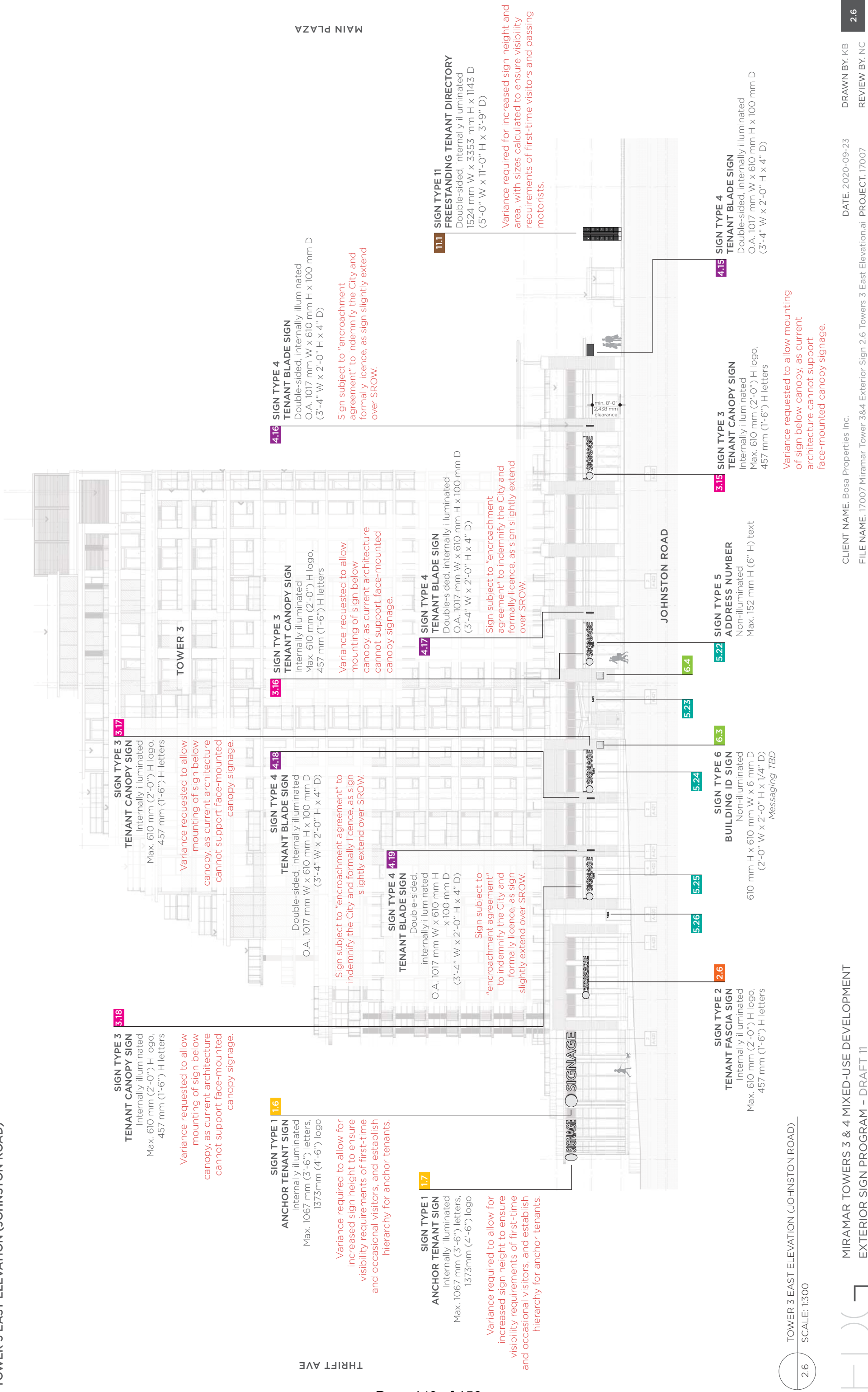
5.15 SIGN TYPE 5
ADDRESS NUMBER
Non-illuminated
(Mounting details/ text TBC)
Max. 152 mm H (6" H) text

1.7 SIGN TYPE 1
ANCHOR TENANT SIGN
Internally illuminated
Max. 1067 mm (3'-6") letters,
1373mm (4'-6") logo

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.





SIGN TYPE 3
TENANT CANOPY SIGN
 Internally illuminated
 Max. 610 mm (2'-0") H logo,
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

SIGN TYPE 3
TENANT CANOPY SIGN
 Internally illuminated
 Max. 610 mm (2'-0") H logo,
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

SIGN TYPE 1
ANCHOR TENANT SIGN
 Internally illuminated
 1373mm (4'-6") logo
 Max. 1067 mm (3'-6") letters,

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

SIGN TYPE 1
ANCHOR TENANT SIGN
 Internally illuminated
 1373mm (4'-6") logo
 Max. 1067 mm (3'-6") letters,

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

SIGN TYPE 4
TENANT BLADE SIGN
 Double-sided, internally illuminated
 O.A. 1017 mm W x 610 mm H x 100 mm D
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

SIGN TYPE 4
TENANT BLADE SIGN
 Double-sided, internally illuminated
 O.A. 1017 mm W x 610 mm H x 100 mm D
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

SIGN TYPE 3
TENANT CANOPY SIGN
 Internally illuminated
 Max. 610 mm (2'-0") H logo,
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

SIGN TYPE 4
TENANT BLADE SIGN
 Double-sided, internally illuminated
 O.A. 1017 mm W x 610 mm H x 100 mm D
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

SIGN TYPE 4
TENANT BLADE SIGN
 Double-sided, internally illuminated
 O.A. 1017 mm W x 610 mm H x 100 mm D
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

SIGN TYPE 11
FREESTANDING TENANT DIRECTORY
 Double-sided, internally illuminated
 1524 mm W x 3353 mm H x 1143 D
 (5'-0" W x 11'-0" H x 3'-9" D)

Variance required for increased sign height and area, with sizes calculated to ensure visibility requirements of first-time visitors and passing motorists.

SIGN TYPE 2
TENANT FASCIA SIGN
 Internally illuminated
 Max. 610 mm (2'-0") H logo,
 457 mm (1'-6") H letters

SIGN TYPE 6
BUILDING ID SIGN
 Non-illuminated
 610 mm H x 610 mm W x 6 mm D
 (2'-0" W x 2'-0" H x 1/4" D)
Messaging TBD

SIGN TYPE 5
ADDRESS NUMBER
 Non-illuminated
 Max. 152 mm H (6" H) text

SIGN TYPE 3
TENANT CANOPY SIGN
 Internally illuminated
 Max. 610 mm (2'-0") H logo,
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

SIGN TYPE 4
TENANT BLADE SIGN
 Double-sided, internally illuminated
 O.A. 1017 mm W x 610 mm H x 100 mm D
 (3'-4" W x 2'-0" H x 4" D)

Variance required for increased sign height and area, with sizes calculated to ensure visibility requirements of first-time visitors and passing motorists.

SIGNAGE REQUIREMENT GUIDELINES

The following requirements apply to ALL tenant signs:

1. Imaginative signage designs are encouraged, however adaptation of current sign practices may be necessary in order to comply with these criteria.
2. Shop drawings for all signs, logos and graphics visible from the street and common area are to be submitted to the Landlord for final approval prior to fabrication/ installation.
3. Sign wording is limited to the Tenant's trade name and brand identity shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord's approval and provided they are an integral part of the Tenant's name and brand identity.
4. One Canopy or Fascia sign is permitted per store frontage only, and one Projecting Blade Sign permitted per store frontage.
5. Tenants occupying corner spaces may be permitted to utilize one projecting Tenant Blade Sign per each elevation with a maximum of two (2) blade signs.
6. Signs shall be designed as an integral part of the storefront, with letter size and location proportional to the overall storefront design, and in compliance with the current City Bylaws and any neighbourhood design criteria.
7. Sign mounting height above grade/finished floor clearance to bottom of any overhanging or projecting sign is to be a minimum of 8'-0" as per current City Sign Bylaw.
8. Proportional letter size is required; the sign design specifications that accompanies these Guidelines sets out the maximum allowed height of letters and any tenant logo/brand identity element.
9. Signs are to remain illuminated during the normal business hours. The power supply to signs are to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting.
10. Advertising placards, banners, pennants, names, insignia, trade-marks and other descriptive material may NOT be attached to the tenant storefront or glazing.
11. Signs may not obstruct views through glazed doors or windows at any time.
12. Backlit illumination components including electrical supply, drivers, and dimmer/ shut-off controls must be contained wholly within the depth of the sign/ letters and the support/ raceway. Preferred colour temperature of LED illumination is 4100K and all signage shall not exceed a maximum brightness of one hundred (100) foot-candles. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.
13. Premium quality sign and graphic fabrication and installation is required. Hum, flicker and light leaks are NOT permitted. All attachment devices, bolts, clips, threaded rods, fasteners, light tubes, open raceways, conduit and other mechanisms are to be concealed from public view, which includes view from residential units above the retail and commercial area.

SIGNAGE CONSIDERATIONS

The following Tenant Sign Types are encouraged:

Non-illuminated Signage

WINDOWS SIGNS (Address and Operational Signs)

- Applied window signs may be considered on the storefront glazing—but not to obscure views at head height through the main entry doors.
- The window sign may not exceed 25% of the individual glazing area and individual signs/ graphics must NOT exceed a sign area of 0.3 m² (3 ft²). The window sign can use high quality vinyl, thin dimensional letters or metal leaf lettering, applied to the inside of the storefront glazing, and may not have an opaque background beyond the letters which blocks passerby views into the interior store display.
- Where allowed, window signage (upper case/ caps) letters shall not exceed 3" maximum height. NOTE: The individual CRU address usually mounted in the above entrance transom is not to exceed 6" / 152 mm height.
- The use of simulated gold and silver leaf, simulated etching, and simulated beveled or frosted glass is supported for use in window signing.
- Window signs should generally employ high contrast for legibility and to avoid the need for supplemental lighting in the daytime.
- Signs indicating name of business, days/hours of opening and emergency phone numbers are permitted, typically on the glass adjacent to the entry door, one at each store entrance.
- No advertising, promotional, sales graphics are allowed on windows viewable from public streets.

Illuminated Signage

PUSH-THRU BACKLIT SIGN

- Sign cabinets with push-thru graphics are only permitted if integral to brand identity of Tenant. Signs cabinets must be constructed so that only the Tenant name and logo are illuminated, not the background.
- Signage with individual letters and logo cut out of the primary surface and illuminated from behind via a "push-thru" style lettering should have a minimum of 1/2" acrylic material thickness.
- Backlit signs must be integrated with the storefront design.

CANOPY / FASCIA SIGNS

- Individual letters for face-illuminated signs must be constructed from painted non-corroding metal, concealed-edge style illumination is encouraged. Exposed visible illumination from light fixtures, mounted above the canopy of the storefront is not permitted.

BLADE SIGN (subject to written approval by landlord)

- Only one projected blade sign in front of the store (unless in the opinion of the Landlord additional signage is merited due to the visibility or location of the storefront sign).
- Externally-illuminated signs are not permitted.
- Blade signs must be uniform in fabrication.
- Projecting blade signs are required to be mounted 8 feet* above the finished grade as per current City Sign Bylaw.
- Blade sign material shall be a high quality material such as stainless steel, epoxy/ 2-part painted aluminum, or glass. Landlord will be sole judge as to the acceptability of materials and design. NO plywood or carved wood signs are permitted.

** Larger sign boxes and mounting with exposed electrical supply will NOT be permitted. Mounting heights, blade area and projecting distance to conform to current City Bylaws and other appropriate City regulations.*

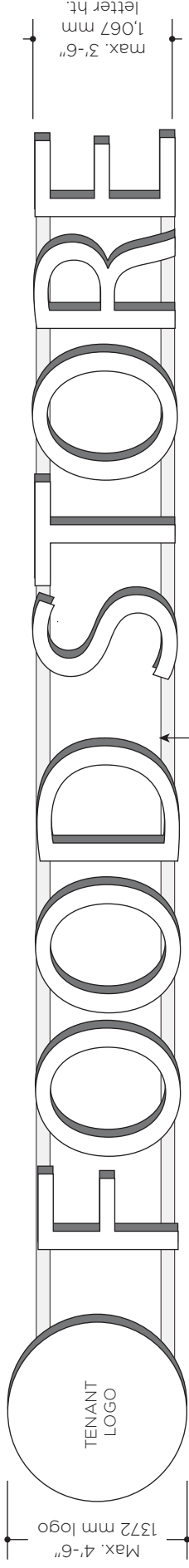
SIGN TYPE 1: ANCHOR TENANT SIGN

Individual internally illuminated channel letters mounted to either a single 3" x 3" (75 mm x 75 mm) integrated aluminum raceway or two 3" x 3" (75 mm x 75 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted to building fascia and painted to match architectural finishes. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

(Single Line) 4'-6" (1372 mm) Max. logo height with 3'-6" (1067mm) Max. Letter Height, except where noted
 (Stacked/Box Logo) 10'-0" (3048 mm) Max. Letter Height, at specified locations in the Sign Program only

Tenant Trade Name and Logo ONLY permitted, no taglines or third party advertising permitted.
 Maximum one canopy/fascia sign per tenant per building frontage.

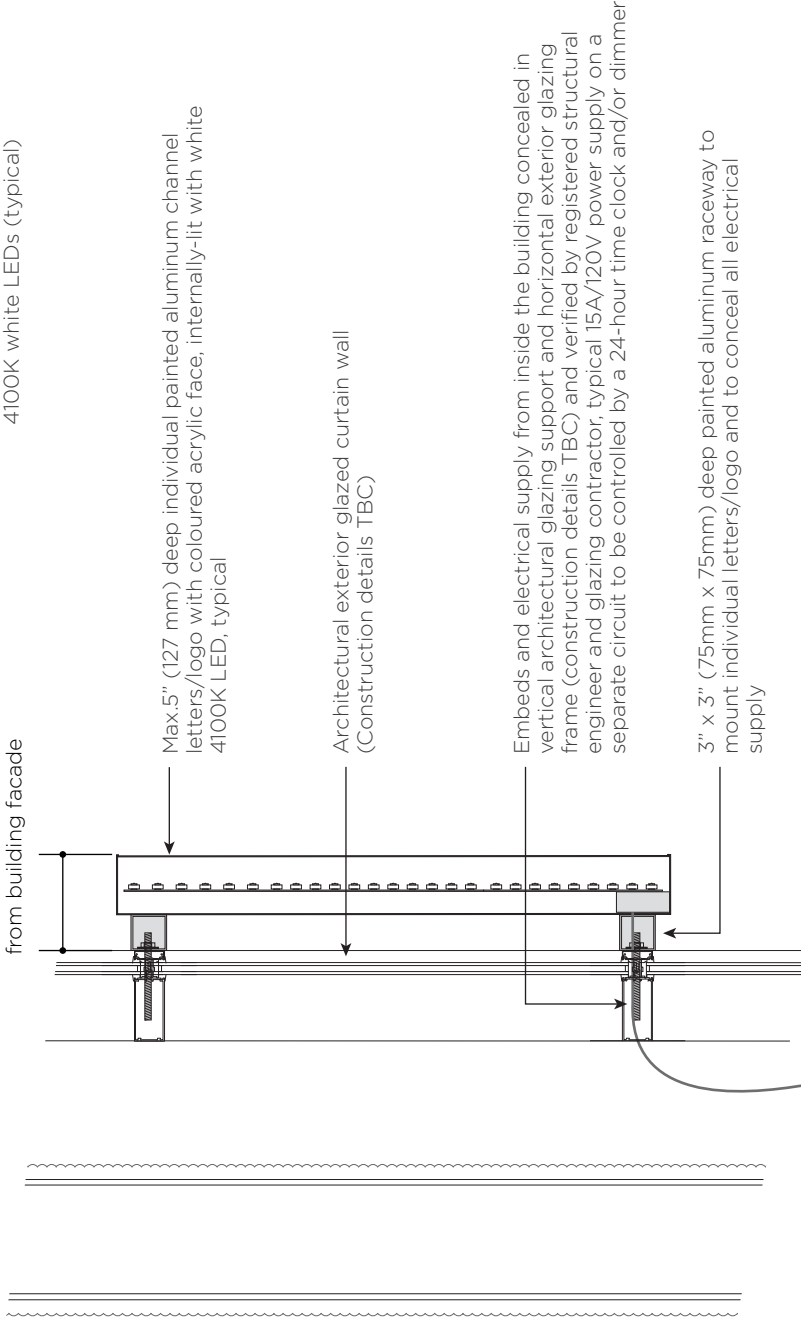
NOTE: Variance may be required to allow for increased sign height and area, with proposed sizes carefully calculated to ensure visibility requirements of first-time and occasional visitors.



1 ANCHOR TENANT SIGN - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

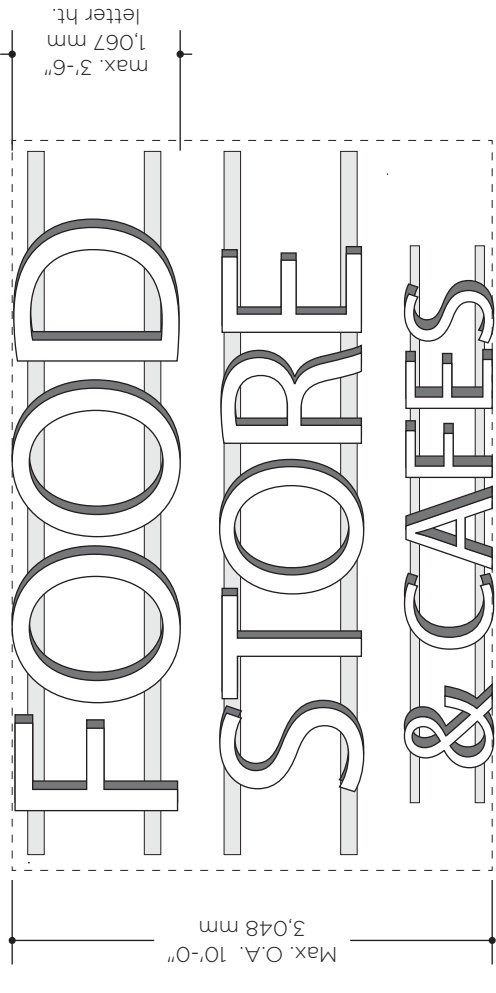
Pair of 3" x 3" (75mm x 75mm) typical painted aluminum mounting tenant (typical) Individual painted aluminum channel letters/logo with coloured acrylic face internally-lit with 4100K white LEDs (typical)

Channel letter set total weight at approx. 300lb per tenant (typical) Individual painted aluminum channel letters/logo with coloured acrylic face internally-lit with 4100K white LEDs (typical)



2 SECTION DETAIL (MOUNTING DETAILS TO GLAZED STOREFRONT)
 SCALE: 3/4" = 1'-0"

NOTE:
 DRAWINGS FOR VISUAL REFERENCE ONLY.
 FINAL PLACEMENT, SIZE, AND CONSTRUCTION DETAILS TBC.



Individual internally lit letters and Logo mounted on double raceway, attached to building fascia.
 (Single Line) 4'-6" (1372 mm) Max. height with 3'-6" (1067 mm) Max. Letter Height, except where noted
 (Stacked) 10'-0" (3048 mm) Max. O.A. height with 3'-6" (1067mm) Max. Letter Height
 Max. 3 lines.

Example of Acceptable Anchor Tenant Signs



Sign well integrated with building glazed fascia

Example of Unacceptable Anchor Tenant Signs

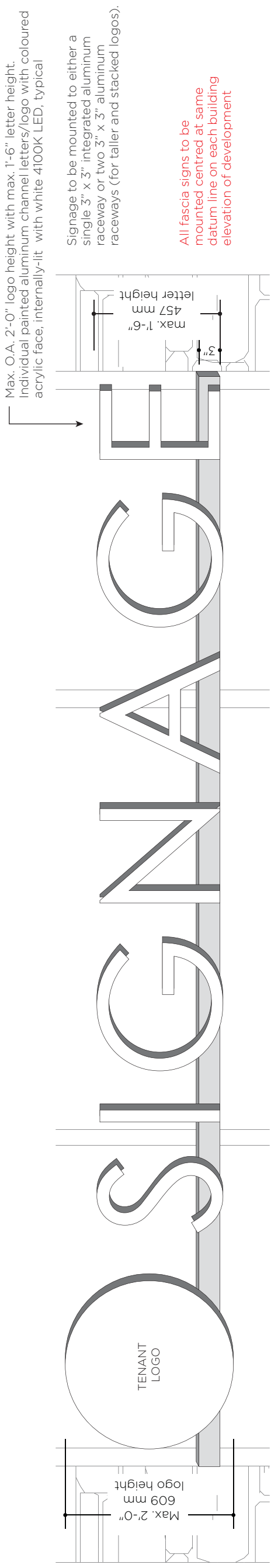


Large backlit plastic faced box signs

SIGN TYPE 2: TENANT FASCIA SIGN

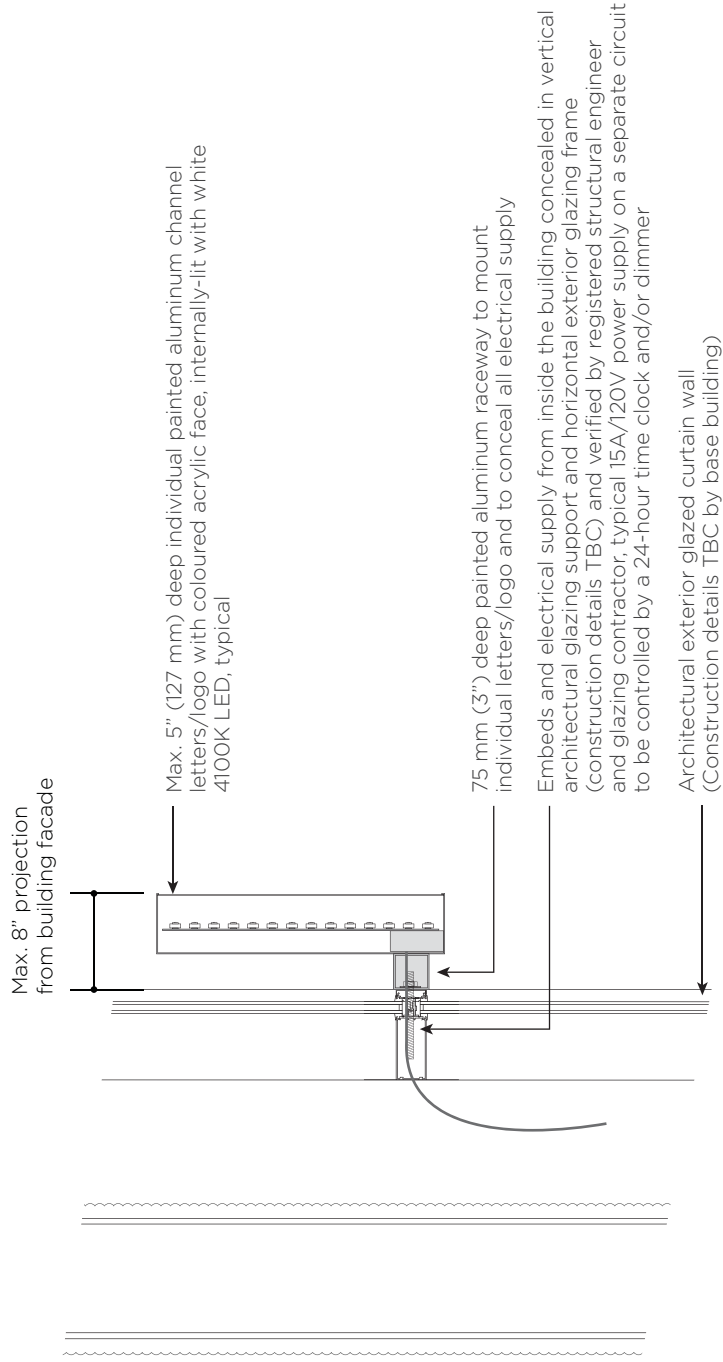
Individual internally illuminated channel letters mounted to either a single 3" x 3" (75 mm x 75 mm) integrated aluminum raceway or two 3" x 3" (75 mm x 75 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted to building fascia and painted to match architectural finishes. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Size: Maximum 2'-0" (610 mm) logo height and Max. 1'-6" (457 mm) letter height.
 Tenant Trade Name and Logo ONLY permitted, no taglines or third party advertising permitted.
 Maximum one canopy OR fascia sign per tenant per building frontage.



1 FASCIA SIGN - FRONT ELEVATION

3.2 SCALE: 3/4" = 1'-0"



2 SECTION DETAIL (MOUNTING DETAILS TO GLAZED STOREFRONT)

3.2 SCALE: 3/4" = 1'-0"

Example of Acceptable Fascia Signs



NOTE: DRAWINGS FOR VISUAL REFERENCE ONLY. FINAL PLACEMENT, SIZE, AND CONSTRUCTION DETAILS TBC.

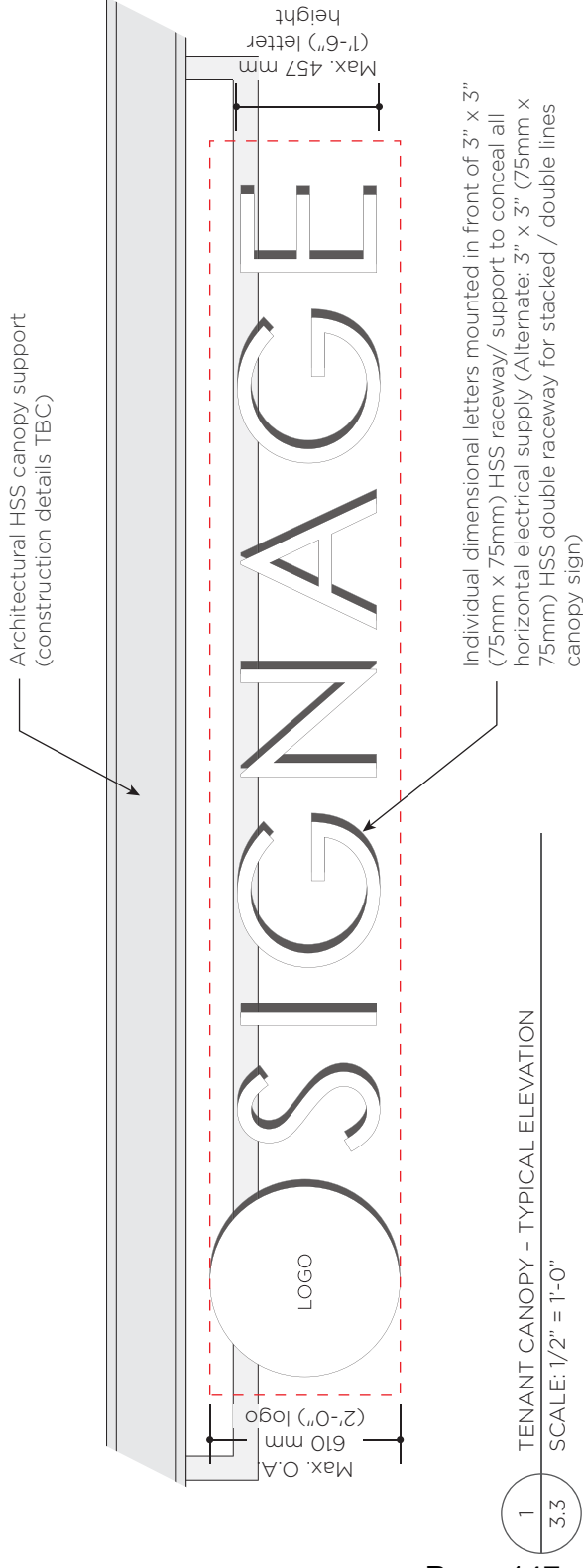
SIGN TYPE 3: TENANT CANOPY SIGN

Individual internally illuminated channel letters mounted to either a single 3" x 3" (76 mm x 76 mm) integrated aluminum raceway or two 3" x 3" (76 mm x 76 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted below building canopy and painted to match architectural mullions finish. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Size: Maximum 2'-0" (610 mm) logo and Max. 1'-6" (457 mm) letter height.

Tenant Trade Name and Logo ONLY permitted, no taglines or third party advertising permitted. Maximum one canopy/fascia sign per tenant per building frontage.

NOTE: Variance may be required to allow for mounting below canopy, due to canopy conditions. Signage positioning is carefully calculated to ensure visibility requirements of first-time and occasional visitors.



All canopy signs to be mounted centred at same datum line on each building elevation of development

EXAMPLES OF ACCEPTABLE SIGNS

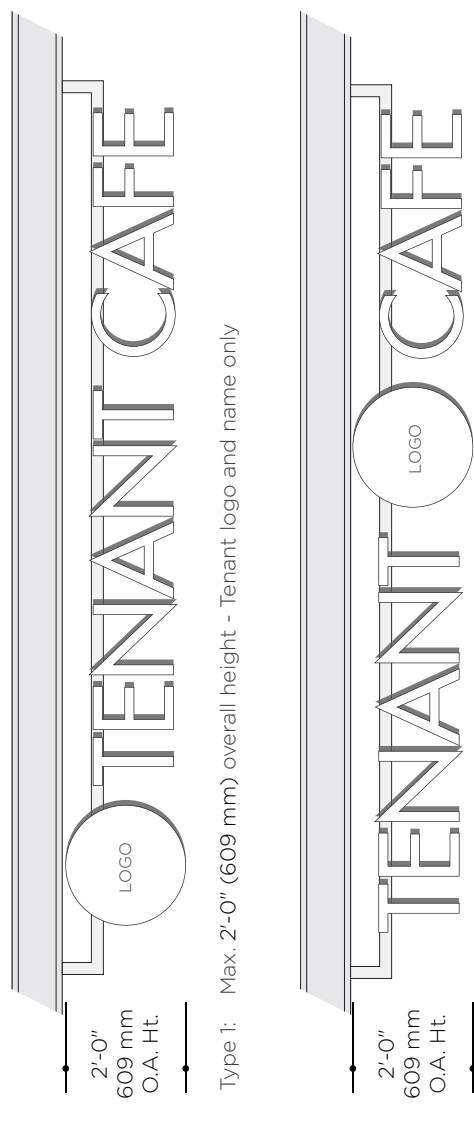


Sign positioning below and integrated with building canopy

EXAMPLES OF UNACCEPTABLE SIGNS

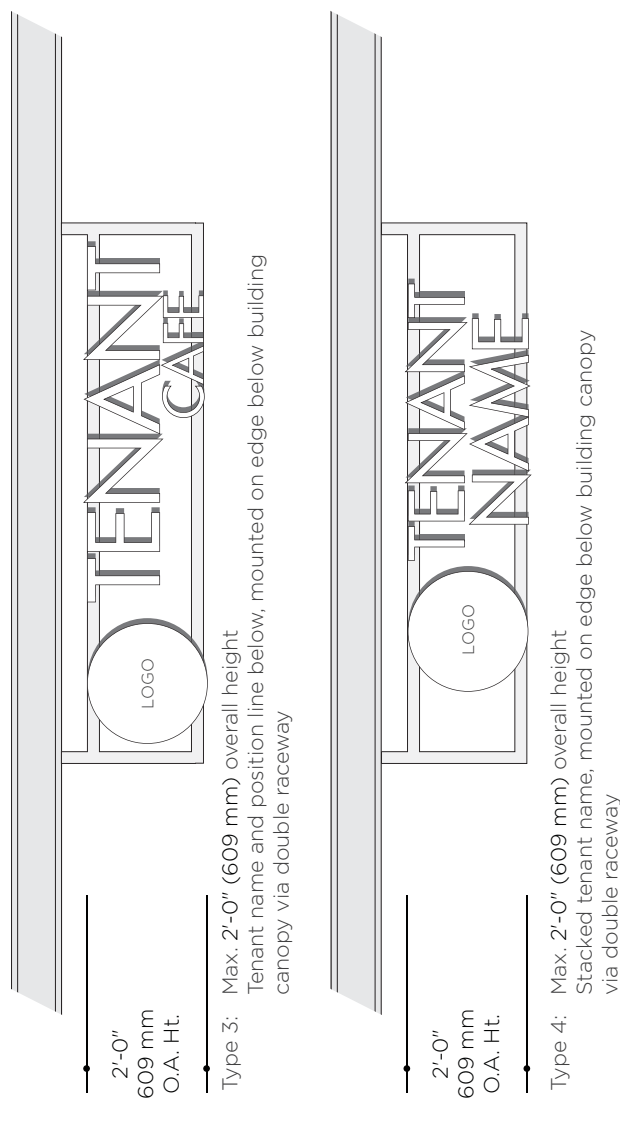


Letters mounted above canopy



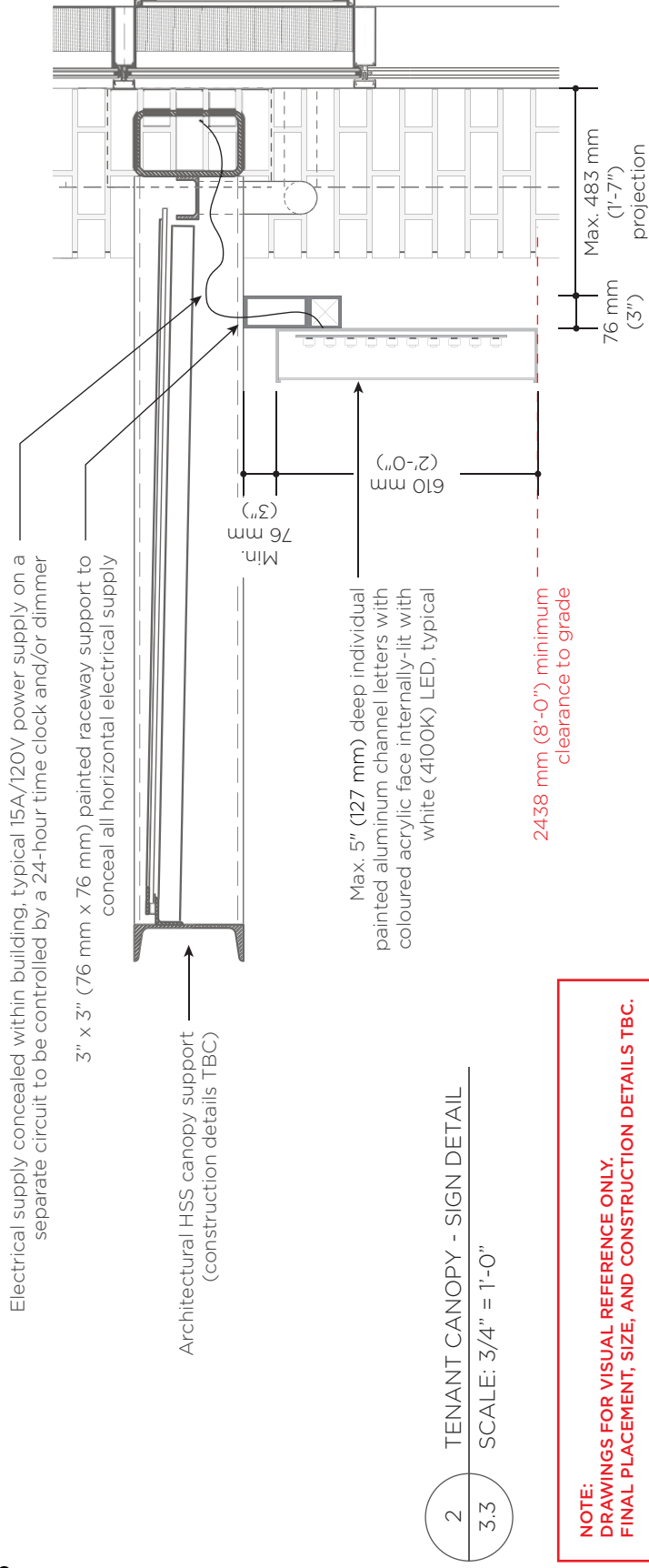
Type 1: Max. 2'-0" (609 mm) overall height - Tenant logo and name only

Type 2: Max. 2'-0" (609 mm) overall height
Tenant name split with logo at centre



Type 3: Max. 2'-0" (609 mm) overall height
Tenant name and position line below, mounted on edge below building canopy via double raceway

Type 4: Max. 2'-0" (609 mm) overall height
Stacked tenant name, mounted on edge below building canopy via double raceway



NOTE: DRAWINGS FOR VISUAL REFERENCE ONLY. FINAL PLACEMENT, SIZE, AND CONSTRUCTION DETAILS TBC.

SIGN TYPE 4: TENANT BLADE SIGN

Double sided, internally illuminated, sign blade suspended directly under building canopy or projection mounted perpendicular directly to building facade via matching mounting frame, with a minimum 8'-0" (2438 mm) clearance to grade. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

O.A. Size: 3'-4" W x 2'-0" H x 4" D (1017 mm x 610 mm x 100 mm)

Sign cabinet to be fabricated in painted non-corrosive metal; ONLY Tenant logo and text to be illuminated. Push-through acrylic letter with white LED (4100K) illumination preferred. Externally illuminated blade signs are not acceptable (i.e. small exterior rated LED goose neck lighting), large exposed hologram flood lighting fixtures NOT permitted.

All tenant signs must be uniform in design and mounting detail. Sign panel and support are to be fabricated to match specifications as shown.

NOTES:

- Tenant Name / Logo displayed Only. NO taglines or third party advertising permitted.
- Maximum one double-sided blade sign per tenant frontage.
- All blade signs require Landlord and City of White Rock approval and necessary sign permits.
- Encroachment agreement may be necessary for any Signs that cross the Property Line, to indemnify the city and formally licence the signs.

EXAMPLES OF ACCEPTABLE TENANT BLADE SIGNS



Internally illuminated push-through blade sign. Slim architectural detail with integrated electrical



Non illuminated sign with integral bracket.

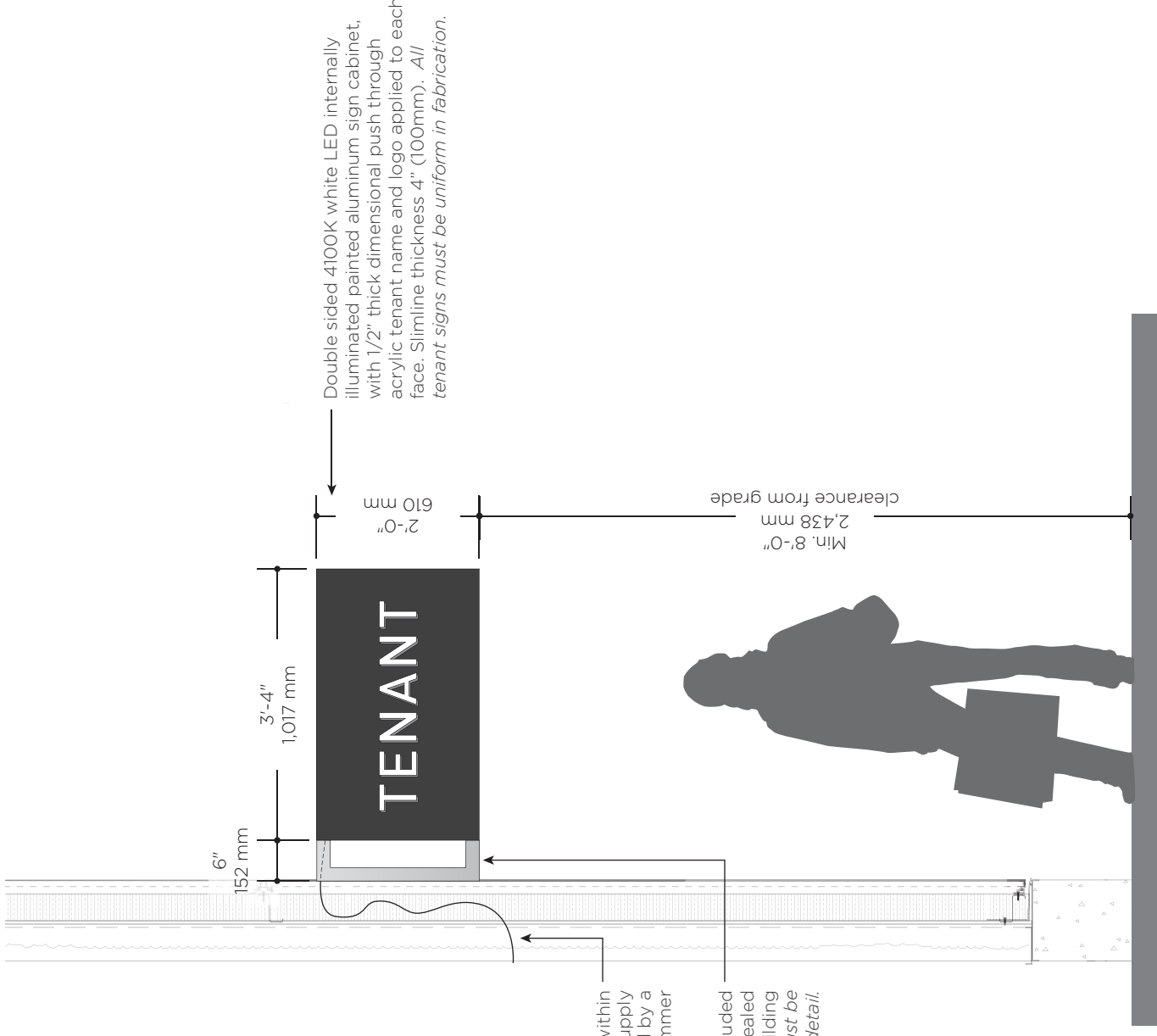
EXAMPLES OF UNACCEPTABLE TENANT CANOPY SIGNS



Unacceptable: Internally illuminated plastic face, back-lit "box" sign too thick and exposed electrical conduit to supply building.



Unacceptable: externally illuminated sign face. Exposed suspension wire/ cables from canopy and poor example of exposed lighting soffit fixture.



3.4 TENANT BLADE SIGN DETAIL
SCALE: 1/2" = 1'-0"

NOTE:
ELEVATIONS FOR VISUAL REFERENCE ONLY.
FINAL PLACEMENT, SIZE, AND DETAILS TBC.

GENERAL FABRICATION GUIDELINES

Construction

All signage must be constructed of premium quality materials. All illuminated signs shall be fabricated and installed in compliance with all applicable building and electrical codes. Signs must be constructed to resist wind, seismic, and other applicable loads.

All illuminated signs shall bear an Underwriter's Laboratory (UL) or Canadian Standards Association (CSA) approval label located as per the applicable code.

Threaded rods or anchor bolts are to be concealed from public view, and shall be used to "float" sign elements from the "mounting surface". Non-integrated angle clips attached to letter sides will NOT be permitted. All bolts, fastenings and clips shall be non-corrosive, such as: hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze. Untreated steel/ black iron materials are NOT permitted.

Electrical

A 7-day, 24-hour time clock and/or dimmer shall be provided by the Tenant for control of the illumination of the Tenant's sign. Hours of illumination to be determined by the Landlord and will be subject to change, depending on City of White Rock requirements.

NO exposed raceways, crossovers or conduits will be permitted. All cabinets, conductors, transformers or other equipment related to lighting controls must be concealed from the public view or accessibility.

The fabricator must mitigate light spillover and excess glare into neighbouring residential units.

(Note that exposed raceways may be necessary for fascia signage applied in front of glazing. These raceways must be painted to match the background architectural materials.)

Electrical service to the Tenant's signs shall be from the individual Tenant's electrical panel. Access panels cannot be visible from the storefront. Signage to be on a circuit separate from other lighting, typical 15A/120V power supply.

All permits for signs and their installation (including sign, electrical and structural) will be obtained by the Tenant from the City of White Rock, with a copy sent to the Landlord prior to installation.

Prohibited Signage

The following Sign Types are not appropriate for Miramar development and are prohibited for Tenant use:

- Any signage outside of the Tenant's storefront area
- Temporary or "SALE" type signs attached to the Storefront
- Detached special purpose signs, such as "sandwich board signs" are prohibited
- Any signage outside/beyond the Tenant's lease line
- Any exposed fluorescent lighting of signage
- Any and all types of bright overly illuminated face-lit channel letter signs, or signage which produces excessive light spillover to neighbouring properties
- Roof mounted Signs (signs above the roof line)
- Signs with exposed raceways, ballast boxes, transformers, crossovers or conduit
- Letters with exposed fastenings and unfinished edges
- Internally illuminated blade signs that exceed 3" or 4" in thickness
- Externally illuminated signage in any form
- Digital, animated, flashing, or audible signs as defined in the Sign By-law
- Illuminated box or can type signs, i.e. "box" signs with large translucent plastic face panel
- Signs constructed of paper, cardboard, Styrofoam or similar non-durable materials
- Signs painted directly onto the storefront
- Carpet or rubber entry mat signs
- Tenant banners and pennants unless approved by Landlord

DRAWING SUBMISSION GUIDELINES

Drawing Preparation

Pre-Tenant Submittal

Prior to the Tenant preparing calculations, design, construction drawings, elevations, specifications and material submittals, which pertain to the Tenant's Signage submittal, the Tenant's architect, designer, contractor and engineer shall thoroughly familiarize themselves with all applicable building codes, Sign By-laws and existing field conditions.

Site Verification

The Tenant's representatives shall make a physical on-site inspection of the premises to verify the "as-built" location, relationship with adjacent tenant CRU's, and physical dimensions of the premises. Failure to do so shall be at the risk and sole expense of the Tenant.

Tenant Submittal Guidelines

1. Preliminary Design Submittal

The preliminary design submittal is intended to acquaint the Landlord's Tenant Coordinator with the Tenant's design intent for the storefront/signage and to correct any conflict with the design criteria prior to commencing with construction drawings. Simplicity and restraint in material selection is important; however, the material selection, its method of application, or its detail of construction, should be consistent with the criteria contained in these Guidelines. Within twenty (20) days after receipt of this criteria (unless otherwise noted), the Tenant agrees to submit fully detailed and dimensioned, scaled preliminary drawings prepared at the Tenant's expense.

The Tenant's preliminary plans shall be prepared in full knowledge of and compliance with, all applicable City and national ordinances, rules and regulations.

2. Review Process

Landlord's Tenant Coordinator shall review and approve Tenant's plans for conformance to the Guidelines criteria. Landlord's approval shall not be deemed to certify that Tenant's plans comply with building codes and shall not relieve Tenant of the responsibility to verify all job conditions including, without limitation, dimensions, locations, clearances and property lines.

Landlord's Tenant Coordinator shall notify Tenant's Architect/Designer (representative) of the matters, if any, in which said preliminary drawings fail to conform to the design criteria contained within these Guidelines. Immediately after receipt of any such notice from the Landlord's Tenant Coordinator, the Tenant's representative shall make the necessary revisions to the drawings as required to obtain Tenant Coordinator's approval and shall resubmit the REVISED preliminary drawings to Landlord for preliminary approval.

3. Incomplete Submittals

Failure to provide the required information will be cause for return of the Tenant Submission with NO review.

NOTE: Drawings prepared by a Tenant's representative who is not licensed for the discipline in question will NOT be accepted. Drawings received via facsimile will NOT be reviewed due to the poor image quality of the transmitted documents.

4. Drawing Requirements

Tenant's licensed sign contractor shall submit Sign Shop Drawings, PDF files only, directly to the Landlord's Tenant Coordinator, as instructed, for approval prior to fabrication of the signage. Drawings must be fully detailed, dimensioned, and shall include, but not be limited to the following information:

Elevation of the complete storefront, including: signage and graphics showing all doors, architectural features, etc., and fully detailed, scaled, dimensioned sections and details through the storefront. These fully detailed and dimensioned drawings shall be drawn to scale, as noted:

- Storefront Plan, Elevation and Sectional views at 1/2 inch scale minimum.
- Details of the storefront and proposed Tenant signage at 1/2 inch scale minimum.
- Letter style/font and typeface specifications.
- Colour and finish specifications for all components of the proposed signage.
- Material specifications and thickness.
- Electrical and supply wiring specifications, including input and output voltage of transformers. PK housing (or other U.L. approved insulating sleeve approved by Landlord and local building codes) is required for all through-wall penetrations and must be indicated on the signage shop drawings.

5. Switching

Locations of service switches, timers, dimmers, access panels and drivers/transformers to be planned in advance and integrated into store design. NONE of these items shall be visible to the public from any portion of the development.

6. Type of Lamps/Illumination

Sustainable, low energy LED or other lamp specifications should be noted in ALL projected signs, including type, wattage, beam spread and colour (Kelvin) of illumination.

7. Mounting

Proposed mounting of all signs to storefront solid and glazed fascia/canopies should be noted, including: required embeds, attachment hardware, etc.

All tenant sign design and proposed attachments to be reviewed and verified by registered structural engineer and all shop drawings to be sealed prior to sign permit submission.

Guideline Reference Documents

For further information and details on City of White Rock Sign By-law, please visit the following URL:

<http://www.whiterockcity.ca/assets/City--Services/Bylaws/Sign-1923.pdf>

Detailed drawings contained the Sign Plan and Tenant Signage requirements for The Miramar development can be found within the *Tenant Signage Guidelines* prepared by EDG Experience Design Group Inc. Confirm with Tenant Coordinator for supply of current package.

The Miramar Tenant Coordinator Contact

Leasing Agent:

Name:

TBC

Phone Number:

Address:

Email Address:

PROPOSED VARIANCES

The Exterior Sign program is designed to best confirm to the City of White Rock Sign Bylaw No. 1923. However in some situations, signage will require more flexibility to balance the hierarchy between tenants, enhance signage legibility from a distance, support best wayfinding practices and pedestrian circulation, and suit the proposed architectural conditions. The charts below outline the specific Signs that may require a variance and the rationale for each.

SIGN NO.	ST NAME	PROPOSED PARAMETERS	CoWR BYLAW PARAMETERS	VARIANCE REQUESTED	RATIONALE/HARDSHIP
1.1	Anchor Tenant Sign	Max. OA H = 3048 mm (10'-0") stacked logo Max. 1373 mm (4'-6") logo with Max. 1067 mm (3'-6") letters	(Classified a "Fascia Sign" under the Sign Bylaw) The Sign Copy Area shall not exceed 0.61 m in Height and shall not exceed 45% of the Sign Area.	Variance requested to allow for increased sign height (8'-0" over the maximum allowable to accommodate a stacked logo format)	Proposed sizes are carefully calculated to ensure visibility requirements of first-time and occasional visitors, and establishes hierarchy for anchor tenants.
1.3	Anchor Tenant Sign	Max. 914 mm (3'-0") logo/letters	(Classified a "Fascia Sign" under the Sign Bylaw) The Sign Copy Area shall not exceed 0.61 m in Height and shall not exceed 45% of the Sign Area.	Variance requested to allow for increased sign height (1'-0" over the maximum allowable)	Proposed sizes are carefully calculated to ensure visibility requirements of first-time and occasional visitors, and establishes hierarchy for anchor tenants. Note that this particular sign location activates the main plaza entrance, and requires enhanced legibility as it is set back from Johnston Road considerably.
1.4	Anchor Tenant Sign	Max. 1373 mm (4'-6") logo with Max. 1067 mm (3'-6") letters	(Classified a "Fascia Sign" under the Sign Bylaw) The Sign Copy Area shall not exceed 0.61 m in Height and shall not exceed 45% of the Sign Area.	Variance requested to allow for increased sign height (2'-6" over the maximum allowable)	Proposed sizes are carefully calculated to ensure visibility requirements of first-time and occasional visitors, and establishes hierarchy for anchor tenants.
1.5					
1.6					
1.7					
3.1	Tenant Canopy Sign	Max. 609 mm (2'-0") logo with Max. 457 mm (1'-6") letters	(Classified a "Canopy Sign" under the Sign Bylaw) Canopy signs must be affixed to the flat face of a canopy, and may not extend vertically or horizontally beyond the limits of the canopy. The Sign Copy Area shall not exceed 0.61 m in Height.	Variance requested to allow for mounting of canopy sign below the face of architectural HSS canopy support.	Architectural canopy conditions cannot support signage applied to face at a size adequate enough for motorist and first-time visitor visibility. Proposed variance is also in alignment with signage currently installed at existing Miramar Village Towers 1 & 2.
3.2					
3.3					
3.4					
3.5					
3.6					
3.7					
3.8					
3.9					
3.10					
3.11					
3.12					
3.13					
3.14					
3.15					
3.16					
3.17					
3.18					

SIGN NO.	ST NAME	PROPOSED PARAMETERS	CoWR BYLAW PARAMETERS	VARIANCE REQUESTED	RATIONALE/HARDSHIP
7.1	Parking Entrance Sign	Panel approx. 5182 mm W x 457 mm H x 76 mm D (17'-0" W x 1'-6" H x 3" D) Each crash bar 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) Panel area 2,368 m ² Each crash bar area 0.586 m ² Total area 3.54 m ²	(Classified a "Directional Sign" under the Sign Bylaw) Max. OA sign area = 1.5 m² (16.15 ft²)	Sign variance required to allow for increased sign area (2.04 m ² over the maximum allowable area).	Increased sign area is required to contain sufficient information at legible sizes to safely direct motorist circulation. The addition of crash bars— a mandatory traffic signage measure to ensure visitor safety and prevent building/vehicle damage—is also included in the total sign area calculation, thus necessitating an area increase.
7.2	Parking Entrance Sign	Panel approx. 6553 mm W x 457 mm H x 76 mm D (21'-6" W x 1'-6" H x 3" D) Each crash bar 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) Panel area 2,995 m ² Each crash bar area 0.586 m ² Total area 4,167 m ²	(Classified a "Directional Sign" under the Sign Bylaw) Max. OA sign area = 1.5 m² (16.15 ft²)	Sign variance required to allow for increased sign area (2,667 m ² over the maximum allowable area).	Increased sign area is required to contain sufficient information at legible sizes to safely direct motorist circulation. The addition of crash bars— a mandatory traffic signage measure to ensure visitor safety and prevent building/vehicle damage—is also included in the total sign area calculation, thus necessitating an area increase.
10.2	Freestanding Map Directory	914 mm W x 2204 mm H x 254 mm D (3'-0" W x 7'-2 3/4" H x 10" D) Sign Area 3.75 m ² for both faces, excluding base	(Classified a "Free-Standing Sign" under the Sign Bylaw) Only one (1) monument sign is allowed per lot in any CR or P zone Max. OA H = 2.2 m Max. OA sign area for 2 faces = 4 m ² excluding base	Sign variance may be required to allow for increased sign quantity for the project. A total of four (4) freestanding signs are requested (in conjunction with Sign Type 11), in excess of the normal single (1) quantity allowance by three (3) signs.	Given the large size and multiple phases of the development, Freestanding Map Directories are required at regular intervals to ensure visibility and accessibility requirements of first-time visitors, necessitating a higher sign quantity. Current phase of the project also consists of four (4) former lots and one (1) parcel, creating a larger site than is normally addressed by the Sign Bylaw.
10.3					
10.4					
11.1	Freestanding Tenant Directory	OA Dimensions 1524 mm W x 3353 mm H x 1143 mm D (5'-0" W x 11'-0" H x 3'-9" D) Sign Area 9.45 m ² for both faces, excluding base	(Classified a "Free-Standing Sign" under the Sign Bylaw) Only one (1) monument sign is allowed per lot in any CR or P zone Max. OA H = 2.2 m Max. OA sign area for 2 faces = 4 m ² excluding base	Sign variance required to allow for increased sign height (additional 1.153 m) and area (additional 5.45 m ²).	Proposed sign size is carefully calculated to ensure visibility requirements of first-time and occasional visitors, as well as minimum visibility requirements for passing motorists.

IN SITU RENDERING - LOOKING SOUTHWEST FROM JOHNSTON STREET

NOTE: Renderings shown are for reference only.



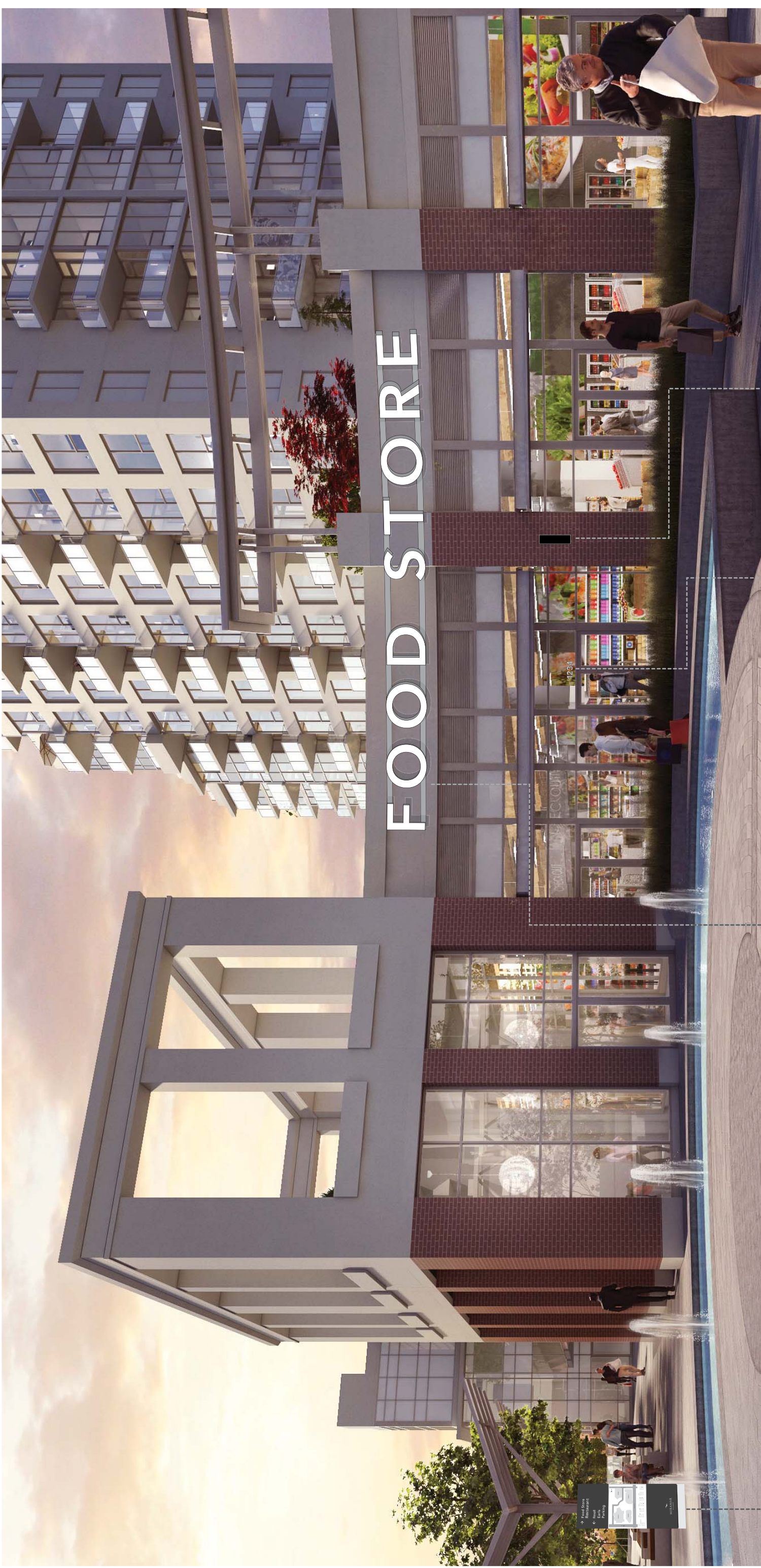
1.4 SIGN TYPE 1
ANCHOR
TENANT SIGN

11.1 SIGN TYPE 11
FREESTANDING
TENANT DIRECTORY

1.3 SIGN TYPE 1
ANCHOR
TENANT SIGN

IN SITU RENDERING - LOOKING SOUTH FROM PEDESTRIAN PLAZA

NOTE: Renderings shown are for reference only.



10.4 SIGN TYPE 10
FREESTANDING
MAP DIRECTORY

1.3 SIGN TYPE 1
ANCHOR TENANT SIGN

5.9 SIGN TYPE 5
ADDRESS NUMBER

4.3 SIGN TYPE 4
TENANT BLADE SIGN

TENANT

Side View

IN SITU RENDERING - LOOKING NORTHWEST FROM THRIFT AVENUE

NOTE: Renderings shown are for reference only.



1.3 SIGN TYPE 1
ANCHOR TENANT SIGN

1.7 SIGN TYPE 1
ANCHOR TENANT SIGN

1.6 SIGN TYPE 1
ANCHOR TENANT SIGN

1.5 SIGN TYPE 1
ANCHOR TENANT SIGN

**Surrey-Delta-White Rock
Community Council**

#2017 – 7495 132nd Street
Surrey, BC V3W 1J8



T: 604-501-8310
E: mail.clbccommunitycouncils.ca

September 29, 2020

White Rock City Council / Darryl Walker
Municipality: Metro Vancouver
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Dear White Rock City Council / Darryl Walker,

The CLBC Surrey Delta White Rock Community Council is writing to request our City Council proclaim October 2020 as Community Inclusion Month in White Rock.

Each October, British Columbians across the province celebrate Community Inclusion Month. This is a time to recognize the contributions and potential of people with developmental disabilities. It is also a time to recognize the families, friends, caregivers, volunteers, community groups and employers who make our province stronger by ensuring people who live with diverse abilities can fully participate in our communities.

This year it is more important than ever to recognize and support our friends and neighbours with developmental disabilities. The challenges of the pandemic have left many of them feeling isolated and disconnected from the community they love.

Please find attached with this letter suggested wording for the proclamation. You will note that it includes a special theme of inclusive housing. That is because this is a top area of need. We are grateful for the work our community has already done to create new housing, and request our Council seek to include accessible homes for people with developmental disabilities in future projects.

Thank you for considering this request to proclaim Community Inclusion Month 2020 in your community. The CLBC, Surrey Delta White Rock Community Council will look forward to hearing from you.

Sincerely,



Vernon Hudson

Chair - CLBC Surrey, Delta and White Rock Community Council

PROCLAMATION TEXT

WHEREAS Community Inclusion Month is a celebration of community inclusion throughout British Columbia, and this year it will focus attention on inclusive housing and the importance of supporting inclusion of all British Columbians, and

WHEREAS in 2010, Canada ratified the United Nations' historic Convention on the Rights of Persons with Disabilities, which includes Article 19 – Living independently and being included in the community, and

WHEREAS inclusive housing builds strong, supportive, accessible and more resilient communities where everyone belongs, feels valued and has the chance to contribute, and

WHEREAS many people with developmental disabilities face barriers like poverty and isolation and have trouble finding housing that is safe, affordable and accessible, and

WHEREAS inclusive housing must consider the unique needs of all people to be truly inclusive, and

WHEREAS the City of White Rock is committed to enhancing inclusion, thus ensuring that persons with developmental disabilities can participate fully in society;

NOW KNOW YE THAT We do by these presents proclaim and declare that October 2020 shall be known as

“Community Inclusion Month”

Date: October 19, 2020

To: City of White Rock Mayor and Council
15322 Buena Vista, White Rock B.C. V4B 1Y6

Attention: Mayor Daryl Walker
Councillor David Chesney
Councillor Helen Fathers
Councillor Erika Johanson
Councillor Scott Kristjanson
Councillor Anthony Manning
Councillor Christopher Trevelyan

From: Shelley Craig, Architect AIBC, Partner
Re: **BEACHWAY 2: North Bluff Road Development + Zoning Application**

Dear Mayor Daryl Walker and City Councillors,

We understand that Beachway 2 will be reviewed by Council tonight, as part of a Planning Staff Report. At this time, the City of White Rock Council will determine, as part of a preliminary review, whether the project will proceed to the Advisory Design Panel and the Public Hearing.

We respectfully ask Council to consider the following:

- 1. In our current times of stress, due to the Covid-19 pandemic, it has become more clear how important housing security is to health and well-being. The City of White Rock Official Community Plan Policy 11.2.1 recognizes the community need for affordable housing options for the missing middle. The Policy identifies three areas in the City that are appropriate for an increase to 2.5 FAR to support affordability. Located in the East Side Large Lot Infill Area – one of the three areas identified – Beachway 2 presents a great opportunity to support young and old in finding a new, affordable rental or ownership model.*
- 2. Supporting the Town Centre is a key planning goal and initiative of the City of White Rock, that is mirrored in the City of Surrey. Together, the two cities are creating a vibrant Semiahmoo Town Centre that enhances and provides housing and services for the Peace Arch Medical Precinct. The City of Surrey Semiahmoo Town Plan has expanded to include the neighbourhood north of North Bluff Road to Earl Marriott Secondary School. Beachway 2 will anchor the northeast side of White Rock and provide housing that reflects the united aspirations of both communities.*
- 3. Our team has been working with the Planning Staff for almost two years on creating a model of development that builds community connectivity and meets*

the goals of the City of White Rock's Official Community Plan. We have completed a Public Information meeting on September 8, 2020; and are scheduled for the Advisory Design Panel on October 20, 2020. We welcome the opportunity to share our vision for enhancing the Medical Precinct at White Rock Hospital with the Design Panel and the public at the next stage of the project. We believe that this is a great opportunity to demonstrate sustainable development and community building for the City.

As architects, we are committed to creating a society that is welcoming, safe and equitable for all. We believe that this project recognizes the City of White Rock's Official Community goals and will contribute to creating a vibrant community that welcomes all citizens.

I have attached a hand-out that further summarizes the project. We look forward to your input and we will be available to answer any questions at the Land Use Committee Meeting this afternoon.

Sincerely,
URBAN ARTS ARCHITECTURE

A handwritten signature in black ink that reads "Shelley Craig". The signature is written in a cursive, flowing style.

Shelley Craig, Architect AIBC, FRAIC, Partner

CITY OF WHITE ROCK BEACHWAY 2 DESIGN RATIONALE SUMMARY



View looking southeast at Lee and North Bluff Road



View of Amenity spaces and entry in Courtyard

ADDRESSING AFFORDABILITY

Affordability and housing security are a major challenge in the Lower Mainland.

The project site is located within the East Side Large Lot Infill Area, as defined by the City of White Rock Official Community Plan, allowing a development of 2.5 FAR density and 6 storeys in building height. In response to the City of White Rock's OCP Policy 11.2.1, Beachway 2 provides a range of affordable housing options for White Rock including non-market rental and market housing for the missing middle. It is located in one of the **three locations** identified for Affordable Housing in the OCP. Refer to Figure 1 below.

This project will provide housing options to allow White Rock residents to **“grow up and grow old”** in their neighbourhood. The Beachway 2 project includes 149 units in two mid-rise, multi-unit, affordable, market residential buildings located at North Bluff and Maccaud Parks; and one mid-rise, multi-unit, affordable non-market rental housing building located at the corner of North Bluff and Lee Street.



Figure 1 | Potential Affordable Rental Housing Sites



SUPPORTING COMMUNITY PLAN GOALS:

The project has been designed to support the White Rock Community Plan Goals, as follows:

1. **Manage growth** - add homes in the East Side Large Lot Infill
2. **Use land effectively** - add Community near Medical Precinct.
3. **Support the Town Centre** by adding more residents to create a complete community!
4. **Provide a mix of housing options** - ownership and rental.
5. **Preserve natural areas** - with responsible development
6. **Add people close to transit** - Creating community within a 5 minute walk to existing bus routes and close to the proposed Rapid Bus that will terminate at the Medical Precinct.
7. **Encourage economic development** by locating people close to work.
8. **Ensure quality of life** through affordability for families and seniors at the heart of White Rock.

SITE AND SURROUNDING AREA

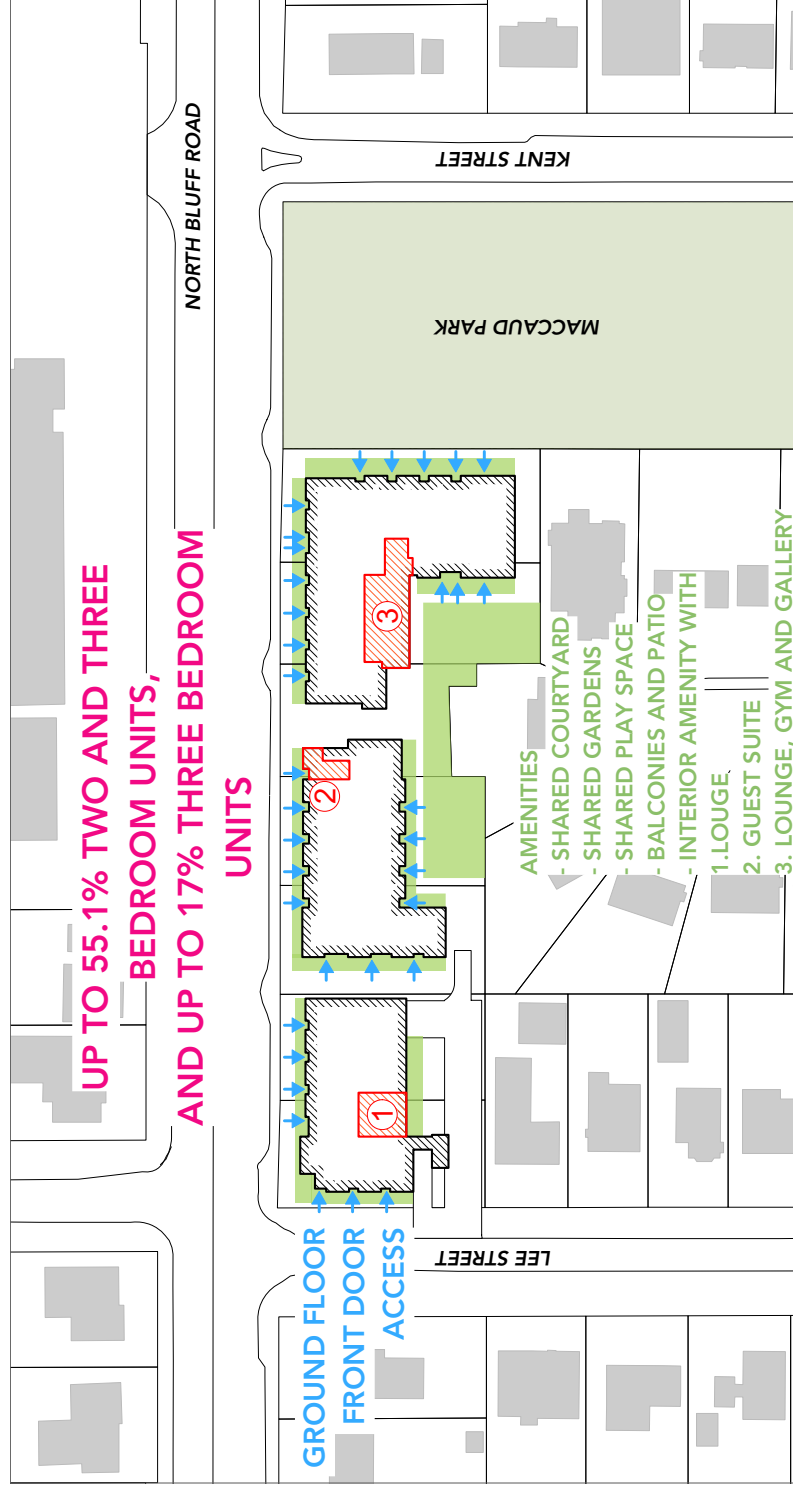
Located within a short walk to the Semiahmoo Town Centre, Peace Arch Hospital Medical Precinct, schools, activity centres, and parks; the site is well placed to encourage walking, transit use, and biking by residents of all ages. The future new rapid transit B-Line extension along North Bluff Road to the Medical Precinct will enhance front door access to public transit services. While the immediate context is single family homes the area is rapidly changing, and within a five minute walk the following projects are under consideration:

- Two 6 storey, 2.5 FAR mid-rise buildings and 14 townhouses on North Bluff Road between Maple Street and Lee Street;
- 13 storey development with 4.3 FAR at Finlay and Russell;
- 3 storey, 1.5 FAR townhouse development at Maple and Russell; and
- Immediately to the north of the site, the Medical Precinct within the Semiahmoo Town Centre Area is currently under review. This mixed use community will include retail, offices, medical support services and housing with a projected FAR of 2.5 between 156th and 157th streets.

WALKABILITY - CREATING A COMPLETE COMMUNITY

A complete community is a place where there is easy access to a wide variety of services within a 15 minute walk. This project, located at the north edge of White Rock and bordering the Medical Precinct within the Semiahmoo Town Centre, will enhance and support affordability for families, seniors and medical staff:

- The site is within a 15 minute walk to the realial heart of the Semiahmoo Town Centre,
- The Peace Arch Hospital Medical Precinct is a 5 minute walk to the west,
- Earl Marriot Secondary School is located north of the site on North Bluff Road, and Peace Arch Elementary School is less than 5 minute walk to the south-east through the residential neighbourhood, and
- The Kent Street Activity Centre, located within Maccaud Park and home to the Kent Street Seniors Activity groups, is a 2 minute walk.



ON TABLE
REGULAR - OCTOBER 19, 2020
ITEM 6.2e

APPENDIX A



- SHORT TERM PARKING
- LONG TERM PARKING
- VERY SHORT TERM PARKING

WEST BEACH

48 STALLS

72 STALLS

87 STALLS

11 STALLS

13 STALLS

81 STALLS

16 STALLS

60 STALLS

185 STALLS

10 STALLS

6 STALLS

5 STALLS

112 STALLS

5 STALLS

8 STALLS

18 STALLS

25 STALLS