

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

Corporate Administration
E-mail

(604) 541-2212
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THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



Note: Supplemental items have been included in this agenda and commence on page 18.1

ON TABLE see page 161

April 15, 2020

A **REGULAR MEETING** of CITY COUNCIL will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **MONDAY, APRIL 20, 2020** to begin at **7:00 p.m.** for the transaction of business as listed below.

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M083 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

Please note you can watch the meeting, as well as previous meetings, online www.whiterockcity.ca/councilmeetings .

T. Arthur, Director of Corporate Administration

A G E N D A

1. CALL MEETING TO ORDER

1.1. FIRST NATIONS LAND ACKNOWLEDGEMENT

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.

1.2 SPECIAL RECOGNITION: HEALTH CARE WORKERS

Council to honour health care workers who are the real heroes of this global pandemic.

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for April 20, 2020 as circulated.

3. ADOPTION OF MINUTES

a) April 14, 2020 – Special Meeting

Page 10

RECOMMENDATION

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

a) April 14, 2020 – Special Meeting

4. QUESTION AND ANSWER PERIOD

Due to the COVID-19 global pandemic, 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. **Page 17**

The following correspondence was received by 8:30 a.m., April 14, 2020, with respect to Question and Answer Period:

- Email dated April 2, 2020 from K. Breaks, Blue Frog Studios, requesting the City of White Rock defer property taxes for commercial properties with non-essential operating businesses
- Email dated April 4, 2020 from K. Penny, resident, requesting an update with respect to the approved road repair on Pacific Avenue between Ewson and Habgood

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

Due to the COVID-19 Global Pandemic, Delegations will be temporarily postponed/suspended until further notice. If you wish to appear as a delegation in the future, please continue to submit your application to ClerksOffice@whiterockcity.ca or call 604 541 2212 and staff will keep you updated on when Delegations will resume.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

None

6.2 CORPORATE REPORTS

Supplemental Agenda items 6.2.1 a) and 6.2.1 b) can be seen on page 18.1

6.2.1 MURAL TO RECOGNIZE FIRST RESPONDERS AND HEALTH CARE WORKERS

The following items were carried forward from the April 14, 2020 Special Council agenda.

a) CORPORATE REPORT

Corporate report dated April 14, 2020 from the Director of Recreation and Culture titled “Mural to Recognize First Responders and Health Care Workers”. **Page 19**

RECOMMENDATION

THAT Council receive for information the corporate report dated April 14, 2020 from the Director of Recreation and Culture entitled “Mural to recognize First Responders and Health Care Workers”.

b) MOTION FROM COUNCILLOR CHESNEY / MURAL TO RECOGNIZE FIRST RESPONDERS AND HEALTH CARE WORKERS

At the April 6, 2020 Regular Council Meeting Councillor Chesney provided the following Notice of Motion for consideration at this time:

THAT the City of White Rock approves the proposal by mural artist Jim Davidson to create a stunning wall mural that pays tribute to our first responders and health care workers in this difficult time:

- *Approximately \$2,000 to paint a mural in White Rock, noting there are three (3) potential high traffic areas in the Uptown District.*

6.2.2 UPDATED ZONING AMENDMENT BYLAW AND DEVELOPMENT PERMIT FOR 1453 STAYTE ROAD (ZON&MJP 18-017) Page 45

Corporate report dated April 20, 2020 from the Director of Planning and Development Services titled “Updated Zoning Amendment Bylaw and Development Permit for 1453 Stayte Road (ZON&MJP 18-017)”.

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Planning and Development Services, titled “Updated Zoning Amendment Bylaw and Development Permit for 1453 Stayte Road (ZON&MJP 18-017);”
2. Recommend that Council consider giving first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287 as presented;
3. Direct staff to schedule the required Public Hearing when the Order of the Provincial Health Officer prohibiting the gathering of more than 50 people is cancelled or no longer applicable;
4. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2287 is given Third Reading after the Public Hearing:
 - a) Ensure that all engineering requirements and issues, including registration of a 2.0 metre statutory right of way on the Stayte Road frontage and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Registration of a Section 219 restrictive covenant for Community Amenities.

Note: *Bylaw 2287 is noted under the Bylaws section as Item 8.1.2 for consideration of first and second readings.*

- 6.2.3 2020 SPRING SUMMER SPECIAL EVENTS** **Page 108**
Corporate report dated April 20, 2020 from the Director of Recreation and Culture titled “2020 Spring Summer Special Events”.

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Recreation and Culture, titled “2020 Spring/Summer Special Events;”
2. Direct staff to work with community partners to research, plan and implement a virtual Canada Day by the Bay event; and
3. Direct staff to work with Semiahmoo First Nation event partners to reschedule the White Rock Sea Festival and Semiahmoo Days to the September long weekend (September 4, 5 and 6) with a deadline decision date set for July 15.

- 6.2.4 COVID-19 FOOD SOURCE SUPPORT TO WHITE ROCK RESIDENTS** **Page 127**
Corporate report dated April 20, 2020 from the Director of Engineering and Municipal Operations and Director of Planning and Development Services titled “COVID-19 Food Source Support to White Rock Residents”.

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Engineering and Municipal Operations and Director of Planning and Development Services, titled “COVID-19 Food Source Support to White Rock Residents;” and
2. Direct staff to make arrangements to install 14 new garden plots at the White Rock Community Garden site at Ruth Johnson Park.

- 6.2.5 TYBO CONSTRUCTORS LTD. – CONTRACT ADJUSTMENT FOR ROPER RESERVOIR INLET MODIFICATIONS PROJECT** **Page 131**
Corporate report dated April 20, 2020 from the Director of Engineering and Municipal Operations titled “Tybo Constructors Ltd. – Contract Adjustment for Roper Reservoir Inlet Modifications Project”.

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Engineering and Municipal Operations Department, titled “Tybo Constructors Ltd. – Contract Adjustment for Roper Reservoir Inlet Modifications Project;”
2. Approve the change orders to Tybo Constructors Ltd. for up to \$130,000 (excluding GST) for additional necessary work for the Roper Reservoir Inlet Modifications Project; and
3. Defer the water main upgrade project on Coldicutt Avenue between Lancaster Street and Chestnut Street to 2025.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

None

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

- 7.2.1** The following recommendations have been brought forward from the **Water Community Advisory Panel** meeting held on March 10, 2020:

RECOMMENDATION #1: EMERGENCY FIRE SYSTEM, EMERGENCY PREPAREDNESS & THE CITY'S EMERGENCY PLANS

THAT the Water Community Advisory Panel requests that Council consider requesting the 2018 Fire Underwriters Report; and,

THAT the report be provided to the Panel for information.

***Note:** This document was provided to the City with a notation it was confidential. It may have elements that are protected by the Freedom of Information and Protection of Privacy Act.*

RECOMMENDATION #2: WATER FEE REVENUE PROJECTIONS – 2021 TO 2024

THAT the Water Community Advisory Panel recommends that Council requests staff to look into options to use borrowing as a source of funds in order to amortize long-term capital spending over an appropriate asset life; and,

THAT these options be provided back to the Panel for information.

- 7.2.2** The following recommendations have been brought forward from the **Marine Drive Task Force** meeting held on March 11, 2020:

RECOMMENDATION #1: WATERFRONT ENHANCEMENT STRATEGY

THAT Council direct staff to investigate the feasibility of the following capital projects for Marine Drive:

- Flexible use of the parking lot west of the museum to include retractable cover, beatification and a reconfiguration of parking spaces;
- An all-abilities playground;
- A permanent multi-purpose cultural facility adjacent to the west of Grand Chief Bernard Charles Memorial Plaza and that the City consider approaching the Semiahmoo First Nation to be involved in the design thereof; and,
- Consider seasonal installation of a synthetic ice rink during the winter season at a location in the Marine Drive area.

RECOMMENDATION #2: OFF-SEASON EVENTS ON MARINE DRIVE

THAT Council consider directing staff to work with the White Rock Business Improvement Association to investigate the feasibility of showing for free the 2022 Winter Olympics in Memorial Park Plaza.

RECOMMENDATION #3: MARINE DRIVE TASK FORCE TERM

THAT Council consider the re-instatement of the Marine Drive Task Force in twelve (12) months with a focus on reviewing the implementation and status of recommendations.

- 7.2.3 The following recommendations brought forward from the **History and Heritage Committee** meeting held on March 12, 2020:

RECOMMENDATION #1: AFFORDABLE HOUSING PROJECT

THAT the Housing Advisory Committee request that Council direct staff to provide more information on the City working with Peninsula Homeless to Housing (PH2H) on an affordable housing project in White Rock.

RECOMMENDATION #2: BED & BREAKFAST BYLAW

THAT the Housing Advisory Committee request that Council consider the City of Vancouver model for the bed and breakfast bylaw.

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.1 BYLAW 2338 – COUNCIL AND COMMITTEE PROCEDURE BYLAW, NO. 2232, 2018, AMENDMENT NO. 4, 2020, NO. 2338 Page 134

The proposed bylaw will amend the City’s Council and Committee Procedure Bylaw providing for Council to be afforded the opportunity to participate in Council / Standing Committee meeting using electronic means. It also addresses electronic participation by full Council will the exception of the Chairperson in extenuating circumstances.

This Bylaw received three (3) readings at the March 30, 2020 Regular Council meeting and was advertised in the April 2 and 8, 2020 editions of the Peace Arch News. This bylaw is presented for consideration of final reading.

RECOMMENDATION: WRITTEN SUBMISSIONS

THAT Council receive the written submissions with respect to “*Council and Committee Procedure Bylaw, No. 2232, 2018, Amendment No. 4, 2020, No. 2338*”.

RECOMMENDATION: FINAL READING

THAT Council give final reading to “*Council and Committee Procedure Bylaw, No. 2232, 2018, Amendment No. 4, 2020, No. 2338*”.

- 8.1.2 BYLAW 2287 – WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-62 – 1453 STAYTE ROAD) BYLAW, 2019, NO. 2287** **Page 145**
Bylaw 2287 proposes amendments to the White Rock Zoning Bylaw that would allow a multi-unit residential building.

This Bylaw was the subject of a corporate report considered earlier in the agenda as Item 6.1.2.

RECOMMENDATION #1

THAT Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287 as presented.

RECOMMENDATION #2

THAT Council direct staff to schedule the required Public Hearing when the Order of the Provincial Health Officer prohibiting the gathering of more than 50 people is cancelled or no longer applicable or there is another means to hold the public hearing.

RECOMMENDATION #3

THAT Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2287 is given third reading after the public hearing:

- a) Ensure that all engineering requirements and issues, including registration of a 2.0 metre statutory right of way on the Stayte Road frontage and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
- b) Registration of a Section 219 restrictive covenant for Community Amenities.

8.2 PERMITS

None

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

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

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

- 9.1.1** Email dated April 1, 2020 from O. Langer, Fraser Voices Society, requesting support to request the Federal Government reject the Roberts Bank Terminal 2 Project **Page 154**

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR’S REPORT

10.2 COUNCILLORS REPORTS

10.2.1 METRO VANCOUVER BOARD IN BRIEF

METRO VANCOUVER BOARD IN BRIEF – MARCH 27, 2020

Page 155

RECOMMENDATION

THAT Council receives for information the March 27, 2020 Metro Vancouver Board in Brief document.

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

None

11.2 NOTICES OF MOTION

None

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

The following Topics of Closed meetings held from July 2019 to January 31, 2020 were considered and released at the April 6, 2020 Closed Council meeting and are noted on the agenda for information purposes.

Topics of Council Closed Meetings from July 2019 to January 31, 2020

DATE	CONTENT
July 22, 2019	<ul style="list-style-type: none"> • Release of Closed Items July 1, 2018 – June 30, 2019 (released at the September 9, 2019 regular Council meeting) • Land / Property Tax Matter • Land Expropriation 1510 Johnston Road • Committee Appointments (ADP, History and Heritage Advisory and Parking Task Force), made public through the City website • Land, Litigation (ongoing) • Review of Censures from Previous Council • Personnel / Labour (Employee)

DATE	CONTENT
September 9, 2019	<ul style="list-style-type: none"> • Personnel / Labour (Employee) • Land, Litigation (ongoing) • Land Expropriation 1510 Johnston Road • Review of Censures from Previous Council • Land / Licence of Occupation • Committee Appointments (Dogs on the Promenade Task Force and Marine Drive Task Force)
October 2, 2019	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation (SFN) – Intergovernmental Meeting with SFN
October 7, 2019	<ul style="list-style-type: none"> • Committee Appointments (Housing Task Force Advisory Committee, Housing Advisory Committee) • Review of Censures from Previous Council • Land / Licence of Occupation
October 17, 2019	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation (SFN) – Intergovernmental Meeting with SFN
November 4, 2019	<ul style="list-style-type: none"> • Personnel / Labour (Employee)
November 25, 2019	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation (SFN) – Intergovernmental Meeting with SFN
December 2, 2019	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation • Review of Censures from Previous Council
December 3, 2019	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation (SFN) – Intergovernmental Meeting with SFN
January 13, 2020	<ul style="list-style-type: none"> • Committee Appointments (Advisory Design Panel, Board of Variance, Seniors Advisory Committee Tour de White Rock and Sea Festival) • Ongoing Negotiations with the Semiahmoo First Nation • Legal Advice / Summary of Legal Topics
January 30, 2020	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation – Meeting with
January 31, 2020	<ul style="list-style-type: none"> • CAO Recruitment - initial meeting with Consultant G. Smith of Waterhouse Executive Search

13. OTHER BUSINESS

14. CONCLUSION OF THE APRIL 20, 2020 REGULAR COUNCIL MEETING

PRESENT: Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan (via electronic means in accordance with Bylaw 2337)

ABSENT: Councillor Chesney

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations (via electronic means)
P. Lemire, Fire Chief
C. Ponzini, Director of Financial Services
E. Stepura, Director of Recreation and Culture

Press: 0

Public: 0

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M083 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

1. CALL MEETING TO ORDER
The meeting was called to order at 5:00 p.m.

1.1. FIRST NATIONS LAND ACKNOWLEDGEMENT
Mayor Walker noted the following:

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.

2. ADOPTION OF AGENDA

2020-189

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council amends the agenda for its Special Council meeting scheduled for April 14, 2020 as follows:

- Removing Item 4.2 (a) and (b) from the agenda (Item to be considered at the next meeting when Councillor Chesney is in attendance);
- Adding new Item 4.3, Corporate Report from the Director of Finance titled “On-Table” Report on 2020 Property Tax and Utilities Penalty Dates”; and
- Adding to Item 5.1 information in regard to restricted parking on Kent Street at the 1500 Block including a petition dated January 24, 2020;

AND THAT the agenda be adopted, as amended.

CARRIED

3. ADOPTION OF MINUTES

a) April 6, 2020 – Regular Council meeting

2020-190

It was MOVED and SECONDED

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

a) April 6, 2020 – Regular Council meeting as amended in regard to the Councillors Report Item 10.2

CARRIED

4. REPORTS

4.1 COVID-19 GLOBAL PANDEMIC (VERBAL UPDATES)

a) GENERAL UPDATE

Dan Bottrill, Chief Administrative Officer and Phil Lemire, Fire Chief gave a verbal update regarding COVID-19 in relation to the City.

Staff provided a City update in response to the Covid-19 Global Pandemic. The following points were noted:

- The City’s Promenade was closed on the morning of April 10th
- Bayview Park at the waterfront remains open
- There is access to the beach (West Beach at Bay Street and East Beach at Cypress Street)
- There were a few, but not many, instances of trespassing observed, for the most part there has been compliance at the waterfront over the long week-end
- On observation, it was found that during the long week-end that Burlington Northern Santa Fe (BNSF) has been issuing tickets to trespassers found on the railway tracks

- In addition to the 7:00 p.m. salute to the front line workers that is taking place globally, the City of White Rock will display a colourful tribute with the Pier Lighting at 9:00 p.m. – timing in correlation with the time of sunset
- Fire Chief reported the update in number of cases and recoveries in BC
- The Province has closed BC Parks
- Semiahmoo First Nation (SFN) has closed their beach access and public lands
- The City's Senior Management continue to meet daily to review what is happening in the region and to address local concerns.

GENERAL QUESTIONS REGARDING COVID-19

Council had an opportunity to ask questions and provide comments with respect to COVID-19, and the following information was provided:

- Staff will continue to monitor reported concerns from the public, including the 15 minute parking restrictions on Marine Drive
- The City will continue to monitor the outcomes that take place resulting from changes made in response to the Covid-19 pandemic
- With respect to garbage pick-up along Marine Drive, it was noted that the City's contracted services have been adjusted to reflect the reduction in work (no pick-up at the Promenade receptacles because of the closure)
- The City's Bylaw Enforcement do not have jurisdiction to issue fines for lack of social distancing. That authority needs to be given by Order of the Province.
- In response to the idea of taking down the fencing along the Promenade and putting it back in place for the May long weekend, the cost approximately is \$15,000 each time to remove and again to install the fence. The monthly rental cost for the fencing is approximately \$4,000
- The Province has ordered health care workers in care homes to continue working at one (1) facility in order to mitigate risks of transferring illness
- The City will be looking at the overall financial impacts and losses of COVID-19 in a corporate report scheduled to be on the April 27 special Council meeting agenda. The report will address predicted loss of revenue (eg: parking) and further City expenditures

2020-191

It was MOVED and SECONDED

THAT Council receives the verbal reports and information provided by Dan Bottrill, Chief Administrative Officer and Phil Lemire, Fire Chief with regards to the COVID-19 Global Pandemic.

CARRIED

b) HOMELESS: FOOD DISTRIBUTION AND TEMPORARY TRANSITIONAL SHELTER

Eric Stepura, Director of Recreation and Culture, gave a verbal update regarding Homeless: Food Distribution and Temporary Transitional Shelter during the global pandemic. Item for Council discussion and guidance.

1) Food Distribution:

In a collaborative effort between the City, Peninsula United Church, Save-On-Foods and other local organizations, it was proposed that a one (1) month trial program where those who are in need of food may access a bagged lunch at the City owned parking lot at Russell Avenue and Thrift Avenue. The following information was provided:

- The program will aim to provide lunch three (3) times per week, are working with other agencies to see if they may provide food on additional days
- The program need was identified by local organizations
- The program will be accessible by those in the Peninsula (both White Rock and South Surrey)
- There will be measures put in place to ensure physical distancing requirements are met. People will be asked to take their food and not eat on location
- There will be no washrooms, garbage cans, or seating areas provided in order to detract people from staying on location
- In order to manage germs/_contamination, the Program will look to Fraser Health in order to follow recommendations on food handling

2020-192

It was MOVED and SECONDED

THAT Council supports a food distribution program be offered for a one (1) month trial period where a portion of the City owned parking lot at Russell Avenue and Johnston Road will be utilized.

CARRIED

2) Temporary Transitional Shelter noted the On Table Item:

The City received a request asking permission to use the White Rock Community Centre as a temporary transitional shelter seven (7) days per week until the end of June 2020. This request comes following the closure of the Star of the Sea Hall, which was the previous location for the cold-weather shelter.

The City recognized the need for a shelter solution in the White Rock area; however, the White Rock Community Centre would not be the suitable location as it is the location of the City's Emergency Services Support Centre (which was used last week during the Fire on Foster Street). City staff continue to work daily from the location. The Community Centre is located in a high-density area, if it were to be considered as a location for this it was suggested that residents and businesses in the area be consulted (this would be a different use for the facility).

It was suggested that the City work with the Peninsula Homeless to Housing Society, Fraser Health, and BC Housing to find an option that will work with respect to Temporary Transitional Shelter.

2020-193

It was MOVED and SECONDED

THAT Council Thanks the Peninsula United Church for their inquiry to use the White Rock Community Centre for a proposed temporary transitional shelter but does not support it as they do not see it as a suitable location for a temporary shelter.

CARRIED

Subsequent Motion

2020-194

It was MOVED and SECONDED

THAT Council endorses staff and the Mayor work with Fraser Health, BC Housing, Peninsula United Church, other faith based groups and other civic groups to help find a temporary resource for the purpose of a temporary transitional shelter with a goal to have it up and running by April 22nd so the program could coincide with the lunch distribution program.

CARRIED

In accordance with motion # 2020-189, Item 4.2 (in its entirety) was deferred to the next Council meeting where Councillor Chesney would be in attendance.

4.2

MURAL TO RECOGNIZE FIRST RESPONDERS AND HEALTH CARE WORKERS

a)

CORPORATE REPORT

Corporate report dated April 14, 2020 from the Director of Recreation and Culture titled “Mural to Recognize First Responders and Health Care Workers”.

THAT Council receives for information the corporate report dated April 14, 2020 from the Director of Recreation and Culture entitled “Mural to recognize First Responders and Health Care Workers”.

b)

MOTION FROM COUNCILLOR CHESNEY / MURAL TO RECOGNIZE FIRST RESPONDERS AND HEALTH CARE WORKERS

At the April 6, 2020 Regular Council Meeting Councillor Chesney provided the following Notice of Motion for consideration at this time:

THAT the City of White Rock approves the proposal by mural artist Jim Davidson to create a stunning wall mural that pays tribute to our first responders and health care workers in this difficult time:

- *Approximately \$2,000 to paint a mural in White Rock, noting there are three (3) potential high traffic areas in the Uptown District.*

4.3 ON TABLE REPORT ON 2020 PROPERTY TAX AND UTILITIES PENALTY DATES

Corporate report dated April 14, 2020 from the Director of Financial Services titled “On Table Report on 2020 Property Tax and Utilities Penalty Dates”.

Council expressed support to extend the penalty date for 2020 Property Tax and Utilities for one (1) month. It was noted that the deadline would not change; however, consideration of penalty for past due payments would be extended. The extension would apply to both residential and commercial property owners. This change will come forward in a Bylaw at an upcoming meeting.

Discussion ensued and it was noted that the City’s practice has not been to treat commercial and residential tax deadlines differently. Concern was expressed with respect to the state of businesses along Marine Drive.

2020-195

It was MOVED and SECONDED

THAT Council directs staff to bring forward a corporate report with details on how to single out business/ commercial property (including consideration for those with triple net leases) in relation to payment of property taxes/penalties; included would be any information from the MLA/ province would have on the topic.

CARRIED

2020-196

It was MOVED and SECONDED

THAT Council receives the corporate report dated April 14, 2020 from the Director of Financial Services titled “On Table Report on 2020 Property Tax and Utilities Penalty Dates”.

CARRIED

5. MOTIONS

5.1 RESIDENT PERMIT PARKING ON THE EAST SIDE OF THE 1500 BLOCK OF KENT STREET

Councillor Trevelyan provided the following Motion for consideration at this time:

In response to complaints and a petition received about resident permit parking on the East side of the 1500 Block of Kent, Council directed staff to come forward with a report that has options to address this issue. It was clarified that the issues are not a result of construction/contractors taking up parking, but because of the proximity to Earl Marriott, there are school activities and participants park in the area. The proposal would be for residents to have the options to purchase a parking decal that would allow them to park in front of their homes during the day.

2020-197

It was MOVED and SECONDED

THAT Council directs staff to bring forward a corporate report with information in regard to creating resident permit parking on the east side of the 1500 Block of Kent Street (block on Kent Street opposite of Mccaud Park, and closest to Johnston Road and Earl Marriott Secondary School) permitting residents the option to purchase a parking permit that would enable them to park in front of their home.

CARRIED

2020-198

It was MOVED and SECONDED

THAT Council receives the petition presented “On-Table” dated January 24, 2020 including 14 signatures in regard to the following:

“... residents of the 1500 block Kent Street, White Rock live in a unique situation in that our homes are across from McCaud Park and also within close proximity to earl Marriott High School...

Rather than restricting and penalizing the residents we the undersigned ask the city to provide permit parking for us and our visitors with signage that clearly states RESIDENT PARKING ONLY on east side of the street.”

CARRIED

5.2

SPEED LIMIT ON THRIFT AVENUE / ADJACENT TO MACCAUD PARK

Mayor Walker provided the following Motion for consideration at this time:

2020-199

It was MOVED and SECONDED

THAT Council directs staff to bring forward a corporate report outlining an assessment to determine whether the speed limit should be changed from 50 km to 30 km on the streets surrounding Maccaud Park.

CARRIED

Council noted the report should include information in regard to other speed mitigation options such as lights or speed bumps.

6.

CONCLUSION OF THE APRIL 14, 2020 SPECIAL COUNCIL MEETING

The Chairperson declared the meeting concluded at 6:27 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

From: [Blue Frog Studios](#)
To: [Clerk's Office](#)
Subject: Question and Answer Period
Date: Thursday, April 02, 2020 12:15:15 PM

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

To Mayor and Council,

In light of the tremendous financial strain that businesses of White Rock are currently suffering, I am requesting that the City of White Rock take steps to defer property taxes for commercial properties with non-essential operating businesses. A possible option for deferral would be 50% paid on Sept.1 and the remaining 50% paid on or before Dec.31, 2020.

Thank you for your consideration.

Kelly Breaks
Blue Frog Studios
1328 Johnston Road
White Rock, BC

Emma Tuson

From: Ken Penny <kenpenny@telus.net>
Sent: April 4, 2020 12:10 AM
To: Clerk's Office
Subject: On March 16, 2016, Council approved a \$200,000 road repair project for Pacific Ave. between Ewson and Habgood. Will this ever take place? The road is not improving on it's own. Question and Answer Period

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



April 16, 2020

A **SUPPLEMENTAL AGENDA ITEM** of CITY COUNCIL will be considered at the Regular Council meeting as **Item 6.2.1 (Corporate Report – Verbal Report)** to be held in the **City Hall COUNCIL CHAMBERS** on **MONDAY, APRIL 20, 2020** scheduled to begin at **7:00 p.m.** for the transaction of business listed below.

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M083 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

Please note you can watch the meeting, as well as previous meetings, online www.whiterockcity.ca/councilmeetings .

T. Arthur, Director of Corporate Administration

SUPPLEMENTAL AGENDA ITEMS

Items for the April 20, 2020 Regular Council Meeting

CORPORATE REPORT

6.2.1 COVID-19 GLOBAL PANDEMIC (VERBAL UPDATE)

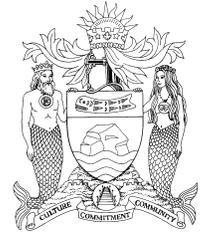
a) GENERAL UPDATE

Dan Bottrill, Chief Administrative Officer and Phil Lemire, Fire Chief to give a verbal update regarding COVID-19

b) NEW MAPPING FOR THE CITY WEBSITE / OPEN BUSINESSES

Chris Zota, Manager of IT will display new mapping for the City website in regard to Businesses that are open in White Rock during the global pandemic

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 14, 2020
TO: Mayor and Council
FROM: Eric Stepura, Director Recreation and Culture
SUBJECT: Mural to Recognize First Responders and Health Care Workers

RECOMMENDATION

THAT Council receive for information the corporate report from the Director of Recreation and Culture dated April 14, 2020 entitled “Mural to recognize First Responders and Health Care Workers”.

INTRODUCTION

At its meeting of April 6, 2020, a Notice of Motion was presented to Council requesting that that the City of White Rock approve a proposal by mural artist Jim Davidson to create a wall mural that pays tribute to our first responders and health care workers in this difficult time.

An amount of \$2,000 was requested by the artist from the City to paint a mural in White Rock, and it was noted that there are three (3) potential walls located in high traffic areas in the Town Centre.

PAST PRACTICE / POLICY / LEGISLATION

The City of White Rock Public Art Policy 708 (Appendix A) provides the guidelines for acquisition, commissioning or accepting gifts of public art. The Public Art Policy includes three accepted methods of selecting a public artist on the basis of their qualifications as demonstrated by past work, ability to handle a budget, creativity appropriateness of the proposal to the project, as follows:

- a) **Open Competition:** Artists may submit requested materials from a public Request for Qualifications. Mailing lists should be advertised or by a database of artists names.
- b) **Limited Competition:** A limited number of artists may be requested to submit qualifications for a specific project. This competition is usually employed when the project specifies a particular art form, or there are unusual time constraints. Names of artists should be submitted by the Public Art Advisory Committee or the Public Art Selection Panel.
- c) **Invitation or Direct Selection:** One artist may be invited to submit qualifications. Upon acceptance of the artist’s qualifications, the artist is commissioned for the project. This method is rarely employed due to possible perception of favoritism rather than a fair and open selection process.

The Public Art Policy also includes a section directly addressing public art on City owned walls. The Policy notes that the addition of art in public spaces creates a more aesthetically pleasing environment for residents, workers and visitors. A community consultation process is recommended to be followed when the City of White Rock initiates a public art project on retaining walls that are adjacent to residential homes or businesses.

For a request for City funded artwork on private property, the City of White Rock would enter into an agreement with the property owner, similar to what was done with the White Rock Players Club mural project, to ensure there is clarity on issues such as initial costs, installation process, maintenance, decommissioning, etc.

City operational practice for purchases valued between \$1,000 and \$10,000, has the City consider quotes/prices from a minimum of three businesses prior to making a decision, and hard copies of the price/ quotations are kept for the record. Sole source purchases must be approved in writing by the Chief Administrative Officer (CAO).

ANALYSIS

After reviewing the proposal by mural artist Jim Davidson to create a wall mural that pays tribute to our first responders and health care workers (Appendix B Rough Sketch of Proposed Mural), staff recommend that rather than following the usual process for acquiring public art as outlined in the City's Public Art Policy, that the artist follow one of two processes to get City funding needed for the mural:

Option A) -work directly with a local property owner to get their permission to install a mural on their property, and work with a local not-for-profit group such as Semiahmoo Arts, to sponsor the project and apply to the City for a Cultural Grant-In-Aid to fund the work; or

Option B) -work with staff to identify a wall on an existing City building, then the City could do a direct selection of an artist, and a sole source purchase approved by the CAO or, alternatively, Council directly approve the sole source purchase so that approval by the CAO is unnecessary.

BUDGET IMPLICATIONS

Staff have confirmed with the artist that the amount requested for the mural is \$2,000. The recommended source of funding for the two options is as follows:

Option A - the City's Cultural Grants-In-Aid Budget.

Option B - the City's Public Art Reserve Budget.

CLIMATE CHANGE IMPLICATIONS

There are no direct environmental or climate action effects related to this corporate report.

CONCLUSION

At its meeting of April 6, 2020, a Notice of Motion was presented to Council requesting that the City of White Rock approves a proposal by mural artist Jim Davidson to create a wall mural that pays tribute to our first responders and health care workers in this difficult time. The estimated cost of this mural is \$2,000.

Staff recommend two options for Council to consider to get the mural done, which are:

- Option A - the artist work directly with a local property owner to get their permission to install a mural on their property, and work with a local not-for-profit group such as Semiahmoo Arts, to sponsor the project and apply to the City for a Cultural Grant-In-Aid to fund the work; or
- Option B – the artist works with staff to identify a wall on an existing City building, then the City could do a direct selection of an artist and a sole source purchase approved by the CAO or, alternatively, Council directly approve the sole source purchase so that approval by the CAO is unnecessary.

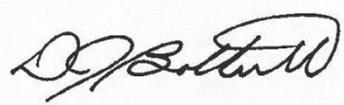
Respectfully submitted,



Eric Stepura
Director, Recreation and Culture

Comments from the Chief Administrative Officer:

I concur with the recommendation of this corporate report.



Dan Bottrill
Chief Administrative Officer

ATTACHMENTS

- Appendix A – City of White Rock Public Art Policy 708
- Appendix B – Rough Sketch of Proposed Mural

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



POLICY TITLE: PUBLIC ART

POLICY NUMBER: RECREATION AND CULTURE - 708

<i>Date of Council Adoption:</i> July 12, 2010	<i>Date of Last Amendment:</i> November 4, 2019
<i>Council Resolution Number:</i> 2010-347, 2013-134, 2014-152, 2015-285, 2016-302, 2019-498; 2020-019	
<i>Originating Department:</i> Recreation and Culture	<i>Date last reviewed by the Governance and Legislation Committee:</i> October 21, 2019

Policy:

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1. **INTRODUCTION**

1. **Purpose**

The purpose of the Public Art Policy is to:

- a) Ensure public art continues to make the environment visually beautiful and reflects both White Rock's character and a broader cultural diversity.
- b) Ensure artwork and the creative concepts of artists are supported through the City's Public Art Program.
- c) Serve as an act of public trust and stewardship for public art.
- d) Establish a sustainable funding mechanism to support the City's commitment to public art.
- e) Guide City staff in the implementation of the Public Art program.

2. **Principles**

The Public Art Policy ensures that public art is:

- a) Selected through an informed, open and fair public art competition process and consideration is being given to local, regional and national artists.
Increasing public understanding, awareness and enjoyment of the arts in everyday life.
- b) Reflective of the diversity, values and history of the community to foster a sense of belonging, identity and place.
- c) Reflective of a wide range of professional artistic expression and practice, demonstrating excellence, quality and innovation.
- d) Responding to and enhancing the natural, social and built environment of the City of White Rock.
- e) A catalyst for creativity in White Rock's diverse community by providing opportunities for community engagement, development and partnerships.
- f) Stimulating economic and tourism development and presenting a positive image to visitors and potential investors.
Integrated into the planning, design and execution of applicable community/civic development.

3. **Goals**

The Public Art Program will include three distinct programs:

1. **City Public Art Program**

A consistent and key principle underlying the successful development and implementation of a City Public Art Program is the demonstration of leadership and commitment by the City in initiating and facilitating the creation of public art as an integral component of its city capital projects.

A Public Art Policy for the City will:

- a) Provide an impetus and flexible framework for incorporating public art, at the planning stages, into new or existing capital improvement projects by the City.
- b) Establish guidelines for accepting gifts/bequests of public art and for the deaccession of public artworks.
- c) Develop a stable funding mechanism to ensure that resources are available to create, preserve and inventory public artworks.
- d) Incorporate the ideas and work of various artists and artistic disciplines in the public realm.
- e) Advance capital project goals or other City objectives, such as economic development and tourism.
- f) When calling for artists, the selection committee will endeavor to select, local artists from White Rock, South Surrey, or Semiahmoo First Nations.

2. Community Public Art Program

The goal of a Community Public Art Program is to create artwork that is accessible to the public, in a public space. By virtue of its placement, content and public engagement, public art shapes the environment. Successful community art can help communities change the local environment and develop a sense of pride and ownership over their public spaces.

A Community Public Art Policy will:

- a) Create a livable community by linking arts and everyday life.
- b) Encourage community participation in ways that respect the diversity and interests of our neighbourhoods.
- c) Strengthen community identity, spirit and collective cultural experiences.
- d) Increase public understanding of the role of art and artists in the community.

Community public art focuses on the vision and belief systems of the community. A community based design process helps people articulate their concerns and goals in terms of public art creating opportunities for community participation. In this way, people's knowledge and experience become part of the design.

3. Private Sector Public Art Program

The private sector public art program is designed to encourage developers to commission site-specific art works that are integrated into the public spaces adjacent to or part of the development project. Developers see the benefits inherent to public art as a means to enhance their project by adding interest and character to their developments. Public art can improve the public realm, whether publicly or privately owned, and create a destination for residents and visitors alike, thereby contributing to the local economy.

City staff, when reviewing new developments, will encourage developers to incorporate public art in their projects. Proposals received or referred to the Public Art Advisory Committee (PAAC) from private individuals or organizations will be reviewed and assessed by the PAAC. The review will consider artistic merit, ongoing maintenance demands and the process for implementing the project.

A Private Development Public Art Policy will:

- a) Encourage the private sector to seek out the PAAC to review and assess public art projects
- b) Reflect a range of artistic expression, demonstrate excellence, quality and innovation
- c) Create landmark features on new developments and revitalize the urban landscape

Developers may wish to hire an independent consultant to provide advice on public art opportunities, potential locations for public art and artists' resources. Creation, installation, maintenance and repair of artwork on private property is the responsibility of the property owner, unless otherwise established by agreement with the City.

2. **DEFINITION OF PUBLIC ART**

The definition of public art, for the purposes of this policy, is defined broadly to include all art forms, permanent or temporary, which are located in, part of, or associated with a public space, environment or facility that is highly accessible to members of the public. Without limiting the definition of public art, the following spheres of public art are included:

- Permanent artworks created for (often specific) public places.
- The collaboration of artists, architects, and landscape or urban designers to create unique physical environments or features, which integrate art into the urban fabric.
- Artworks produced by or through the involvement of the community (where they result in art in public spaces).
- Temporary art exhibits/performances/exhibitions/events/installations in public spaces.

Examples of public art could include sculptures, murals, functional art (e.g. designed public seating, paving, manhole covers, forms of landscaping, sound and light works, water or glass features).

This policy will apply to public art that is created, facilitated, owned or maintained by the City of White Rock.

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

The Public Art Policy will be in keeping with the strategic documents and direction set by Council.

The City of White Rock Annual Report will reference public art. Council will then be able to monitor the performance of the Public Art Policy with consideration given to the following measurable outcomes:

- The number of artworks in the public domain.
- Level of compliance with the Public Art Policy.
- The amount of funding devoted to public art in White Rock.
- The number of new types of artworks installed in public places each year
- The diversity of cultures and types of artworks represented by the artists that either gift works or are commissioned to produce public art that will be owned by the City.

4. **FUNDING**

During the annual budgeting process consideration will be given to fund a *Public Art Reserve*. The Public Art Reserve will hold funds until such a time as their use is directed by Council based on recommendations from the Public Art Advisory Committee.

Public Art Reserve monies may be applied to:

- Selected capital projects such as new building construction, major additions to existing buildings, or major park development projects.
- Small-scale community public art projects proposed jointly by community non-profit organization(s) and artist(s).
- Installations for gifted works.
- Consultant fees for commissioning works for the Public Art Program.

1. **Community Public Art Funding**

\$50,000 will be considered annually for Community Public Art projects. The funds will be used for the following:

- a) Community Art. Applicable projects are ones initiated by the community such as "Youth at Risk" art programs.
- b) Public art around the City. Applicable projects can include banner programs, manhole and mural programs.
- c) Managing, maintenance and installation of Community Public Art.

In the City's annual operating budget an appropriate amount will be set aside for the insurance and maintenance of public art works.

2. City Public Art Funding

- a) In the annual capital planning process 1.25 percent of large capital cost projects will be considered for city public art projects. Applicable projects include new building construction, major additions to existing buildings, and major park development projects.
- b) City Public Art funding does not apply to costs normally associated with capital projects such as design and engineering, insurance, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing or other engineering project costs.
- c) Public Art projects cannot be funded retroactively, and cannot receive funds from other city cultural grant programs.

As matching funds are often available, Council will work with various organizations, the business community and other levels of government to fund and promote community public art.

5. Public Art Advisory Committee (PAAC)

Council will set up a Public Art Advisory Committee (PAAC) committee. The committee's duties will be included in the Term of Reference (Council Policy 147).

These duties will include:

- Overseeing the direction of the Public Art policies and making recommendations to Council for the allocation of funds.
- Representing the needs and interests of the community in the public art process.
- Ensuring that Artists are selected through an informed, open and fair public art competition process with consideration being given to local, regional and national artists.
- Advising Council on the implementation of the Public Art policies, including selection processes, acceptance of gifts, donations, bequests, loans, and de-accessions.

The committee will be composed of individuals who have expertise in fields related to public art. In order to facilitate the work of the PAAC, and to ensure the on-going development and administration of a public art program, a City staff member will be appointed as the staff liaison.

The public art program will be set up so that each project is reviewed by all appropriate staff.

PAAC will be kept apprised of any public art submissions through the Private Sector policy.

General awareness of all public art initiatives will be shared throughout the City and all City departments will be encouraged to consider opportunities for the appropriate integration of public art.

6. **PUBLIC ART SELECTION PANEL (PASP)**

The Public Art Advisory Committee will convene a selection panel for each significant Public Art Project (for the Selection Process see Appendix 2).

1. **Selection Panel Terms of Reference**

The Terms of Reference for the selection panel will be developed by the Manager, Cultural Development on a per project basis and in conjunction with the PAAC. On larger projects it may be desirable to give selection panels' broad terms of reference and responsibility for determining sites, budgets, the nature of the artist participation and recommended selection processes.

A selection panel usually consists of three to seven voting members as well as non-voting advisors as are needed to supply technical information or community advice. The panel process should also allow for neighbourhood input or representation and panellists should reflect community diversity.

A typical panel might consist of the following.

- a) Developer representative (if required).
- b) One member from the design community (Architect, Landscape Architect).
- c) Three representatives from the art and design community (preferably two artists).
- d) One member from the Public Art Advisory Committee.
- e) One member from the community at large.
- f) Non-voting advisors including city staff, project staff, technical staff.

Smaller projects may suffice with only three panelists; one from the Art Community, one architect or landscape architect and a member from the community at large.

7. **ACQUISITIONING, COMMISSIONING OR ACCEPTING GIFTS OF PUBLIC ART**

The City of White Rock will acquire pieces of art through the Public Art Program. It is important to ensure the quality and integrity of artwork commissioned and its relevance to the community and site. Before any work of art is accepted recognition must be given to the following:

1. Meeting the Objectives of the Public Art Policy

Primary consideration should be given to the objectives of public accessibility quality and diversity. Diversity should be taken to mean diversity of culture and of type of art (for example non-functional versus functional art; 'fine art' versus 'community art'; temporary versus permanent).

2. Cost of Maintenance and Installation

The costs of maintenance over a ten year period should be estimated and assessed, along with an indication of the expected life of the artwork. Maintenance and installations costs should be reasonable in relation to the value of the artwork, and affordable within operational maintenance and installation budgets.

3. Safety

Public art is, more often than not, physically accessible to the public. Art works therefore need to be both physically robust and safe to members of the public. Issues of safety are of primary concern.

4. Artistic Merit and Quality of the Work

Artworks will and should be the subject of debate as to their artistic merits. Bearing in mind the primary objective of gaining quality and diverse public art, regard should be given to:

- a) The anticipated public response and interaction.
- b) Accessibility to the public.
- c) The degree to which the artwork reflects White Rock's character and/or contemporary culture.
- d) Expert judgment as to the merits of the art work.
- e) The degree to which its artistic merits will be endured in relation to the costs associated with its adoption.

5. Gifts, Donations and Bequests

The PAAC will consider acceptance of gifts, donations and bequests of artwork (in the form of existing works or offers to commission new work) according to the following criteria:

- a) Ability to integrate work in the City's existing Public Art Collection.
- b) Quality and condition of the work, based upon professional assessment and a detailed written proposal that is accompanied with drawings, maquette (model) and/or photographs.
- c) Fairness of the process whereby the work and artist were selected.
- d) Suitability of the theme of the artwork to a public venue.

- e) Appropriateness to site, if applicable.
- f) Susceptibility of the work to degradation, wear or vandalism and any potential of endangering public safety.
- g) Suitability of the work to technical installation requirements of public spaces.
- h) Suitability of the work to variable environmental conditions.
- i) Financial implications of acceptance based on installation, maintenance, insurance, and restorative/repair cost estimates.
- j) Provision by the donor for ongoing maintenance and, where relevant, the cost of future relocation or removal.
- k) Authenticity: legal title, copyright, moral right.

For gifts, donations and bequests the donor must outline the offer in writing to staff. The donor then may appear as a delegation to present the work or staff will present it. The PAAC will make the recommendation to Council to accept or decline the gifted, donated or bequested artwork.

8. MANAGEMENT OF THE PUBLIC ART COLLECTION

1. Collection Management

- a) The management, maintenance and insurance of the Public Art Collection is the responsibility of the City. The costs of maintenance and insurance of the public art and privately owned art in publicly accessible locations will be incorporated into purchase/donation/gift agreements or any other agreements deemed appropriate to ensure the ongoing term maintenance of artwork in public places.
- b) The Public Art Collection will be managed according to appropriate professional inventory and documentation practices.

2. Risk Management and Liability

- a) As the creation of art is atypical and is not governed by construction standards, there is need to apply some means to ensure that public safety is not put at risk through the installation of public art projects.
- b) The City will review projects to identify and reasonably address potential hazards. Artists commissioned will similarly be required to give due care to public safety in the design, fabrication and installation of public art pieces.

3. Inventory

An inventory of public artworks owned by the City will be created and maintained. Documentation procedures will conform to standard museum practice citing:

- a) Title of artwork.
- b) Date work was completed.
- c) Provenance.
- d) Purchase/commission price and insurance value upon acquisition.
- e) Photographic and written description detailing materials, construction, dimensions, location, site conditions and context of the work.
- f) Artist's statement of the work and biographical information.
- g) Published material about the artwork.

4. Removal or Relocating Public Artworks

Occasionally decisions will need to be made about either removing or relocating public artworks from the City's collection for a range of reasons including artistic relevance, public safety, changes to the design and use of the public space occupied by the artwork, and the possibility that a new and better site has become available for an artwork.

Reassessment of a work's suitability as a continuing part of the community public art collection should take into account:

- a) The primary objective of the policy is to increase the amount, quality and diversity of public art in White Rock.
- b) Where possible, decisions should involve discussions with the artist(s) and other relevant people or organizations involved in its establishment.
- c) That the Community Public Art Policy emphasizes raising awareness of public art and promoting opportunities for the public to access public art and, as such, the storing of public artworks is generally to be discouraged.
- d) Whether an artwork continues to be relevant to its location.
- e) Whether the work forms part of a collection.
- f) The popularity of the artwork with the public.
- g) If an artwork needs to be moved, consideration should be given to whether another site can be located.

Decisions on deaccession of public artwork will be made by the Public Art Advisory Committee. The determination would be based on one or more of the following reasons:

- a) The ongoing good condition or security of the artwork cannot be reasonably guaranteed.
- b) The artwork requires excessive maintenance or has faults in design or workmanship and repair or remedy is either impractical or infeasible.
- c) The artwork has been damaged and repair is either impractical or infeasible.
- d) The artwork endangers public safety.
- e) The artwork is not, or is only rarely on display owing to the lack of a suitable venue.
- f) Significant alterations in the use, character or design of the site have occurred which affect the integrity of the work and its relation to its environment.
- g) Significant adverse public reaction has continued over an extended period of time.
- h) The quality or authenticity of the artwork is debatable and subsequently justified.
- i) PAAC deems that the same artist should replace the artwork with a more appropriate work.
- j) The artwork has been assessed to be of inferior quality compared to other works in the collection, or has been determined to be incompatible with the rest of the collection.
- k) Removal is requested by the artist.
- l) The site is no longer accessible to the public or the physical setting is to be re-developed.

Options for deaccession of public art works include:

- a) Re-location to another appropriate site.
- b) Selling or gifting the artwork back to the artist.
- c) Donating to a community group or facility or organization that operates for public benefit.
- d) Open sale or auction.
- e) Other removal as appropriate.

Decisions on the above options will need to be made on a case by case basis, based on criteria which include:

- a) Resale value.
- b) Sensibilities around how the City came to own the artwork.
- c) Condition of the work.

5. Managing Controversy

The Public Art Advisory Committee should:

- a) Ensure the provision of opportunities for direct and informed public involvement in the direction and selection of public artwork.
- b) The Community Public Art Policy must provide a responsible, public selection process which in turn ensures that secured artwork is supported by the community.
- c) If reasonable efforts by the Public Art Advisory Committee to resolve the concern have failed, PAAC will appoint an impartial third party of art and design professionals to resolve the conflict. The recommendation of the third party member will require the approval of Council.

9. RATIONALE

The following is the rationale for both the City and Community Public Art programs:

1. City Public Art Program

A consistent and key principle underlying the successful development and implementation of a City Public Art Program is the demonstration of leadership and commitment by the City in initiating and facilitating the creation of public art as an integral component of its city capital projects.

2. Community Public Art Program

The goal of a Community Public Art Program is to create artwork that is accessible to the public, in a public space. By virtue of its placement, content and public engagement, public art shapes the environment. Successful community art can help communities change the local environment and develop a sense of pride and ownership over their public spaces.

3. Private Sector Public Art Program

The objective of a Private Sector Public Art Program is to encourage developers to contact the Public Art Advisory Committee and submit a detailed public art plan. A strong Private Sector Public Art Program contributes to the character of the City and demonstrates the significance of arts in everyday life.

10. COMMUNITY CONSULTATION PROCESS: PUBLIC ART ON CITY OWNED RETAINING WALLS

The addition of art in public spaces creates a more aesthetically pleasing environment for residents, workers and visitors. The following is a community consultation process to be followed when the City of White Rock initiates a public art project on retaining walls that are adjacent to a residents' home.

1. Pick a potential site. Criteria to include:
 - City owned property
 - Public access to the site
 - Visible to the public
 - The capacity of the site to sustain art
2. The City of White Rock will hold an invitational focus group meeting with the purpose to determine the themes and characteristics for the site. Key stakeholders specific to the site include city staff and adjacent property owners.
3. The City of White Rock will choose a budget that includes artist fees, material costs, installation costs and maintenance.
4. The City of White Rock will initiate a call for artists from information collected at the focus group meeting.
5. The City of White Rock will select a panel of jurors in accordance with the Selection Panel Terms of Reference of the Public Art Policy. The selection panel will take into consideration if the artist has reflected the themes presented in the artist call and stayed within budget.

For City owned retaining walls, the panel of jurors should include:

- Adjacent property owners
 - Three representatives from the art and design community
 - Manager of Cultural Development
6. The City of White Rock will award the project to the artist who achieves the highest combined score.
 7. The City of White Rock will send a letter to residents within a minimum of a two block radius with a draft of the proposed art and allow at least two weeks for feedback.
 8. The City of White Rock will finalize design, timeline and sign a contract with the artist.

PUBLIC ART SELECTION PROCESS

1. Preparing for Artist Selection

- a) Identify potential project and location for public art.
- b) Determine budget for the project.
- c) Determine method of selection (open competition, limited competition, and direct selection).
- d) Determine if the call will be local, regional, national or international and whenever possible consideration should be for local, regional and national.
- e) Write the Call for Artists.
- f) Post the Call.
- g) Identify Public Art Selection Panel members. A Public Art Selection Panel (PASP) will be convened for each major public art project. The purpose of the PASP is to select the highest qualified artist(s) to complete the project.
- h) Selection panel reviews submissions and short-lists artists.
- i) Short-listed artists commissioned to either prepare a drawing, maquette and/or site plan.
- j) Selection panel meets to review short-listed proposals. One finalist is selected to initiate the artwork. Note: Some finalists are composed of more than one artist.

2. Selection and Commissioning of Artist

- a) Initiation of the contract preparations.
- b) Artist may be required to revise plan to address issues identified by PASP, developer and/or staff.
- c) Revised plans, construction drawings/model prepared by the artist.

3. Selection Process for Commissioning Artists

There are three accepted methods of selecting a public artist:

- a) **Open Competition:** Artists may submit requested materials from a public call for qualifications. Mailing lists should be advertised or by a database of names. Consideration should be given to local, regional and national artists.
- b) **Limited Competition:** A limited number of artists may be requested to submit qualifications for a specific project. This competition is usually employed when the project specifies a particular art form, or there are unusual time constraints. Names of artists should be submitted by the Public Art Advisory Committee or the Public Art Selection Panel.
- c) **Invitation or Direct Selection:** One artist may be invited to submit qualifications. Upon acceptance of the artist's qualifications, the artist is commissioned for the project. This method is rarely employed due to possible perceptions of favoritism and other political difficulties.

Artists are selected on the basis of their qualifications as demonstrated by past work, ability to handle a budget, creativity appropriateness of the proposal to the project.

Short-listed artists will be requested to prepare a proposal for the project.

Where possible, the City will encourage the developer (if involved) to engage in a collaborative process for City Public Art whereby artists become equal members of a design team under the direction of the PAAC. The benefits of collaboration are many: better ideas, wider range of approaches, higher levels of energy and a broader spectrum of skills. The artists' involvement will encourage the design process to integrate art and architecture. This is especially important in instances where concerns regarding safety, operations, maintenance, vandalism, and the interaction of people often eliminate the possibility of including applied or discrete art pieces.

Working with architects, landscape architects and engineers gives the artist the opportunity to create projects, which will attract people by adding an aesthetic overview. Integral to the success of a collaborative process, it is important that all members of a team understand the following points:

- Adding the artist to the design team early in the process creates the opportunity to leverage the cost of the artwork.
- Art is an important aspect of the project.
- Artists must be recognized as equal member of the design team.

4. Artist Application Materials

Materials to be submitted by the artists should include:

1. A letter of interest, no more than one page in length, that explains the artist's particular interest in the project, applicable experience that has prepared the artist for this project, and availability to work within the established timeline. Issues to be addressed should include design team participation and experience with collaborative design.
2. A current resume.
3. In hard copy: One (1) copy of a CD or USB Flash Drive containing a maximum of 20 digital images of the artist's work in a JPEG format with 300 DPI. All images must clearly identify the title of the artwork, location, media, size and other relevant information.
4. A numbered image list with the artist's name and a brief description of each image stating the title, date, medium, size, location and, if a commissioned project, the commission contract cost.
5. References required: Each artist applying should list at least one design professional (architect, landscape architect, engineer, graphic designer, etc.), and two artists who have an intimate knowledge of the artist's work and working methods. Include complete addresses and telephone numbers. For artists with no prior involvement with public art projects, please list at least two art professionals and one artist as references.
6. A self-addressed, stamped envelope for return of USB Flash Drive.

5. Selection Panel Guidelines

The Manager, Cultural Development will develop a Public Art Selection Panel in association with City staff and PAAC.

A new Public Art Selection Panel is convened for each project. The purpose of the selection panel is to select the highest qualified artist(s) to complete the project.

Depending on the size of the project, most panels consist of the following appointments:

- Developer representative (if required).
- One member from the design community (Architect, Landscape Architect).
- Three representatives from the art and design community (preferably two artists).
- One Member from the Public Art Advisory Committee.
- One member from the community at large.
- Non voting liaisons including city staff, project staff, technical staff.

Smaller projects may suffice with only three panelists; one from the art community, one architect or landscape architect and a member from the community at large.

1. Selection Panel Goals

The goals of the artist selection process are threefold:

- a) To implement the agreed upon goals of the project through an appropriate art selection.
- b) To seek quality and integrity in the artwork.
- c) To choose an artist(s) who will best respond to the distinctive characteristics of the site.

2. Selection Panel Process

Panelists must be well informed about the project for which they are selecting an artist. It is important that an orientation meeting be provided for the panel members. At this meeting they will be provided with written materials and drawings on the specific area in which the selected artist will be working. There should be an opportunity to visit the site and to have issues and questions answered by staff and representatives of the City.

Members of the Public Art Selection Panel should have one vote, and no member should have the right of veto. The selection of an artist should be based on a consensus vote by the panel. If a consensus cannot be reached, then the majority vote carries the decision. The committee should have the option to make no selection if there is not a submission that warrants consideration.

In some instances, groups that might have a special interest in the project will be invited to appoint non-voting advisors to the jury. The comments of these advisors would be solicited by the panel prior to making a final decision.

Costs incurred by the panelists such as parking and childcare will be paid. Meals will be provided for the panelists.

3. Selection Criteria

The Selection Panel should select finalists to be interviewed based on the quality of their application. The finalists should be interviewed by the jury using the following criteria:

- a) Artist's work habits and history:
 - Resume.
 - Ability to think conceptually.
 - Problem solving abilities.
 - Ability to meet deadlines.
 - Experience with budgeting and staying within a budget.
 - Familiarity working with and reading technical drawings.
- b) Artist's collaborative abilities:
 - Ability to work as a member of a team.
 - Communication skills.
 - Ability to carry out principled negotiations.
 - Flexibility.
- c) Artist's awareness of the project:
 - Perception of project.
 - Awareness of community attitudes and concerns.
 - Familiarity with project design.
 - Ability to understand and accept the timeline.

Project Eligibility

Projects will be selected by a Selection Panel according to the following criteria:

- a) Artistic merit and innovation.
- b) Significance of the project to the specific site and surrounding neighborhoods.
- c) High degree of public use or public realm impact.
- d) Demonstrated support and involvement of the community.
- e) Technical feasibility and quality of production.
- f) Art work must be safe, durable and vandal resistant.
- g) Probability of successful completion within stipulated timelines and budget.

Other criteria specific to the project might be included relating to issues of safety, operational requirements, maintenance.

Ineligible Projects

- a) Heritage buildings.
- b) Privately owned works (except where they are located in public places).
- c) Community arts programs (except where they result in art installations in public places).
- d) Contemporary advertising/billboards.
- e) Special Events / Festivals.

- f) Directional elements such as super graphics, signage or colour coding except where these elements are integral parts of the original work of art or public art project.
- g) Art objects which are mass-produced of standard design such as playground equipment, fountains, or statuary objects.
- h) Reproductions, by mechanical or other means, of original works or art, except in cases of film, video, photography, printmaking or other media arts.
- i) Decorative, ornamental, architectural or functional elements, except where they are an integral part of the original work of art, or are the result of collaboration among the design professionals including at least one artist.
- j) Landscape architecture and landscape gardening except where these elements are an integral part of the original work of art, or are the result of collaboration among design professionals including at least one artist.

PUBLIC ART DEFINITIONS

Artist

A person generally recognized by his/her peers, critics and other art professionals as committed to producing works of art on a regular basis.

Artwork

A tangible creation by an artist.

City Public Art Program

A consistent and key principle underlying the successful development and implementation of a City Public Art Program is the demonstration of leadership and commitment by the City in initiating and facilitating the creation of public art as an integral component of its city capital projects.

Commissioned Work

Usually consists of discrete pieces of artwork that has been commissioned by Open, Limited or invitational competition. It may be public art that is not integrated with the site either in a physical or conceptual manner. Usually, this type of public artwork only relates to the site from a location and scale pin of view and is created off site. However, some commissioned pieces do relate to the site both in terms of location, geography, and the site. These may also be termed as discrete pieces, but the artist has addressed the physical components of the site and the surrounding area.

Community Public Art

Community Public Art Programs provide funding for small-scale public art projects proposed jointly by community groups or organizations in collaboration with artists.

Public art that is created as a result of a collaborative process between a professional, practicing artist(s) and a self-defined community. It is a collective method of art making, engaging artists and communities through collaborative, creative expression.

Community Art projects may result in either temporary or permanent works of art. The funds for Community Public Art Program are accessible to community individuals, as well as profit and not for profit groups through the Community Public Art Program Grant Application Form.

Competitions

There are three basic types of competition: “open” competitions are open to a wide range of entrants who may submit entries and “limited” competitions, which are open to only a few invited entrants. As well, “invitational competition” occurs when sponsors invite one specific artist to submit proposals for jury.

Contract or Agreement

A binding, legal document by which parties agree to perform certain services.

De-accession

To sell (a work of art) from a museum's or gallery's collections, especially with a view to acquiring funds for the purchase of other works.

Design Collaboration

Projects created through the co-equal cooperative design efforts of design professionals, such as artists, architects and landscape architects.

Design Professionals

Individuals professionally trained in design, such as architecture, landscape architecture art, graphics, urban design, and planning; also graphic, industrial, interior, and clothing design.

Discrete

Public art that is not integrated with the site either in a physical or conceptual manner. Usually this type of public artwork only relates to the site from a location and scale point of view and is created off site and is often moved into the place.

Integrated Public Art

Public Art that becomes part of the urban infrastructure of a City or a community. It reflects the social, cultural, architectural and historic nuances of the place there by creating a sense of place.

Leverage

Integrated public art is often added to building or landscape parts such as pillars, walkways, seating, flooring, etc. The original cost for these items are added to the public art budget, thereby increasing or leveraging the cost of the artwork.

Maquette

Refers to the drawing or model of the proposed artwork.

Percent for Art Programs

A public art program funded by a percentage (usually 1 to 2%) of gross construction budgets, for the commission, design; purchase and installation of artwork in the public realm.

Permanent Installation

Artwork or an art place which has a permanent site, as opposed to a temporary site.

Program Costs

The amount that is taken off the top of the total art allocation, in order to administer the project. This amount is used for, but not limited to, the following: advertising, printing of competition briefs, jury fees, artist's maquette fees, plaque, lighting of work, invitations for official openings, photo documentation of the finished work, contingencies etc. Management costs vary according to type of competition and project.

Provenance

Place or source of origin.

Public Art

Publicly accessible original art that enriches the City as it evokes meaning in the public realm. It can be of a variety of forms and takes into consideration the site, its location and context, and the audience. Public art may possess functional as well as aesthetic qualities. Public art can be related to the site in three different ways: integrated, semi-integrated and discrete. (See definition of integrated).

Public Art Consultant (PAC)

An advisor to the project on art sitting, selection, and artist issues. Consultants should have a broad knowledge of current art-making practices and of artists able to work in public and development contexts.

Public Artwork Collection

All works of art owned by the City that are site specific, part of a portable collection or documentation of works of specific duration.

Public Art Reserve Fund

A City-maintained account of funds generated by the public art requirement which is dedicated to the cost of public art planning, administration, documentation, education, and the creation of public art. This fund is made up of a variety of sources including cash in lieu of the public art requirement, donations, etc.

Semi-Integrated

Public art that derives to some degree, its conceptual inspiration, from some aspect of the site and displays a heightened degree of physical and conceptual integration. These works may exist in a number of locations providing that all possess the same requisite physical and conceptual conditions, i.e. a piece which must be located in a windy open field condition could be located in any windy open field anywhere (see Integrated and Discrete).

Site Specific Work

An artwork that relates in content, form and/or image to its surroundings.

Statuary

A group or collection of statues.

Rationale:

This policy has been established to set out the purpose, principles, goals, considerations and processes in regard to public art.

BASIC CONCEPT DRAWING & LAYOUT

& LAYOUT

HEROES 2020

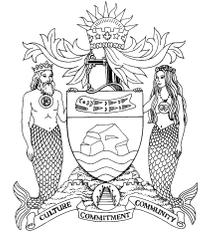
Thank You



CITY OF WIL
 LEADS & NAME OTHER WORKERS

PARAMEDIC DOCTOR NURSE POLICE FIRE

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 20, 2020

TO: Mayor and Council

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Updated Zoning Amendment Bylaw and Development Permit for 1453 Stayte Road (ZON&MJP 18-017)

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Planning and Development Services, titled “Updated Zoning Amendment Bylaw and Development Permit for 1453 Stayte Road (ZON&MJP 18-017);”
 2. Recommend that Council consider giving first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287 as presented;
 3. Direct staff to schedule the required Public Hearing when the Order of the Provincial Health Officer prohibiting the gathering of more than 50 people is cancelled or no longer applicable;
 4. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2287 is given Third Reading after the Public Hearing:
 - a) Ensure that all engineering requirements and issues, including registration of a 2.0 metre statutory right of way on the Stayte Road frontage and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Registration of a Section 219 restrictive covenant for Community Amenities.
-

INTRODUCTION

This corporate report follows a December 16, 2019 Land Use and Planning Committee (LUPC) corporate report, titled “Information Report on Revised Development Application – 1453 Stayte Road (ZON&MJP 18-017).” That corporate report described the applicant’s proposed revisions to the project, since it was first considered by the LUPC on March 11, 2019, and the proposal was deferred to make changes relating the scale of the proposal. At the December 16, 2019 meeting, the LUPC directed staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for LUPC consideration once the applicant had provided the final drawings and Traffic Impact Study regarding a driveway access location change. These materials have

been provided to staff, and the draft bylaw, permit, and updated Traffic Impact Study documents are included in this corporate report.

The primary differences between the draft Zoning Amendment Bylaw No. 2287 and Development Permit No. 423 as presented on March 11, 2019, and the revised versions attached to this corporate report are as follows:

1. The maximum number of residential units is decreased from 54 to 49;
2. The maximum Gross Floor Area Ratio (i.e. floor area density) is decreased from 1.49 to 1.41;
3. The drawing schedules to the Comprehensive Development zone and Development Permit reflect the change in massing (the top floor being set further back on the south and west sides) and relocation of the access to the underground parkade from the southeast to northeast corner of the site;
4. The minimum number of parking spaces has been reduced from 81 to 80 spaces (reflecting the reduction in the number of units), with additional detail provided for the dimensions of accessible parking spaces;
5. The “base” density provisions (i.e., what could be built without an amenity contribution) have been updated to reflect the provisions of the RM-1 Low Density Multi-Unit Residential Zone, a lower base density than what had been included earlier, which is more in accordance with the low-density multi-unit residential land use designation in the previous (2008) Official Community Plan; and
6. The developer has provided a surface statutory right of way of 2.0 metres (as an alternative to road dedication) to allow for the existing off-street pedestrian/cycle path on Stayte Road to be improved along the frontage of the property.

PAST PRACTICE/POLICY/LEGISLATION

Previous Consideration by the LUPC

At the March 11, 2019 LUPC meeting, staff brought forward a corporate report and draft bylaws for a Zoning Bylaw Amendment and Development Permit application for 1453 Stayte Road. This corporate report is attached as Appendix C.

The March 11, 2019 development proposal involved a four (4) storey residential development with one level of underground parking and 54 residential units. During the LUPC discussion, concerns were noted regarding the proposed density and directed staff to work with the applicant on other options for the site. Other items of discussion at the LUPC included reducing the height of the project. At the LUPC:

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

After the direction was received from the LUPC, the applicant worked with staff to revise the application and address the concerns from residents and the Committee.

At the December 16, 2019 LUPC meeting, the Committee received a corporate report with the applicant’s proposed revisions to the project, as well as additional public feedback received through a second Public Information Meeting. Staff were directed to prepare a revised draft Zoning Amendment Bylaw and Development Permit. This corporate report is attached as Appendix B.

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height and other policy directions for development applications. The subject property is designated ‘Urban Neighbourhood.’ The objective of this land use policy area is to enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial uses, and provide further transition from the Town Centre, Lower Town Centre, and Town Centre Transition Area.

This designation contemplates providing opportunities for more low-scale multi-unit residential buildings that build on the character of existing apartment areas. In reference to permissible densities and heights, OCP Policy 8.5.2 would allow a density of up to 1.5 FAR (gross floor area ratio) in buildings up to four storeys in height in the Urban Neighbourhood designation.

The subject property is also located within the ‘Multifamily Development Permit Area’ and is subject to the associated Development Permit Area guidelines.

Zoning Bylaw No. 2000

The subject property is currently zoned ‘RS-1 One Unit Residential’ in the White Rock Zoning Bylaw. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger. Under the current zoning, the subject property would be permitted to construct a 17,000 ft² (excluding basement, garage and other areas) single-family dwelling with a maximum height of 7.7 metres (25.26 feet).

ANALYSIS

Planning Review

The proposal brought forward on March 11, 2019, contemplated a four-storey multi-unit residential building, containing 54 apartment dwelling units, located over one level of underground parking. The proposal included a mixture of unit types, ranging from one-bedroom to three-bedroom with a den. An overall Gross Floor Area Ratio (FAR) of 1.49 (~51,000 square feet) was proposed for the site, consistent with the Urban Neighbourhood designation in the OCP, which allows 1.5 FAR and up to a four-storey building height.

Unit Count and Mix

After receiving feedback from the LUPC, the proposal has since been amended to incorporate 49 units, a reduction of five (5) units from the previous proposal (and one less than what was shown in the revised plans on December 16, 2019). This has resulted in a slightly different unit mix of eight (8) three-bedroom units, 22 two-bedroom units, and 19 one-bedroom units as compared to the previous seven (7) three-bedroom units, 23 two-bedroom units, 24 one-bedroom units. For a summary of the proposed changes and how they differ from the previous application, please refer to *Table 1: Comparison of Site Statistics*.

Table 1: Comparison of Site Statistics

Proposed Use and Density		
	Previous Proposal	Current Proposal
Gross Site Area	3,163 m ² / 34,044 ft ²	3,163 m ² / 34,044 ft ²
Number of Dwelling Units	54 units (seven (7) three-bedroom units, 23 two-bedroom units, 24 one-bedroom units)	49 units (eight (8) three-bedroom units, 22 two-bedroom units, 19 one-bedroom units)
Gross Floor Area	4,737 m ² / 51,003 ft ²	4,475 m ² / 47,854 ft ²
Floor Area Ratio (Gross)	1.49	1.41

Siting, Size, and Physical Dimensions		
Lot Coverage	45%	44%
Height (Average)	13.67 metres / 44.85 feet	13.88 metres / 45.54 feet
Height (Geodetic)	74.9 metres top of parapet and 77.53 metres top of elevator shaft (four storeys)	75.1 metres top of parapet and 76.98 metres top of elevator shaft (four storeys)
Front Lot Line (fronting Stayte Road)	6.0 metres / 19.69 feet	6.0 metres / 19.69 feet
Rear Lot Line (Western)	6.0 metres / 19.69 feet	6.8 metres / 22.31 feet
Interior Lot Line (Northern)	5.0 metres / 16.41 feet	5.0 metres / 16.41 feet
Interior Lot Line (Southern)	7.0 metres / 16.41 feet	5.25 metres / 17.00 feet
Parking and Loading Spaces		
Residential Parking Spaces	81 spaces, including: <ul style="list-style-type: none"> • 16 visitor spaces • eight (8) electric vehicle charging stations • eight (8) roughed-in electric vehicle charging stations 	80 spaces, including: <ul style="list-style-type: none"> • 17 visitor spaces • eight (8) electric vehicle charging stations • eight (8) roughed-in electric vehicle charging stations
Bicycle Parking Spaces	65 (including 11 short-term stalls)	60 (including 10 short-term stalls)
Loading Spaces	1	1

Traffic Impact Study

The applicant has provided an addendum to the original traffic impact study to evaluate the implications of shifting the vehicular access to the parking garage from the southeast corner of the property to the northeast corner of the property. This addendum is attached to this corporate report as Appendix A.

The traffic study concludes that the “new driveway location will further improve the road safety by decreasing the risk of conflicts between vehicles entering/exiting the proposed development and adjacent residential building to the south.”

ADDITIONAL APPROVAL REQUIREMENTS

Itemized discussion of additional approval requirements can be found in the March 11, 2019 Corporate Report to the Land Use and Planning Committee for 1453 Stayte Road, attached as Appendix C. The requirement of a 2.0 metre road dedication along Stayte Road has been revised, in discussion with the Engineering Department, to be a 2.0 metre statutory right of way (SRW) on the surface. This will allow widening/enhancement of the sidewalk and cycling facilities in front of the property and in addition, allow the underground parking garage to extend under the 2.0 metre SRW.

Other approval requirements will include confirmation of servicing and street upgrades, finalized through a Works and Services Agreement, and registration of a section 219 covenant for the amenity contribution prior to Council adopting the Zoning Amendment Bylaw.

BUDGET IMPLICATIONS

Planning review for any applicable budget applications can be found in the March 11, 2019 Corporate Report to the Land Use and Planning Committee for 1453 Stayte Road, attached as Appendix C.

CLIMATE CHANGE IMPLICATIONS

The applicant has identified several building strategies to improve the environmental performance of the building and construction activities. These include:

- Each unit has large windows with high performance glazing that meet North American Fenestration Specification (NAFS), with operable panes for natural ventilation and light penetration, while all the sliding doors are recessed to be sheltered from peak summer sun exposure.
- To reduce heat absorption and to improve energy efficiency, light coloured/reflective roofing is specified for the building roof.
- Heat Recovery (HRV) ducted system will reduce energy losses through venting/exhausted air.
- Higher ‘R’ values (insulation) for the building envelope and a tighter air barrier to reduce heat losses during winter and heat gains during summer, reducing HVAC requirements.
- An automatic high-efficient mechanical irrigation system will be specified to reduce water wastage.
- Within the parkade, a sensor control (occupancy sensor) system will be used for the lights as per ASHRAE 90.1.
- A site construction waste recycling program will be implemented in accordance with the Metro Vancouver construction recycling requirements.

The proposed development is located adjacent to TransLink bus services (the 361 and 363 community shuttles) that connect the site with local shopping, services, and the White Rock Centre Bus Exchange. It is also located within 400 metres of the 375 bus route to Guildford. As well, the Stayte Road cycle path provides convenient access for cycling to East Beach. The availability and proximity of these modes of travel would assist in reducing the need for residents and visitors to use personal vehicles.

The proposed development would be required to provide a minimum of ten percent (10%) of the parking spaces with electric vehicle charging stations and another minimum ten percent (10%) of the parking spaces ‘roughed-in’ for future connection.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” as presented, direct staff to schedule the required Public Hearing, and consider issuing Development Permit No. 423 pending adoption of the Zoning Bylaw Amendment; or
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” and Development Permit No. 423; or

3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” and Development Permit No. 423 pending further information to be identified.

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

CONCLUSION

Staff consider the changes to the proposed four-storey multi-unit residential building as improvements to the design and its impact on the surrounding neighbourhood, and have brought forward a revised draft Zoning Amendment Bylaw and draft Development Permit to move the application forward to a Public Hearing, in accordance with the direction provided by the LUPC on December 11, 2019. Staff recommend that the Zoning Amendment Bylaw be given first and second reading, and that a Public Hearing be scheduled to receive additional input from the community on the proposal. Due to the current COVID-19 pandemic outbreak and the related Order of the Provincial Health Officer prohibiting the gathering of more than 50 people, this Public Hearing would only be scheduled following the cancellation of that Order or in the event that the Order is no longer applicable.

Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Updated Traffic Impact Study for 1453 Stayte Road Regarding Access Location Change
- Appendix B: Draft Zoning Amendment Bylaw No. 2287
- Appendix C: Draft Development Permit No. 423
- Appendix D: Report dated December 16, 2019 titled “Revised Building Design and Driveway Access Location for the Development Application at 1453 Stayte Road (ZON&MJP 18-017)”
- Appendix E: Report dated March 11, 2019 titled “Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)”

APPENDIX A

Updated Traffic Impact Study for 1453 Stayte Road Regarding Access Location Change



Integrated Expertise. Locally Delivered. 

#201, 8506 - 200th Street, Langley, BC V2Y 0M1 T: 604.371.0091 F: 604.371.0098

January 6, 2020

Our Reference: 32096

Vanhome Properties
433 - 5811 Cooney Road,
Richmond, BC V6X 3M1

Attention: Mr. Kai Zhao, Project Manager (kai@vanho.ca)

Dear Sir:

Reference: Traffic Impact Study for Residential Development at 1453 Stayte Road in White Rock Addendum Letter – Updated Proposed Development Driveway Location

1.0 Introduction

Vanhome Properties (Vanhome) retained ISL Engineering and Land Services (ISL) to undertake a Traffic Impact Study (TIS) to cover the transportation engineering services for the proposed development at 1453 Stayte Road in White Rock, British Columbia. The findings of the study were submitted with the *Development Proposal Application (#18-017)* to the City of White Rock (the City) in August of 2018.

As a result of further discussions with City Planner, Council members, and the neighbours, to address their concerns regarding potential traffic congestions, Vanhome is planning to relocate the future driveway from south to north side of the proposed development (**Figure 1**). It is understood that the number of residential dwelling units reduced from 54 to 49, compared to the original report. In other words, the development traffic volumes and parking requirements will be reduced for both peak hours and horizon years.

The intent of this Addendum Letter is to review the traffic and driveway operations (including turning path analysis) using the latest Site Plan provided by Atelier Pacific Architect on December 17, 2019.

2.0 Traffic Operation Review

The number of dwelling units decreased by five compared to the ISL's *TIS Report* (dated August 16, 2018). All study intersections on Stayte Road will operate at acceptable Levels of Service (LOS B or better) as the traffic operation analysis results found in the *TIS Report*.

According to the *TIS Report*, it was also determined that the maximum queue length at the proposed development access was 24.2 metres (m) in the northbound direction during weekday PM peak hour of year 2045, which was already within the spacing previously provided between the proposed driveway and Thrift Avenue (about 50 m). Therefore, shifting the proposed development driveway to the north, further away from Thrift Avenue (now within approximately 100 m), will not generate any traffic impact. Moreover, the new driveway location will further improve the road safety by decreasing the risk of conflicts between vehicles entering/exiting the proposed development and adjacent residential building to the south.

ISL Engineering and Land Services Ltd.

ISL is proud to be: Bullfrog Powered | An Aon Best Small and Medium Employer in Canada – Platinum Level

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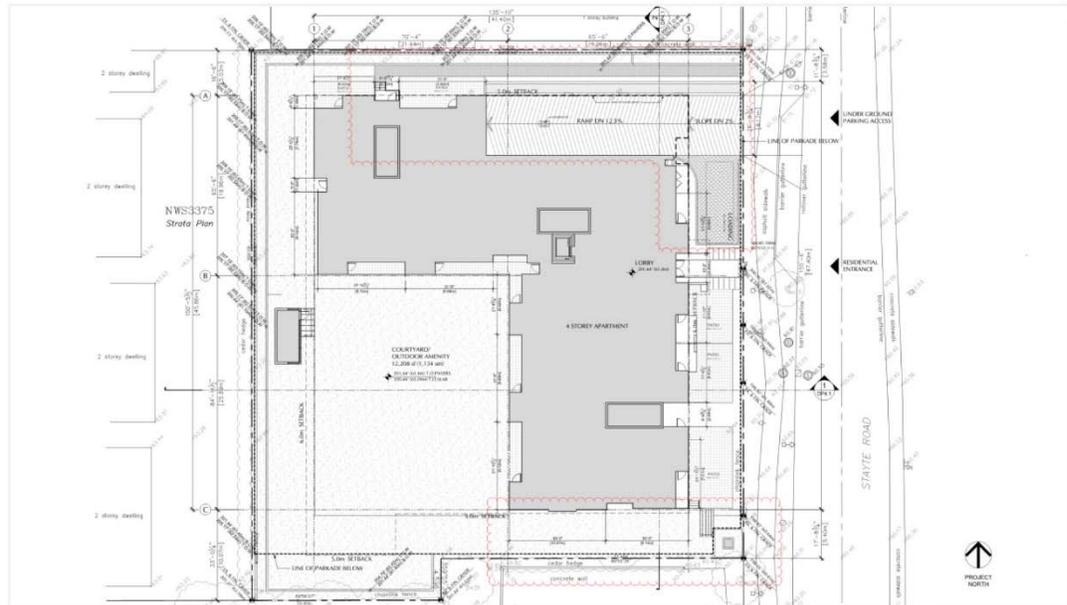


Figure 1 Proposed Development Site Plan with New Location of Future Driveway (December 17, 2019)

3.0 Parking and Loading Requirements

Using the latest Site Plan provided for the underground parkade and loading bay, vehicle turning path analyses were conducted and the updated turning movement drawings are attached to this Addendum Letter. It was determined that the dimensions, configurations, and numbers of parking and loading spaces are adequate to accommodate mid-size passenger cars and single-unit trucks entering/exiting the future driveway of the proposed development. It is also understood that the latest site plan will fulfil the City's Bylaw requirement for bicycle parking spaces.

4.0 Summary

This Addendum Letter reviews the traffic and driveway operations of 1453 Stayte Road in White Rock, considering relocation of the proposed development access from the south to north side. Major traffic issues are not expected along the stretch of Stayte Road as well as at intersections and accesses. No intersection improvements are proposed from the results of this Addendum Letter.

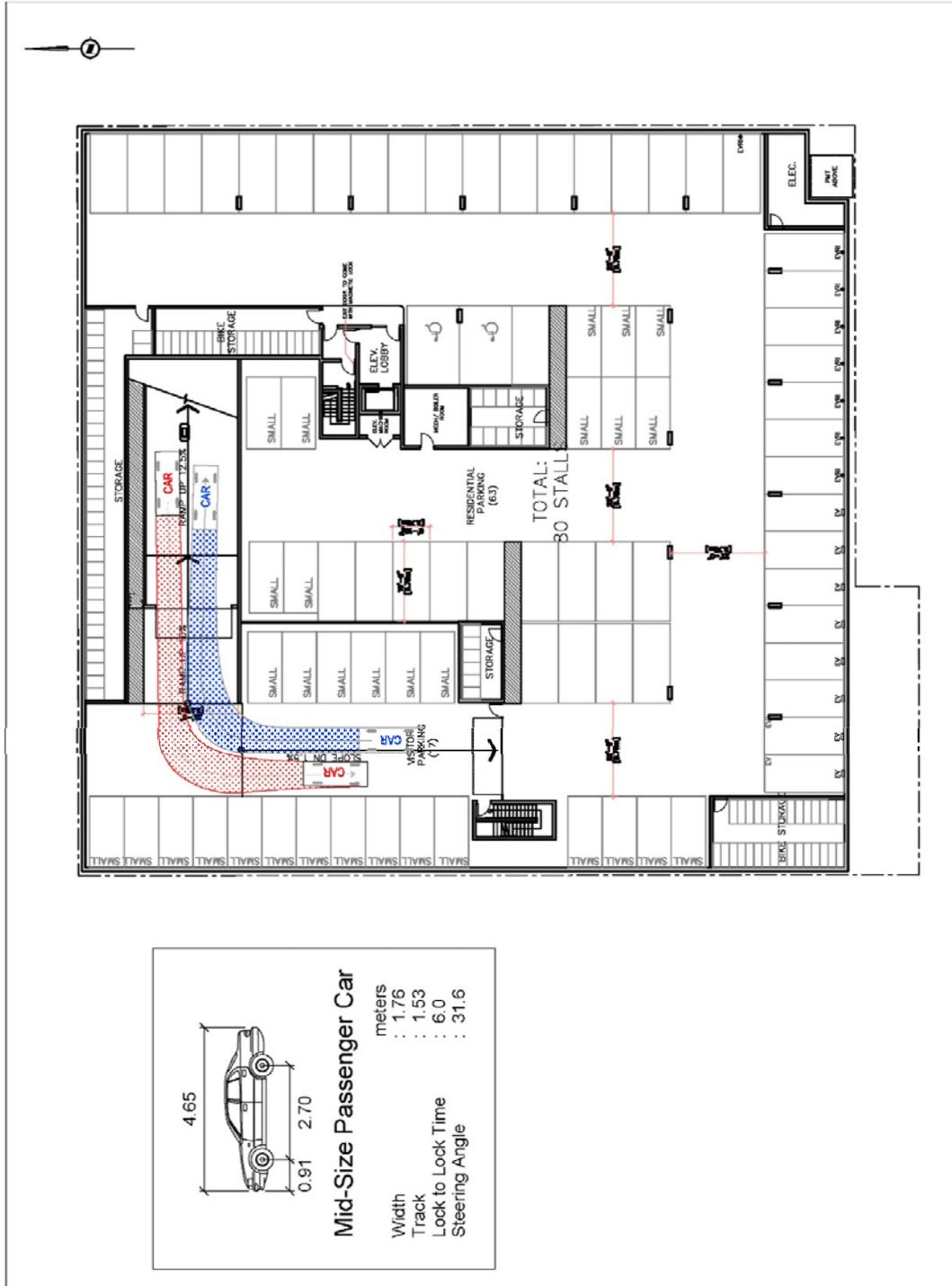
If there are any questions or information is required, please do not hesitate to contact the undersigned.

Yours truly,

Omid Ebadi, M.Sc., E.I.T.
Transportation Engineer

Alvin Tse, P.Eng.
Traffic / Road Safety Engineer

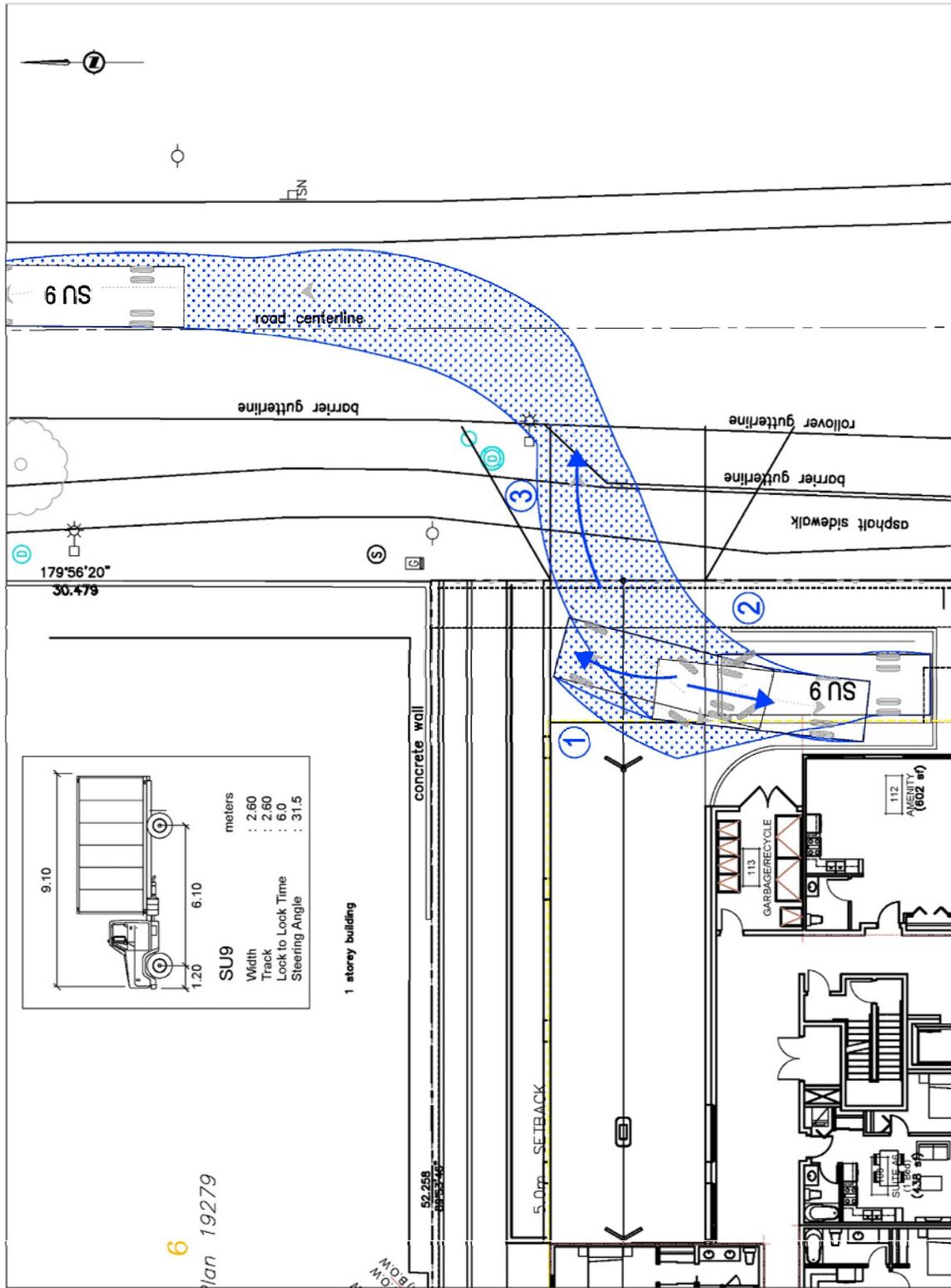
CC: Atelier Pacific Architect – Ms. Stella Chen, Architect AIBC, Associate (stella@atelierpacific.com)



32096
 NTS
 02-21-2020

1453 STAYTE ROAD, WHITE ROCK
 MID-SIZE PASSENGER VEHICLES ENTERING AND EXITING PROPOSED DEVELOPMENT





32096
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1453 STAYTE ROAD, WHITE ROCK
 SINGLE UNIT TRUCK (SU9) EXITING PROPOSED DEVELOPMENT



APPENDIX B

Draft Zoning Amendment Bylaw No. 2287

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2287**



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 B Section 11 Township 1 New Westminster District Plan 84401
PID: 015-689-573

(1453 Stayte Road)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-62 Comprehensive Development Zone.'

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 7.62 CD-62 Comprehensive Development Zone';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.62 CD-62 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287*".

Public Information Meeting held this	7 th day of November,	, 2018
Second Public Information Meeting held this	4 th day of September,	, 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

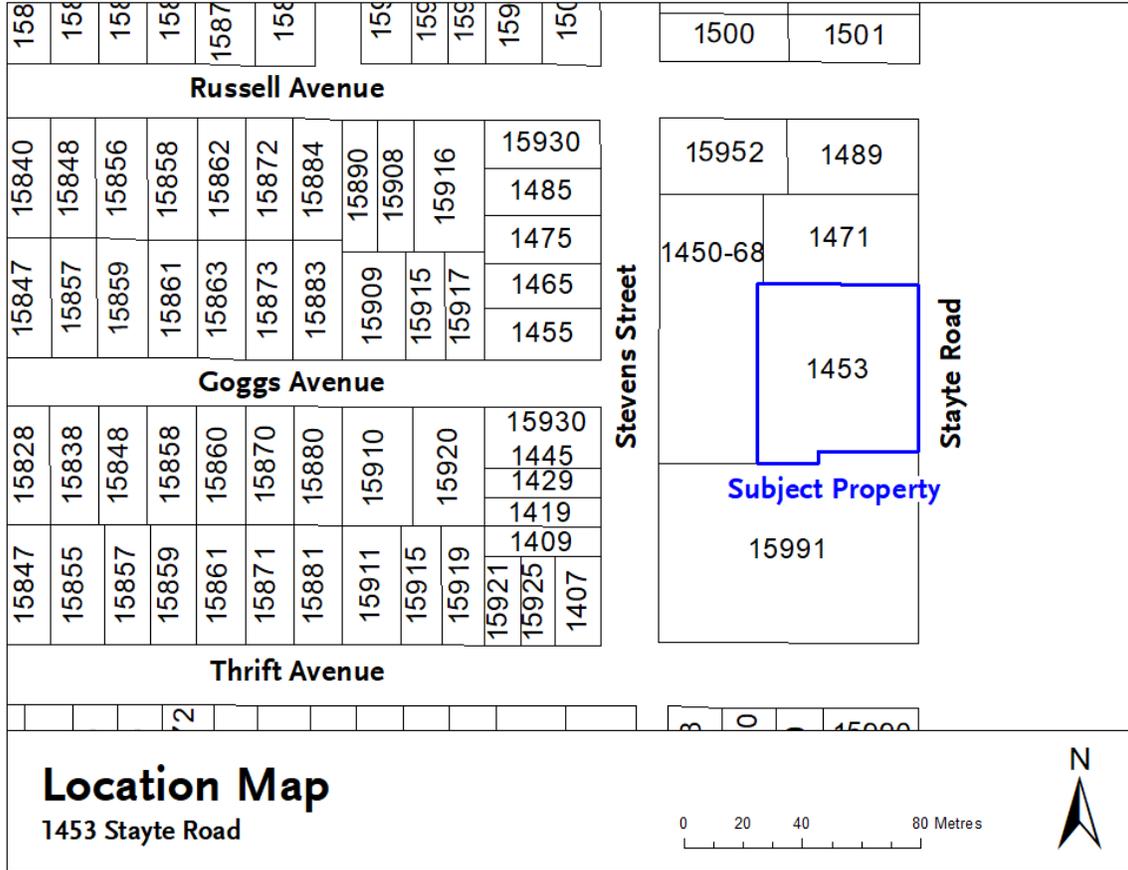
day of

, 2020

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of multi-unit residential building on a site of approximately 3,163 square metres.

1. Permitted Uses:

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

2. Lot Coverage:

- (a) *lot coverage* shall not exceed 45%

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

- (a) Maximum of 24 units per 0.4 ha (1.0 acre); and
- (b) Maximum *gross floor area* of 2,847 m² (30,645 ft²)

4. Maximum Increased Density:

Despite section 7.62.3, the reference to “maximum of 24 units per 0.4 ha (1.0 acres)” and “maximum *gross floor area* of 2,847 m² (30,645 ft²)” is increased to a higher density of a maximum of 49 residential units and 4,475 m² (47,854 ft²) of *gross floor area*,

where a contribution of \$150,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of amenities as defined in accordance with the *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended.

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

5. Building Height:

- (a) The *principal building* shall not exceed a height of 75.1 metres geodetic
- (b) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from *finished grade*

6. Siting Requirements:

- (a) Minimum setbacks are as follows:

- (i) Setback from front (east) lot line = 6.0 metres
- (ii) Setback from rear (west) lot line = 6.8 metres
- (iii) Setback from interior side (north) lot line = 5.0 metres
- (iv) Setback from interior side (south) lot line = 5.4 metres

(b) Notwithstanding the above, the following siting exemptions are permitted:

- (i) Balconies may encroach by up to 0.4 metres into all required lot line setbacks
- (ii) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
- (iii) The weather protection structure over the main pedestrian entrance may encroach by up to 2.3 metres into the required front (east) lot line setback
- (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated February 21, 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 2.0 metre distance from the front (east) lot line

7. Parking:

Parking 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 63 spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of 17 spaces shall be provided for visitors and marked as “visitor”
- (c) A minimum of two (2) of the required eighty (80) 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 two accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres, provided that the two parking spaces are adjacent and have a 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 50 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 the *multi-unit residential use* in accordance with Section 4.15

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Atelier Pacific Architecture dated February 2020 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



DP 1.1
SITE PLAN

SCALE: 3/32"=1'-0"

Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.

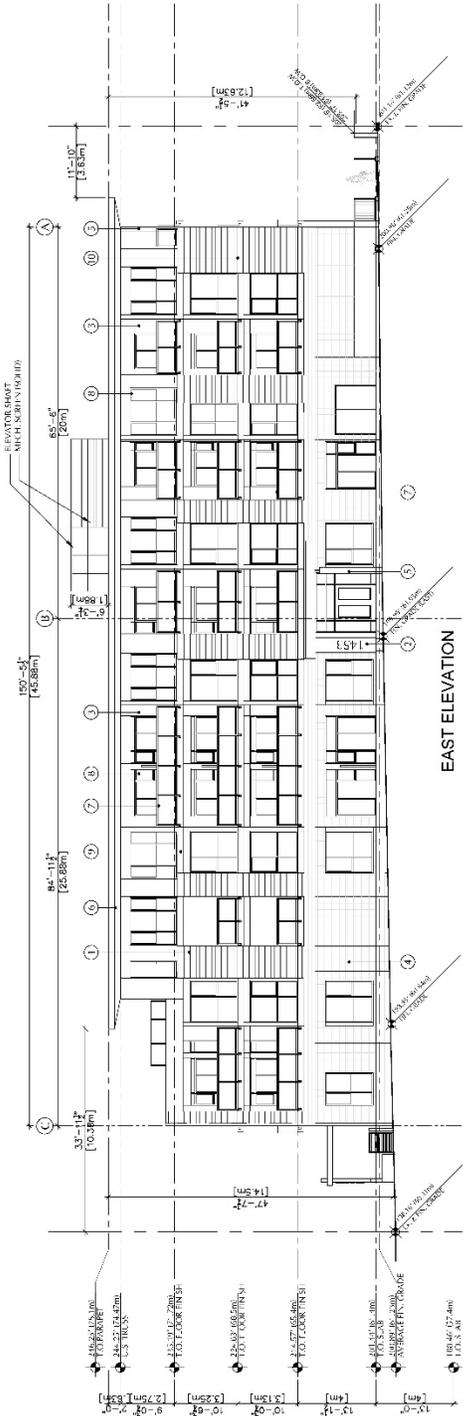
WANNIOWE PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 20, 2020

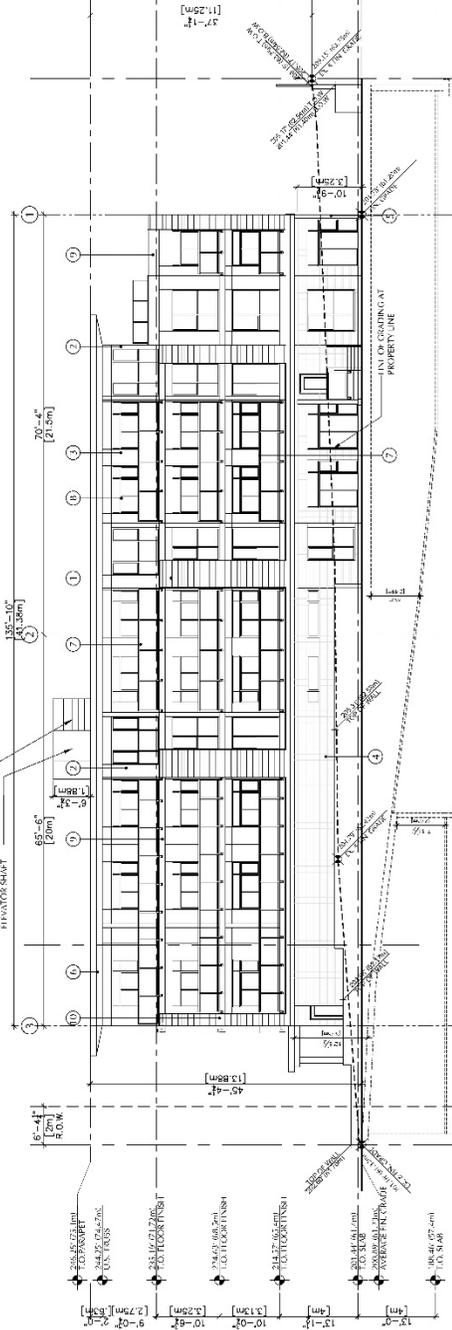


NWS3375
Strata Plan

- 2 storey dwelling
- 2 storey dwelling
- 2 storey dwelling
- 2 storey dwelling



EAST ELEVATION



NORTH ELEVATION

MATERIAL FINISHES LEGEND

1	WOODTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCIA BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

DP 3.1
ELEVATIONS



SCALE: 1/8" = 1'-0"

Proposed Residential Development
1453 STAYE ROAD, WHITE ROCK, B.C.
VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 19, 2020

APPENDIX C

Draft Development Permit No. 423

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



DEVELOPMENT PERMIT NO. 423

1. This Development Permit No. 423 is issued to 1120578 B.C LTD as the owner 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 B Section 11 Township 1 New Westminster District Plan 84401
(1453 Stayte Road)

PID: 015-689-573

As indicated on Schedule A

2. This Development Permit No. 423 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 the "Multifamily Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-62 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Atelier Pacific Architecture Inc. and van der Zalm + associates Inc. hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations

Schedule D Renderings
Schedule E Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
 - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$440,000.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
 - d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services;
 - e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.
7. 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.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
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 _____, 20__.

This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

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 B – Site Plan



DP 1.1
SITE PLAN

SCALE 3/32"=1'-0"

Proposed Residential Development
1453 STATE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 20, 2020



Schedule C – Elevations



EAST ELEVATION

- 1 WOODTONE FIBER CEMENT SIDING
- 2 WOODTONE FIBER CEMENT SOFFIT
- 3 FIBER CEMENT PANEL (WHITE)
- 4 FIBER CEMENT PANEL (BEIGE)
- 5 STAINED CEDAR COLUMNS
- 6 WOODTONE CEMENTITIOUS SOFFIT
- 7 ALUMINUM GUARD RAILS WITH GLASS
- 8 VINYL WINDOW (BLACK)
- 9 BRICK VENEER (DARK GRAY)
- 10 FASCIA BOARD (DARK GRAY)

DP 5.1a
COLOUR ELEVATION
& MATERIAL LEGEND

Proposed Residential Development
1453 STATE ROAD, WHITE ROCK, B.C.
VAN OME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
FEBRUARY 19, 2023





NORTH ELEVATION

- 1 WOODSTONE FIBER CEMENT SIDING
- 2 WOODSTONE FIBER CEMENT SIDING
- 3 FIBER CEMENT PANEL (WHITE)
- 4 FIBER CEMENT PANEL (BEIGE)
- 5 STAINED CEDAR COLUMNS
- 6 WOODSTONE CEMENTITIOUS SOFFIT
- 7 ALUMINUM GUARD RAILS WITH GLASS
- 8 VINYLE WINDOW (BLACK)
- 9 FASCIA BOARD (DARK GRAY)
- 10 BRICK VENEER (DARK GRAY)

DP 5.1b
COLOUR ELEVATION & MATERIAL LEGEND

Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.
VANHOUME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
FEBRUARY 19, 2020



Schedule D – Renderings



SOUTHWEST COURTYARD RENDERING

DP 5.3

RENDERINGS



Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VAIHOMI PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 19, 2020



STAYTE ROAD RENDERING

DP 5.4 RENDERINGS



Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOUE PROPERTIES INC.

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 19, 2020

L-05

DP2018-20

SECTIONS



V&Z Engineers & Architects, Inc.
 1401 West 10th Street, Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1100
 Fax: (907) 562-1101
 Email: info@vzeng.com

No.	Description	Date
1	Issue for Permit	04/27/2018
2	Issue for Review	05/01/2018
3	Issue for Review	05/23/2018
4	Issue for Review	06/01/2018
5	Issue for Review	06/15/2018
6	Issue for Review	06/29/2018
7	Issue for Review	07/13/2018
8	Issue for Review	07/27/2018
9	Issue for Review	08/10/2018
10	Issue for Review	08/24/2018
11	Issue for Review	09/07/2018
12	Issue for Review	09/21/2018
13	Issue for Review	10/05/2018
14	Issue for Review	10/19/2018
15	Issue for Review	11/02/2018
16	Issue for Review	11/16/2018
17	Issue for Review	11/30/2018
18	Issue for Review	12/14/2018
19	Issue for Review	12/28/2018
20	Issue for Review	01/11/2019
21	Issue for Review	01/25/2019
22	Issue for Review	02/08/2019
23	Issue for Review	02/22/2019
24	Issue for Review	03/08/2019
25	Issue for Review	03/22/2019
26	Issue for Review	04/05/2019
27	Issue for Review	04/19/2019
28	Issue for Review	05/03/2019
29	Issue for Review	05/17/2019
30	Issue for Review	05/31/2019
31	Issue for Review	06/14/2019
32	Issue for Review	06/28/2019
33	Issue for Review	07/12/2019
34	Issue for Review	07/26/2019
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36	Issue for Review	08/23/2019
37	Issue for Review	09/06/2019
38	Issue for Review	09/20/2019
39	Issue for Review	10/04/2019
40	Issue for Review	10/18/2019
41	Issue for Review	11/01/2019
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43	Issue for Review	11/29/2019
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132	Issue for Review	04/25/2023
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144	Issue for Review	10/09/2023
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147	Issue for Review	11/20/2023
148	Issue for Review	12/04/2023
149	Issue for Review	12/18/2023
150	Issue for Review	12/31/2023

Project: 1453 Stayte Road
 Location: Stayte Road
 White Rock, BC

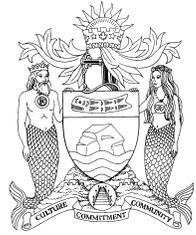
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 Designer: [Name]
 Checker: [Name]
 Date: [Date]



APPENDIX D

Report dated December 16, 2019 titled “Revised Building Design and Driveway Access
Location for the Development Application at 1453 Stayte Road (ZON&MJP 18-017)”

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 16, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Revised Building Design and Driveway Access Location for the Development Application at 1453 Stayte Road (ZON&MJP 18-017)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated December 16, 2019 from the Director of Planning and Development Services titled “Information Report on Revised Development Application – 1453 Stayte Road (ZON&MJP 18-017)”; and
 2. Direct staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for Land Use and Planning Committee consideration after the applicant provides the final drawings and Traffic Impact Study regarding the proposed driveway access location change.
-

INTRODUCTION

This corporate report provides an update to the March 11, 2019 Land Use and Planning Committee (LUPC) corporate report titled “Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)”, where the LUPC noted concerns with the proposed density and referred the application to staff to work with the applicant on alternatives for the site.

The applicant has proposed several options for revising the proposal, which is being brought back to the LUPC for review and feedback. The proposed changes include:

1. Reducing the number of units (i.e. unit density) from 54 to 50;
2. Decreasing the Gross Floor Area Ratio (i.e. floor area density) from 1.49 to 1.44;
3. Decreasing the building massing by pulling the top floor back on the south and west sides; and
4. Relocating the access to the underground parkade from the southeast to northeast corner of the site, to move it further away from the existing access to the neighbouring ‘Arcadian’ building by shifting the building further south on the site.

BACKGROUND

Initial Consideration by the LUPC

At the March 11, 2019 Land Use and Planning Committee meeting, staff brought forward a corporate report and draft bylaws for a Zoning Bylaw Amendment and Development Permit for 1453 Stayte Road. The corporate report and related bylaws are attached as Appendix B.

The March 11th development proposal involved a four (4) storey residential development with one level of underground parking and 54 residential units. Staff recommended support for the development as the proposed building form conformed to the Official Community Plan's (OCP) guidelines for height and density and demonstrated compliance with the Multi-Family Development Permit Area Guidelines. Staff also noted that the proposed development was configured to provide ample outdoor amenity space for future residents, minimize privacy and shadowing impacts on adjacent neighbours, and exhibited a reasonable height transition and 'fit' with its neighbours through the lowering of the building on the site.

During the discussion, LUPC noted concerns regarding the proposed density and directed staff to work with the applicant on other options for the site. Other items of discussion at LUPC included reducing the height of the project. At the LUPC:

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

After the direction was received from the LUPC, the applicant worked with staff to revise the application and address the concerns from residents and the Committee.

Public Information Meeting Feedback

Staff directed the applicant to host a second Public Information Meeting based on the changes provided in this report. The meeting was held on September 4, 2019. As part of the public feedback gathered, there were 23 individuals who signed in to the meeting and 26 comment forms received. Attendees noted several main concerns about the development including increased traffic on Stayte Road, Thrift Avenue and potentially on Stevens Street, proposed density and building shadowing/height, parking overflow onto adjacent streets, decreased privacy, and the negative impacts of construction. One of the main concerns noted was the existing traffic conditions (including volume, speed and pedestrian crossing configurations) on Thrift Avenue, which several attendees identified that they would be forming a delegation to Council on September 30, and the potential for increased traffic impacts to Stayte Road and Stevens Street as a result of the development.

Delegation to Council

On September 30, 2019, Ron Fairbairn presented as a delegation to Council to discuss traffic calming along Thrift Avenue by requesting traffic signage, four-way stop installations, and controlled crosswalks on the corners of Thrift Avenue and Kent Street and Thrift Avenue and Stevens Street. As a result of this delegation, staff were directed to obtain a traffic study to provide more information and recommendations on these concerns.

Traffic Study Results

The City retained a consulting engineer to collect and analyze the traffic conditions along Thrift Avenue between Maple Street and Stayte Avenue. The consulting team collected vehicle speeds, pedestrian volume, turning movements, and traffic volumes. The engineering consultant concluded that the existing pedestrian crosswalk infrastructure was sufficient.

Staff however, utilizing knowledge of local conditions, recommended that pedestrian activated rectangular rapid flashing beacons be installed and that the stop signs on the north and south approaches of Kent Street at Thrift Avenue be enhanced with flashing beacons, as the Kent Street and Thrift Avenue crosswalks are frequently used by school students to attend or return from school. The corporate report recommended that Council:

1. Receive for information the corporate report dated December 2, 2019 from the Director of Engineering and Municipal Operations titled “Thrift Avenue Traffic Study”; and

2. Endorse the installation of pedestrian activated rectangular rapid flashing beacons at the Kent Street crosswalks at Thrift Avenue and the installation of flashing beacons on the stop signs at the north and south intersection approaches.

The proposed additions to traffic calming measures on Thrift Avenue will have a generally positive impact on traffic in the area. Stevens Street was not directly addressed in the Traffic Study Recommendations.

The remainder of this corporate report is an update on the outcome of the discussions between the applicant and staff, and presents a revised application proposal regarding the proposed unit count, gross floor area ratio, building form, and vehicular access to the parkade.

ANALYSIS

Planning Review

The previous proposal contemplated a four-storey multi-unit residential building, containing 54 apartment dwelling units, located over one level of underground parking. The proposal included a mixture of unit types, ranging from one-bedroom to three bedroom and den units. An overall Gross Floor Area Ratio (FAR) of 1.49 (~51,000 square feet) was proposed for the site, which was consistent with the Urban Neighbourhood designation in the OCP, which allows 1.5 FAR and up to a four-storey building height.

Unit Count and Mix

After receiving feedback from the LUPC, the proposal has since been amended to incorporate 50 units, a reduction of four units from the previous proposal. This has resulted in a slightly different unit mix of 8 three bedroom units, 22 two bedroom units, and 20 one bedroom units as compared to a previous 7 three bedroom units, 23 two bedroom units, 24 one bedroom units. For a summary of the proposed changes and how they differ from the previous application, please refer to *Table 1: Comparison of Site Statistics*.

Table 1: Comparison of Site Statistics

Proposed Use and Density		
	Previous Proposal	Current Proposal
Gross Site Area	3,163 m ² / 34,044 ft ²	3,163 m ² / 34,044 ft ²
Number of Dwelling Units	54 units (7 three bedroom units, 23 two bedroom units, 24 one bedroom units)	50 units (8 three bedroom units, 22 two bedroom units, 20 one bedroom units)
Gross Floor Area	4,737 m ² / 51,003 ft ²	4,553 m ² / 48,996 ft ²
Floor Area Ratio (Gross)	1.49	1.44
Siting, Size, and Physical Dimensions		
Lot Coverage	45%	44%
Height (Average)	13.67 metres / 44.85 ft	13.88 metres / 45.54 feet

Height (Geodetic)	74.9 metres top of parapet and 77.53 metres top of elevator shaft (four storeys)	75.1 metres top of parapet and 76.98 metres top of elevator shaft (four storeys)
Front Lot Line (fronting Stayte Road)	6.0 metres / 19.69 feet	6.0 metres / 19.69 feet
Rear Lot Line (Western)	6.0 metres / 19.69 feet	6.0 metres / 19.69 feet
Interior Lot Line (Northern)	5.0 metres / 16.41 feet	5.0 metres / 16.41 feet
Interior Lot Line (Southern)	7.0 metres / 16.41 feet	5.0 metres / 16.41 feet
Parking and Loading Spaces		
Residential Parking Spaces	81 spaces, including: <ul style="list-style-type: none"> • 16 visitor spaces • 8 electric vehicle charging stations • 8 roughed-in electric vehicle charging stations 	81 spaces, including: <ul style="list-style-type: none"> • 18 visitor spaces • 8 electric vehicle charging stations • 8 roughed-in electric vehicle charging stations
Bicycle Parking Spaces	65 (including 11 short-term stalls)	54 (including 11 short-term stalls)
Loading Spaces	1	1

Floor Area and Overall Massing

The general building form and orientation in an ‘L’ surrounding the common outdoor amenity area has remained the same. However, the overall Gross Floor Area Ratio (FAR) has been reduced from 1.49 to 1.44, resulting in a total reduction of 184 m² or 2,000 ft² from the entire proposal. This reduced FAR results from pulling back the fourth floor of the building to decrease the massing impact of the buildings height on surrounding properties. Please refer to *Figure 1 & 2* below for a comparison of the massing between the previous and current proposals. Note how the fourth level has been pulled back on the south and west sides of the building.



Figure 1: Rendering of previous building massing looking northeast with no massing relief on the fourth level



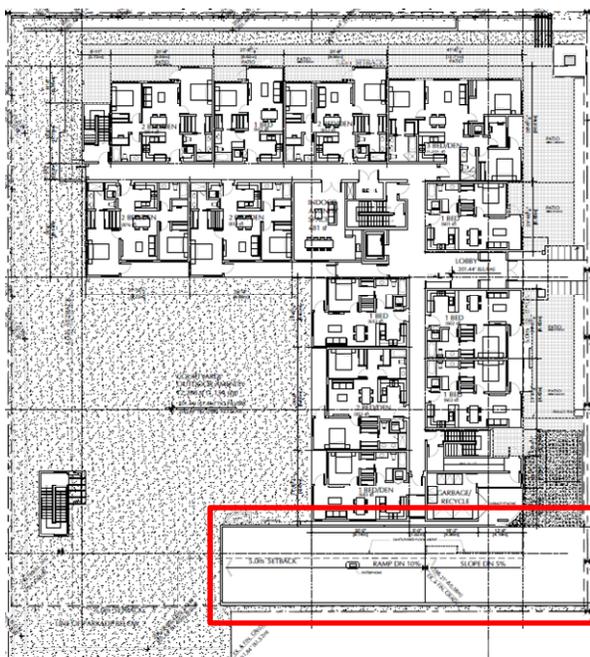
Figure 2: Rendering of proposed building massing looking northeast where the fourth floor has been reduced

The further reduction to building massing helps to relieve building shadowing and decreases overlook on residents to the south (please see Appendix A for the revised Elevation Drawings and Shadow Study). Setbacks and building siting have largely remained the same, with a reduction of 2 metres to the south setback to accommodate the revised parkade access addressed in the next section of this report.

Revised Underground Parkade Access

Due to concern raised by staff about the location of the parkade access from the previous proposal and its impact on the existing ‘Arcadian’ residential building to the south, the access point has been revised from the southeast to northeast corner of the site. See *Figure 3* below that identifies the revised access location. This location is farther away from the intersection of Thrift Avenue and Stayte Road and reduces the potential impact that cars would have on the residential building to the south of the site. In anticipation of future development of the property to the north, the access configuration may be moved three metres south, as per Engineering Department requirements as to the required driveway separation from a future driveway on the north.

Previous Proposed Access



Current Proposed Access

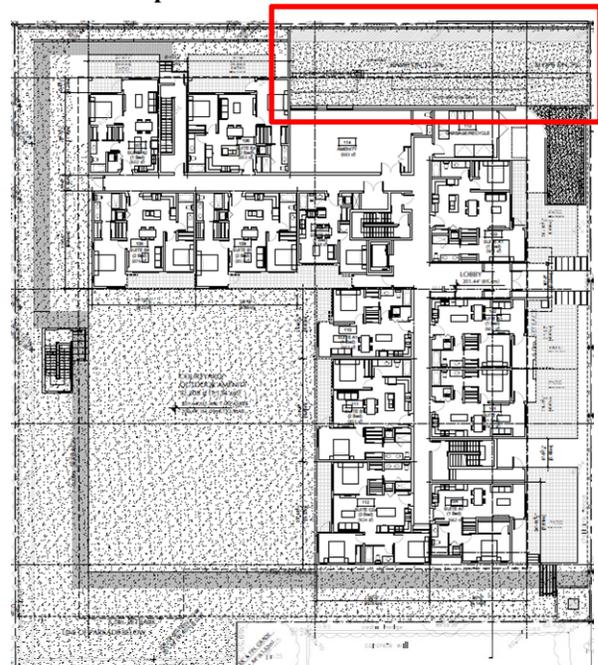


Figure 3: Revised access to the parkade from the southeast to northeast corner of the subject site

If the LUPC is willing to consider moving the application forward to Public Hearing, the applicant will submit a revised Traffic Impact Study that addresses the proposed relocation of the driveway access and related changes to loading and garbage and recycling services.

Parking

The underground parking configuration and number of spaces provided remains the same. Two spaces previously designated for residential use have been re-designated for visitor use, resulting in a reallocation of two spaces. The project still meets the minimum parking requirements of the Zoning Bylaw for residential uses and instead provides more than the minimum requirements for visitor parking. Additionally, bicycle parking has been reduced from 65 to 54 stalls, which still meets the minimum requirements of the Zoning Bylaw.

BUDGET IMPLICATIONS

Planning review for any applicable budget applications can be found in the March 11, 2019 Report to the Land Use and Planning Committee for 1453 Stayte Road, attached as Appendix B.

ADDITIONAL APPROVAL REQUIREMENTS

Planning review for any additional approval requirements can be found in the March 11, 2019 Report to the Land Use and Planning Committee for 1453 Stayte Road, attached as Appendix B.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Direct staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for Land Use and Planning Committee consideration after the applicant provides the final drawings and Traffic Impact Study regarding the proposed driveway access location change; or
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” and Development Permit No. 423; or
3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” and Development Permit No. 423 pending further information to be identified.

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

CONCLUSION

The applicant at 1453 Stayte Road has provided an updated proposal regarding the building design (reducing the overall floor area and fourth floor building massing), the number of units, and relocating the driveway access to the northeast corner of the site. Additionally, some of the previously noted concerns from residents regarding existing traffic conditions in the area have been considered through the Thrift Avenue Traffic Study and recommended improvements to the pedestrian crosswalk at Kent Street and Thrift Avenue.

Staff consider the proposed changes as improvements to the design and its impact on the surrounding neighbourhood, and are seeking direction from the LUPC on whether the revisions to the application are considered sufficient to move the application forward to a Public Hearing. If the LUPC is satisfied with the proposed changes, staff will prepare a revised draft Zoning

Amendment Bylaw and Development Permit for Land Use and Planning Committee consideration after the applicant provides the final drawings and Traffic Impact Study regarding the proposed driveway access location change.

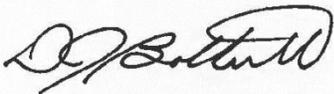
Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Site Plan, Floor Plans, Elevations, Renderings, Colours and Materials, and Shadow Study
- Appendix B: Report dated March 11, 2019 for Original Proposal at 1453 Stayte Road
- Appendix C: September 4, 2019 Public Information Meeting Feedback Forms, Public Information Feedback Review from ISL Engineering and Land Services, and Summary Report

APPENDIX E

Report dated March 11, 2019 titled “Zoning Amendment and Major Development Permit
Application – 1453 Stayte Road (ZON&MJP 18-017)”

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 11, 2019

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated March 11, 2019, from the Director of Planning and Development Services, titled “Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)”;
 2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287 as presented, and direct staff to schedule the required Public Hearing;
 3. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues include road dedications and servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Registration of Section 219 restrictive covenants for Community Amenities; and
 4. Recommend that Council consider issuance of Development Permit No. 423 for 1453 Stayte Road, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287.
-

EXECUTIVE SUMMARY

A Zoning Amendment for a Comprehensive Development zone and a Major Development Permit application has been received for the property located at 1453 Stayte Road (the “subject property”). The proposal is for a four storey multi-unit residential development, comprised of 54 dwelling units, located above one level of underground parking.

Staff is supportive of the application as the use, density, and height of the proposed development is consistent with the Official Community Plan, and the proposed form, character, and sustainability initiatives of the proposed development conform to the guidelines of the Multifamily Development Permit Area. The proposed development also provides ample outdoor

amenity space for future users, minimizes privacy and shadowing impacts on adjacent properties, and provides a compatible height and architectural transition to its neighbours.

Staff recommend that Council give first and second readings to the proposed Zoning Bylaw Amendment, and authorize staff to schedule the required Public Hearing. If the application receives third reading, the applicant would be required to fulfill several conditions outlined later in this corporate report prior to the final adoption of the Zoning Bylaw Amendment and the issuance of the Development Permit.

PAST PRACTICE/POLICY/LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height and other policy directions for development applications. The subject property is designated ‘Urban Neighbourhood’. The objective of this land use policy area is to enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial uses, and provide further transition from the Town Centre, Lower Town Centre, and Town Centre Transition Area.

This designation contemplates providing opportunities for more low-scale multi-unit residential buildings that build on the character of existing apartment areas. In reference to permissible densities and heights, OCP Policy 8.5.2 would allow a density of up to 1.5 FAR (gross floor area ratio) in buildings up to four storeys in height in the Urban Neighbourhood designation.

The subject property is also located within the ‘Multifamily Development Permit Area’ and is subject to the associated Development Permit Area guidelines.

White Rock Zoning Bylaw, 2012, No. 2000

The subject property is zoned RS-1 One Unit Residential in the White Rock Zoning Bylaw. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger. Under the current zoning, the subject property would be permitted to construct a 17,000 ft² (excluding basement, garage and other areas) single-family dwelling with a maximum height of 7.7 metres (25.26 feet).

Policy 511 Density Bonus/Amenity Contribution

Policy 511 sets out the density bonus/ amenity contribution requirements to permit an increase in allowable densities in exchange for providing community amenities. The contribution can be in the form of an onsite amenity, or as cash-in-lieu. For rezoning projects located outside of the Town Centre Area and the Lower Town Centre Area, a cash-in-lieu community amenity contribution (CAC) is required for every development that exceeds three (3) storeys and/or 1.1 residential floor area ratio in the Multi-Unit Residential Designations. Details regarding the CAC for this proposal are noted later in this corporate report.

Strategic Transportation Plan (2014)

The City of White Rock’s *Strategic Transportation Plan* (STP) classifies Stayte Road as an arterial road, and important local connection that also serves as the municipal border between the City of White Rock and the City of Surrey.

Stayte Road is identified as a proposed ‘Complete Street’ corridor. A ‘Complete Street’ is an approach to street design where the street functions as a destination in addition to being a thoroughfare. Support is provided for all street users, including pedestrians, cyclists, motorists, and mass transit users. Complete Streets are intended to reduce collision rates, support adjacent

land uses, promote active transportation choices (walking and cycling), and improve the quality of streets as positive public spaces within the City.

The sidewalk to the north and south of the subject property were upgraded in 2008 with a shared use pathway, pedestrian lighting, and rain gardens.

Processing Development Applications During OCP Review

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

ANALYSIS

Site Context

The subject property is approximately 0.32 hectares (34,044 square feet) in size, much larger than the minimum size of 464 m² (4,995 ft²) required for the construction of a single-family residential building permitted under the existing zoning. Historically, the site was used for a variety of commercial purposes, including a hardware store from the mid-1950's to the late 1980's. The site has remained vacant and unused since 1988.

This particular block of Stayte Road (the 'Stayte Road Centre') is unique in comparison to the surrounding area. This block has historically included commercial uses fronting Stayte Road, together with multi-unit residential buildings in the immediate vicinity as depicted in Figure 1: Site Context – Stayte Road Centre below:

Figure 1: Site Context – Stayte Road Centre



The subject property is adjacent to a small neighbourhood commercial area (the ‘Stayte Road Centre’) to the northeast, which includes a variety of commercial retail stores including the Red Rooster Grocery Store. A single-family dwelling is located at the southeast corner of Russell Avenue and Stevens Street, northwest of the site.

The remainder of the block contains two multi-unit residential developments that border the subject property. To the south is the Arcadian, a three-storey apartment building fronting onto Thrift Avenue, which contains 49 units. A multi-unit residential complex comprised of five (5) two-storey “family-oriented” duplex buildings (totaling ten (10) units), is located directly to the west on Stevens Street.

Stayte Road acts as the eastern boundary between the City of White Rock and the City of Surrey. Single-family neighbourhoods surround this City block to the north, west, and south beyond Russell Avenue, Stevens Street, and Thrift Avenue, and to the east in Surrey.

Development Proposal

The applicant has proposed a four-storey multi-unit residential building, containing 54 apartment dwelling units, located over one level of underground parking. The proposal includes a mixture of unit types, ranging from one-bedroom units at 47 square metres (506 square feet), to three bedroom and den units at 111.57 square metres (1,201 square feet).

An overall Gross Floor Area Ratio (FAR) of 1.49 (~51,003 square feet) is proposed for this site, which is consistent with the Urban Neighbourhood designation in the OCP, which allows 1.5 FAR and a four storey building height. Rendering of the proposed project are provided in Figure 2 and 3 below.

Figure 2: Rendering Looking Southwest from Stayte Road



Figure 3: Rendering Looking Northeast from Southwest corner of property



The massing of the proposed development is oriented in an ‘L’ shape around a large shared outdoor amenity space approximately 1,134 square metres (12,208 square feet) in area. This space contains a variety of amenities, including an outdoor kitchen, a private garden area, shaded seating areas on cedar decks and pavers, and a dog run area.

This outdoor area connects to a smaller shared indoor amenity space (45 square metres / 481 square feet) on the first floor. Each dwelling unit also has individual access to its own private balcony or patio area. The site plan for the ground level is attached below as Figure 4: Landscape Site Plan.

The applicant is proposing 81 off-street parking spaces, of which 65 are for residents while the remaining 16 are intended for visitors, in accordance with Zoning Bylaw requirements. Eight of these residential spaces are intended to be equipped with electric vehicle charging stations, while an additional eight spaces will be serviced to accommodate future electric connections. An off-street loading space is also provided on-site in the south-eastern corner of the site, located beside the proposed garbage room.

This proposed design also reduced building mass along the southern and western property boundary, where adjacent apartment and duplex buildings are located, and places the majority of building massing adjacent to Stayte Road and the commercial property to the north.

Figure 4: Landscape Site Plan



Specific details of the development proposal are summarized in the Table 1: Proposed Site Statistics on the following page, and the relevant architectural and landscaping plans are attached as Appendix B. Copies of Zoning Amendment Bylaw No. 2287 and Development Permit No. 423 are attached as Appendix C and D, respectively.

Table 1: Site Statistics

Proposed Use and Density	
Gross Site Area	3,163 m ² / 34,044 ft ²
Number of Dwelling Units	54 units
Gross Floor Area	4,373 m ² / 51,003 ft ²
Floor Area Ratio (Gross)	1.49
Siting, Size, and Physical Dimensions	
Lot Coverage	45%
Height (Geodetic)	74.9 metres top of parapet and 77.53 metres top of elevator shaft (four storeys)
Front Lot Line (fronting Stayte Road)	6.0 metres / 19.69 feet
Rear Lot Line (Western)	6.0 metres / 19.69 feet
Interior Lot Line (Northern)	5.0 metres / 16.41 feet
Interior Lot Line (Southern)	5.0 metres / 16.41 feet
Parking and Loading Spaces	
Residential Parking Spaces	81 spaces, including: <ul style="list-style-type: none"> • 16 visitor spaces • 8 electric vehicle charging stations • 8 roughed-in electric vehicle charging stations
Bicycle Parking Spaces	65 (including 11 short-term stalls)
Loading Spaces	1

Internal Circulation

The application was referred to the Building, Engineering, Operations, Parks, Parking, and Fire Departments. Staff note that during the application review process, some initial comments from the internal circulation have already been addressed, and are not included in the summary below.

The Building Department noted that the underground storey would need to be constructed under BC Building Code Section 3.2.1.2. The applicant has verified that the parkade will be treated as a separate concrete building.

The Engineering and Operations Department noted the following requirements for the proposed development:

- The applicant is responsible for providing adequate sewer (storm and sanitary) service to meet the demands of the project, which will include inspection through CCTV camera, and consequent upsizing and upgrading of storm and sanitary mains.
- The applicant must underground existing and new utility services, and any utility boxes, valve boxes, and PMTs must be located on private property.
- Street improvements on Stayte Road will be required, including new sidewalks, curb and gutters, new half road pavement to centreline fronting property. Streetlights will also need to be upgraded to LED (light emitting diode) fixtures along Stayte Road.
- A 2.0 m (6.6 ft) road dedication is required for future off-street pathway as per Strategic Transportation Plan.

- A water servicing review will be required and the applicant will be responsible for all water system upgrading that may be required as a result of the proposed development.
- If approved, the required stormwater detention tank and any other erosion and sediment control measures would need to be located wholly on private property.
- The removal of all curb side on-street parking.
- Provision of a Servicing Agreement to detail the on and off-site works and services necessary for the site.

External Circulation

The application was also forwarded to the City of Surrey and the Surrey School District #36 for review and comment.

The City of Surrey stated the properties east of the subject property were recently redeveloped to the Urban Designation per the Surrey Official Community Plan, and that these single-family infill lots appear to have maximized available lot coverage and height allowances. Given the massing of these homes, planning staff at the City of Surrey further stated that proposed four-storey project should not have a negative impact on these infill lots.

The Surrey School District #36 stated that the projected number of students resulting from this development is three (3) elementary students and three (3) secondary students. These projections do not indicate a significant impact on school capacity as a result of the proposal.

Public Information Meeting and Public Correspondence

The applicant held a Public Information Meeting on November 7, 2018, at the White Rock Community Centre (15154 Russell Ave). One-hundred and twenty-two (122) notification letters were delivered to property owners and occupants within 100 metres of the subject property. Thirty-seven (37) meeting attendees signed the attendance sheet, and twenty-three (23) individuals submitted feedback forms. The applicant has submitted a Meeting Summary that summarizes the subjects discussed at the Public Information Meeting and outlines how they plan to address the concerns expressed by meeting attendees.

Staff have also received correspondence regarding public concerns on the proposed development, including 13 separate letters and a signed petition in opposition from the property owners in the apartment complex to the south (the 'Arcadian').

All public correspondence, including the attendance sheet, feedback forms, and the Meeting Summary Report is included in Appendix E.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the application on November 20, 2018. Following the presentation and discussion, the Panel recommended that the application proceed to Council subject to giving further consideration to the following:

- Consider revisions to improve the visibility of the pedestrian lobby and north pathway;
- Consider increasing the depth of balconies on the second, third, and fourth storeys;
- Consider revisions to the architectural overhang that is cantilevered over the parkade ramp on the south-eastern corner of the site to improve visibility and safer use of the loading space;

- Consider revisions to the landscaping regime to increase the landscaping buffer along Stayte Road; and
- Consider increasing soil volumes for plantings on the subject property to at least 1.0 metre.

The applicant responded to the ADP resolution by:

- Redesigning the pedestrian entry lobby with wider columns and a larger canopy;
- Adding a gate for the north pathway;
- Projecting the balconies by an additional 0.3 m (12 in) from the building face, allowing for an overall balcony depth of five and a half feet;
- Adjusting planter heights to allow for a minimum of 1 m³ (35.3 ft³) of soil per tree.

Tree Management

An arborist report dated March 13, 2018 (updated August 14, 2018) was provided by Woodridge Tree Consulting Arborists Ltd. to inventory and assess the trees at 1453 Stayte Road.

There are twenty-five (25) trees of protected size located on the subject property, and two (2) City trees located on the Stayte Road frontage. All twenty-five (25) onsite trees are alders or cottonwoods, and qualify as “lower value trees” under the Tree Management Bylaw. A cedar hedge runs along the length of the western property line, as located on the adjacent property (1450-68 Stevens Street). An additional ten (10) trees, along with a hedge, are located near the southern property line on the adjacent property (15991 Thrift Avenue).

Due to the proposed excavation of the site to accommodate the level of underground parking, the report recommends the removal of all twenty-five (25) trees on the subject property. The applicant is also proposing the removal of one (1) City tree due to its conflict with the driveway. Per the City’s Tree Management Bylaw, the number of required replacement trees will be based on a ratio of two replacement trees for every tree removed. Replacement trees will need to have a minimum calliper of 6 cm if deciduous, or a minimum height of 3 metres if coniferous.

The applicant has proposed to provide 52 replacement trees (50 private trees and 2 City trees), or a combination of replacement trees and cash-in-lieu contribution. The city boulevard lacks the adequate soil volume and space for tree establishment, therefore cash-in-lieu will be required to contribute towards tree planting elsewhere.

The applicant is proposing to retain all off-site trees and hedges located on the properties immediately west and south of the subject property. Those trees proposed for retention will require City standard barriers and all onsite replacement trees will require adequate soil volume to promote healthy tree growth.

Planning Review

The City received the initial application for this proposal on September 7, 2018. The applicant has since provided additional information, and has revised the initial proposal. Staff have now reviewed all available information and have provided feedback that informs the recommendation in this corporate report.

Use, Density, and Scale

The existing OCP land use designation for the subject property contemplates allowing for development in the form of multi-unit residences, typically four storeys in height and up to a maximum of 1.5 FAR. At four storeys in height, the proposal would constitute the tallest development in the Stayte Road Centre block. However, the proposed use, density, and height of the development is consistent with the Urban Neighbourhood designation for this area. Table 2 on the following page provides a comparison of the existing and proposed zones.

The Stayte Road Centre area is a unique area within the east side of White Rock. While single-family neighbourhoods surround the area, those properties immediately adjacent to the subject property are contemplated for equivalent densification in the OCP. The properties to the northeast are proposed to accommodate mixed-use development (residential and commercial) up to three (3) storeys in height, while the remainder of the block is proposed to accommodate development with similar heights and densities to that of this proposal. Figure 5: OCP Land Use Designation – Height and Densities is provided for reference.

Figure 5: OCP Land Use Designations – Height and Densities



OCP Land Use Designations

-  Mature Neighbourhoods
-  Subject Property (1453 Stayte Road)
-  Urban Neighbourhood (4 Storeys, 1.5 FAR)
-  Neighbourhood Commercial (3 Storeys, 1.0 FAR)



Table 2: Comparison of Existing and Proposed Zones

Existing Zoning Provisions: RS-1 One Unit Residential	Proposed Zoning Provisions: CD 62 - Comprehensive Development Zone
Permitted Uses	Permitted Uses
One-unit residential use with an accessory use (i.e. registered secondary suite)	Multi-unit residential use with accessory home occupation use
Number of Dwelling Units	Number of Dwelling Units
One dwelling unit and accessory registered secondary suite permitted	54 dwelling units (7 three bedroom units, 23 two bedroom units, 24 one-bedroom units)
Minimum Lot Requirements	Lot Dimensions
Lot Width: 15.0 m (49.2 ft) Lot Depth: 27.4 m (89.9 ft) Lot Area: 464.0 m ² (4,994.6 ft ²)	Lot Width: 56.39 m (185.01 ft) Lot Depth (averaged): 53.33 m (174.97 ft) Lot Area: 3,163 m ² (34,046 ft ²)
Lot Coverage	Lot Coverage
40% 1,265.2 m ² (13,618.5 ft ²)	44% 1,391.72 m ² (14,980.35 ft ²)
Residential Gross Floor Area	Gross Floor Area
0.5 times the lot area 1,581.5 m ² (17,023.12 ft ²) Note: Residential Gross Floor Area excludes basement, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.	1.49 times the lot area 4,373 m ² (51,003 ft ²)
Building Height	Building Height
7.7 m (25.26 ft) for principal buildings Typically two storey building with basement	13.67 metres to top of parapet measured from average natural grade (61.23 metres) Geodetic height: 74.9 metres top of parapet and 77.53 metres top of elevator shaft Four storeys
Minimum Setback	Setback
Front Lot Line: 7.5 m (24.61 ft) Rear Lot Line: 7.5 m (24.61 ft) Interior Side Lot Line: 1.5 m (4.92 ft)	Front Lot Line: 6.0 m (19.69 ft) Rear Lot Line: 6.0 m (19.69 ft) Interior Side Lot Line: 5.0 m (16.4 ft)

Form and Siting

The proposed building fronts onto Stayte Road with an L-shaped configuration that runs along the north and east sides of the lot. The particular massing of the development also reduces the potential shadowing impact on its neighbours to the west, provides future residents with view corridors towards the west and east, and allows for the creation of ample outdoor amenity space in the southwest portion of the site. Vehicular access is provided on the south-eastern corner of the site, along with the garbage and recycling pick-up and loading areas.

The applicant has provided significant setbacks along all property lines, 6.0 metres in distance from the eastern (front) and western (rear) lot lines, and 5.0 metres for the northern and southern (interior) lot lines. The yards created by the setbacks are treated through plantings including trees, shrubs, and other plantings to ensure adequate privacy and screening with the surrounding neighbours, and shading for future pedestrian access around the site.

The applicant has also taken steps to reduce the overall perception of proposed height through a number of means. The full site excavation required to accommodate the underground parking garage ensures that the finished grade of the proposed development is lower than its original natural grade.

As such, the proposed development gives an impression of being partially lowered further into the ground when viewed by the properties to the west, and is relatively level with the multi-unit residential development (‘the Arcadian’) to the south. The perceived height of the proposed development is further mitigated through the proposed landscaping buffers on all sides of the proposed development. This is illustrated in Figure 6: Site Section (West to East, Looking North) and Figure 7: Site Section (South to North, Looking West) below.

Figure 6: Site Section (West to East, Looking North)

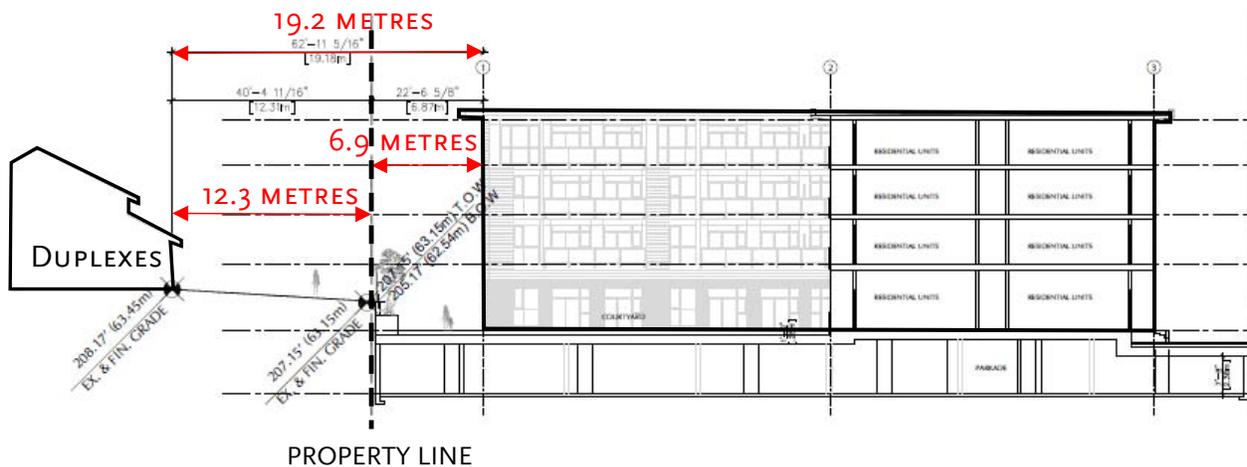
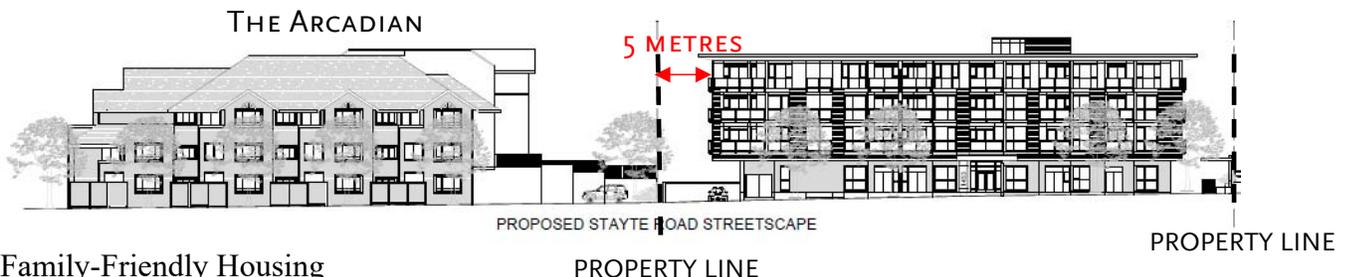


Figure 7: Site Section (South to North, Looking West)



Family-Friendly Housing

The proposal also conforms to various elements of the OCP Family-Friendly Housing policies. All ground-level dwelling units can be accessed from the street or the shared outdoor courtyard through private patio space. Additionally, OCP Policy 11.1.1 (b) calls for a minimum of 10% three (3) bedroom units and 35% either two (2) or three (3) bedroom units. Seven (7) of the proposed 54 units will be three (3) bedroom units and 23 will be two (2) bedroom units. As such,

unit breakdown of the proposed development includes 12.9% three (3) bedroom units and 56% of either two (2) or three (3) bedroom units, exceeding the benchmark outlined in the OCP.

Public Realm and Streetscape Improvements

The applicant’s proposed streetscape treatment, including the provision of short-term bicycle parking at the pedestrian lobby entrance, the proposed plantings along the Stayte Road boulevard, and the retention of the existing multi-use (pedestrian and bicycle) path creates an engaging and comfortable Complete Street that conforms to OCP Policy 13.1.5 and the Strategic Transportation Plan.

This will reinforce this portion of Stayte Road as a street that can support a variety of street users, including pedestrians, cyclists, and motorists. Streets designed for all users reduces collision rates (particularly for vulnerable road users, such as pedestrians and cyclists). It also better supports adjacent land uses (such as the neighbourhood commercial hub immediately to the northeast), supports shifts to sustainable transportation methods of travel (walking, cycling, and transit), and improves the quality of the street as a positive space that is a destination and thoroughfare where residents, visitors, and passersby can feel safe.

Traffic Study Review

The applicant has also submitted a traffic study on existing traffic volumes at the two (2) study intersections (Stayte Road at Russell Avenue and Stayte Road at Thrift Avenue). In addition, an analysis of the peak traffic conditions (weekday morning and afternoon hours) for four different time frames – 2018 (existing), 2021 (full build-out), 2031 (10 years after build-out), and 2045 (the end of future timeframe for the White Rock OCP). A summary of the expected trip generation is shown in Table 3: Daily Trip Generation Statistics below:

Table 3: Trip Generation Statistics

Peak Periods	Inbound Traffic	Outbound Traffic
Morning Hours 7:00 a.m. to 9:00 a.m.	5 (26%)	14 (74%)
Afternoon Hours 4:30 p.m. to 6:00 p.m.	15 (61%)	9 (39%)

Proposed development traffic will make up less than 1% of the total entering traffic volumes at the named major intersections in the years of 2031 and 2045, indicating that traffic generation is primarily caused by background traffic from elsewhere passing by the site rather than generated by the proposed development. No major traffic issues are expected along this length of Stayte Road, and no major intersection improvements are proposed as a result of the study. The traffic study is attached as Appendix G.

Development Permit Area Guidelines

The applicant has submitted a response to the Multi-Family Development Permit Area Guidelines applicable to the proposal. The response to the guidelines are attached as Appendix H. Staff consider the submitted response to be in conformance with the Development Permit Guidelines in terms of building layout and design, landscaping and public realm improvements, functionality, and sustainability wherever possible.

The applicant has adequately identified how the proposed development meets the development permit guidelines by:

- Providing appropriate setbacks (6.0 metres for the western and eastern property lines, 5.0 metres for the northern and southern property lines) with adequate landscaping buffers to provide privacy and screening to neighbours, and to mimic the previously existing frontier forest area.
- Creating visual interest with architectural detail by varying colours, massing and materials throughout the overall development that creates a ‘warm’ West Coast Contemporary character that is compatible with the surrounding neighbourhood.
- Using a variety of materials that represents a more ‘natural’ materials palette and intended to be durable and require minimal maintenance in the long-term.
- Mitigating solar exposure during the summer months through the inclusion of a large roof overhang feature and through the massing of the balcony entries.
- Including various sustainability measures throughout the project, including the use of styrene butadiene styrene (SBS) roofing (for enhanced waterproofing, UV resistance, and durability), reflective asphalt for the parkade entrance, lighter-coloured hardscaping materials to increase albedo, extensive landscaping that promotes rainwater catchment, and an on-site stormwater detention system.
- Ensuring that the site remains secure through adequate lighting, but minimizing light pollution with low voltage lighting.
- Promoting good practices for vehicular use, including the location of all off-street parking spaces (including visitor spaces) underground, providing a loading space in an easily accessible area near the driveway access, and bicycle parking throughout the development.
- Providing each dwelling unit with sufficient private balconies or ground-level patios.
- Ensuring that all ground-oriented dwelling units can be accessed from the streetscape, from private pedestrian pathways, or to the shared outdoor amenity courtyard area.
- Providing a large shared outdoor amenity space that is 1,134 m² (12,206 ft²) in area. This area is intended to accommodate a wide variety of potential uses that promote social interaction between future residents and guests, including private garden, shaded seating areas and lounge spaces, an outdoor kitchen / BBQ area, and a grassy area with seating for dog walking.
- Ensuring that the proposed development will accommodate an assortment of plantings on almost every portion of the property, including a wide variety of smaller trees located throughout the development, and various shrubs and other plantings for screening, privacy, and aesthetic purposes.

The applicant has also designed the outdoor amenity space to have direct access to a smaller indoor amenity space located on the ground level. This design improves the usability of the two (2) amenity areas by future users.

Construction Management Plan

The applicant is aware that a Construction Management Plan is required, and must ensure that appropriate construction parking areas are identified and secured and staging will minimally

impact public roads. A finalized construction management plan will be completed and submitted as a part of the Building Permit application if the proposed development is approved.

This application will also be subject to the forthcoming Good Neighbour Construction Policy, as endorsed by Council.

BUDGET IMPLICATIONS

Community Amenity Contribution

This application is subject to Council Policy 511 (Density Bonus/Community Amenity Contributions). As the subject property is located outside of the Town Centre and Lower Town Centre Areas, the proposed Community Amenity Contribution is based on information regarding the value of the projected land lift, provided by a qualified market research consultant. The applicant is proposing to provide a community amenity contribution of \$150,000, in accordance with the market research provided pursuant to Council Policy 511.

Development Cost Charges

Pending approval of the Major Development Permit, a payment of approximately \$607,678.20 in Municipal Development Cost Charges (DCC) would be required prior to Building Permit issuance. The charge for the proposed development is collected based on the Multi-Unit Residential use category, which is calculated at \$11,253.30 per dwelling unit.

ADDITIONAL APPROVAL REQUIREMENTS

If the proposed development moves forward, staff recommend that the applicant enter into Section 219 covenants to secure the Community Amenity Contribution, the Development Servicing Agreement, and secure the 2.0 metre road dedication along the Stayte Road frontage before the application is considered for final approval.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” as presented, direct staff to schedule the required Public Hearing, and consider issuing Development Permit No. 423 pending adoption of the Zoning Bylaw Amendment;
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No. 2287” and Development Permit No. 423; or
3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019, No.2287” and Development Permit No. 423 pending further information to be identified.

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

CONCLUSION

Staff support the application as the use, density, and height of the proposed development is consistent with the Official Community Plan, and as the proposed form, character, and

sustainability initiatives of the proposed development conform to the guidelines of the Multifamily Development Permit Area.

The proposed development is also configured to provide ample outdoor amenity space for future residents, minimize privacy and shadowing impacts on adjacent neighbours, and also exhibits a reasonable height transition and ‘fit’ with its neighbours through the lowering of the site.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

Appendix B: Site Plan, Floor Plans, Elevations, Renderings, Colours and Materials, Shadow Study, and Landscape Plans

Appendix C: Draft Zoning Amendment Bylaw No. 2287

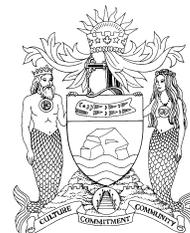
Appendix D: Draft Development Permit No. 423

Appendix E: Public Information Meeting Attendance Sheets, Feedback Forms, Summary Report, and Public Correspondence

Appendix F: Response to Development Permit Guidelines from Applicants

Appendix G: Traffic Study

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 20, 2020
TO: Mayor and Council
FROM: Eric Stepura, Director Recreation and Culture
SUBJECT: 2020 Spring Summer Special Events

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Recreation and Culture, titled “2020 Spring/Summer Special Events;”
 2. Direct staff to work with community partners to research, plan and implement a virtual Canada Day by the Bay event; and
 3. Direct staff to work with Semiahmoo First Nation event partners to reschedule the White Rock Sea Festival and Semiahmoo Days to the September long weekend (September 4, 5 and 6) with a deadline decision date set for July 15.
-

INTRODUCTION

The Covid-19 pandemic continues to impact people around the globe and the need for physical distancing and the prohibiting of gathering of more than 50 people remains in place. At this time, the City is not aware of a definitive date for when these restrictions will be lifted or modified.

The advance lead time needed to plan and execute events varies depending on the size and complexity of the event. Without knowing when the health order to limit public gatherings will be lifted or modified, staff have prepared this corporate report to develop contingency plans for special events currently scheduled to be held in Spring/Summer 2020, and to make recommendations for alternative approaches to planning and celebrating Canada Day and the White Rock Sea Festival.

PAST PRACTICE / POLICY / LEGISLATION

The Province of British Columbia is currently under a state of emergency due to the Covid-19 pandemic. The BC Centre for Disease Control provides guidance on their website, stating, “At this time, all in-person gatherings of any size are strongly discouraged. In addition, all event organizers are ordered to limit all public gatherings to no larger than 50 people.”

This order expires on May 30, 2020, and is subject to revision, cancellation or extension by Dr. Bonnie Henry, Provincial Health Officer. Council Policy 710 - Special Events Policy (Attachment A), states one of its purposes is to ensure that Federal and Provincial laws, permits and requirements, and City policies, by-laws and guidelines are followed.

ANALYSIS

Special events build community culture and pride, the local economy and tourism and strengthens the connectivity amongst the residents of White Rock. It makes the City an attractive place to live, visit and do business.

The 2020 program of community special events planned in partnership with local community groups was shaping up to be one of the most active years to date. Organizers of the many festivals, multi-media art shows, fundraisers, live performances, and other events and activities are confronted with uncertainty created by the COVID-19 pandemic.

In light of the Provincial Health Officer's order, alternate and innovative community celebrations, in place of public gatherings, are being discussed with members of the arts and culture community. The unique ability of this sector to be creative and elicit joy, compassion, and hope, especially needed during these challenging times, are described in this corporate report.

The City's Recreation and Culture events team is focusing on how to continue to meet the essential need of enhancing the well-being of White Rock residents, and maintain the quality of life nurtured through shared celebration and connection. Most people are experiencing an increased and renewed yearning to be back with their friends and neighbours, the longer we are denied the ability to gather and congregate.

People in our community experience a connection at 7:00 p.m. each night when the City comes alive with pot banging and sirens of first responders showing support of health care workers. Small gestures such as artwork in windows, chalked sidewalks or friendly waves to neighbors from a social distance, remind us of our humanity in a time where so much of the news is focused on the Covid-19 pandemic and associated negativity.

Ensuring that White Rock emerges stronger as a community is at the heart of our discussions with our special event planning partners. Many of these groups are taking to social media and other online tools to conduct virtual events. Staff are exploring ways to optimize this type of virtual engagement for some of our community celebrations.

In compliance with the Provincial Health Officer's orders, all public gatherings up to the end of May 2020, have been postponed or cancelled. This includes the "Walk with Your Doc" event, the Spring Art Show at the Beach, the Peace Arch Hospital Foundation Gala, the White Rock BIA's Vitality Expo and the 5 Corners Buskers and Comedy Festival. The one exception is the White Rock Farmers Market which is deemed as an essential service. However, the Market will be limited to food vendors, and subject to completion and implementation of a social distancing plan.

The following summer events are postponed until 2021:

Organizer	Event Name	Scheduled Date
BC Super Week	Tour de White Rock	July 18 and 19
PAHF	Picnic on the Pier	August 6
Multi-Cultural Society	Global Block Party	August 15

The City is a supporter of many "B" and "C" level events (see Attachment A for definitions). Staff have been in touch with event organizers to establish deadline dates when a decision is needed for the City to provide the necessary logistical support. In all cases, BC Public Health Officials orders and directives by City Council will be the final authority on permitting public gatherings.

The table below is a list of “B” and “C” level community events scheduled for Spring/Summer 2020, along with the current planning status and the latest date to expect logistical support from the City:

Organizer	“B” or “C” Level Event Name	Originally Scheduled Date	Alternative Ideas/Dates	Latest Date to Plan City Logistical Support
RCMP	Torch Run	June 2	TBD	29 May
White Rock BIA	Movie Nights at the Beach	June 4, 11, 18	The BIA Board will meet on April 28 and will update the City as they look at options for these movie nights.	15 May
Semiahmoo Rotary Club	Dancing at the Pier	June 13	June 13 event has been postponed. They wish to add August 15 as a make-up date.	postponed
Cystic Fibrosis Society	Ride for Cystic Fibrosis	June 20	Pushed ahead to September 26	Sept 24
Semiahmoo Rotary Club	Dancing at the Pier	June 27		June 22
Semiahmoo Rotary Club	Dancing at the Pier	July 25		20 July
Semiahmoo Rotary Club	Dancing at the Pier	August 15	Added in lieu of June 13	August 7
Semiahmoo Rotary Club	Dancing at the Pier	August 29		August 24
BIA	TD Concerts for the Pier	June 25	The White Rock BIA Board will meet on April 28 and will update the City as they look at options for these concerts.	June 18
BIA	TD Concerts for the Pier	July 9		July 2
BIA	TD Concerts for the Pier	July 18		July 13
BIA	TD Concerts for the Pier	July 23		July 9
SFN – TRY Events	SFN Canada Day ROCK 10K Run	July 1	To postpone depending on City’s decision on Canada Day event (see below)	See below re: Canada Day by the Bay
PAHF	Gala at Centennial Arena	July 25	Rescheduled from May to July	July 20
C.H.I.L.D. Foundation	Snowbirds Demonstration	August 12	Staff are waiting to hear back from organizers. Even though the jets can be seen across the city, the event typically draws people to gather at the beach for better viewing	July 13

Category A - City Produced Events are where all details are organized and/or coordinated by staff usually working with a community volunteer committee. There are three (3) such events remaining on the calendar for 2020.

- National Indigenous People's Day on June 19;
- Canada Day by the Bay on July 1; and
- White Rock Sea Festival on August long weekend (in conjunction with Semiahmoo Days).

National Indigenous People's Day

In 2019 the City of White Rock and Semiahmoo First Nation held an event at Grand Chief Bernard Charles Plaza to mark this national day. If the public gathering order is still in effect, this event will have to be cancelled or conducted virtually in concert with representatives from the City and Semiahmoo First Nation. Staff will work with Semiahmoo First Nation to determine options available to continue to celebrate this important cultural event.

Canada Day

Presently, some BC municipalities and their event partners have already decided not to hold public gatherings for July 1, 2020. Many are considering virtual alternatives in anticipation of the public gathering order being continued.

The Risk Assessment Framework Covid-19, published by the Government of Canada, (Appendix B) recommends a "Risk Management Strategy" to "offer virtual or live-streamed activities" to avoid activities that could draw crowds and contribute to the spread of Covid-19.

Balancing optimism and caution, staff are working with the community to explore virtual alternatives that would create community engagement while maintaining physical distance.

Preliminary ideas to celebrate our national heritage online could include:

- Partner with a local venue with acoustics suited to live performances where artists and staff can maintain physical distancing in order to live stream local bands and performers to our residents.
- Leverage traditional media partners to expand the reach such as Shaw, Telus, Pulse-FM, or Peace Arch News.
- Engage the local community in advance by encouraging contributions to be showcased on a July 1 broadcast such as photos, homemade videos, etc.
- Find ways to encourage a collective experience (i.e. a City-wide national anthem balcony sing-along following the Health Care tribute at 7:00 p.m.).
- Create a virtual block party kit.
- Partner with a trusted technology provider who has experience with virtual events.

White Rock Sea Festival

Staff are consulting with Semiahmoo First Nation to explore delaying the 2020 Sea Festival and Semiahmoo Days to the Labour Day weekend in September. This is with the hope that the order for public gatherings will be lifted by an organizational event deadline of July 15.

BUDGET IMPLICATIONS

Canada Day

The 2020 Financial Plan included expenses for Canada Day in the amount of \$35,000. Moving the event online will reduce costs related to staffing and fireworks and increase costs related to technology and expert producers.

Assuming sponsorship and grants are received, staff will endeavor to work within the Financial Plan net budget expense of \$10,000 to produce the virtual event.

Sea Festival

The 2020 Financial Plan included expenses in the amount of \$93,100 and a sponsorship revenue target of \$15,000 (which has already been met). No budget change is anticipated if the event is postponed until the Labour Day weekend.

CLIMATE CHANGE IMPLICATIONS

There are no direct environmental or climate action effects related to this corporate report.

OPTIONS

The following options are available for Council's consideration:

1. Staff to continue to work with:
 - a) Community partners to research, plan and implement a virtual Canada Day by the Bay event; and
 - b) Semiahmoo First Nation event partners to reschedule the White Rock Sea Festival and Semiahmoo Days to the September long weekend (September 4, 5 and 6) with a deadline decision date set for July 15; or
2. Cancel the Canada Day by the Bay event and the White Rock Sea Festival; or
3. Direct staff to pursue an alternative to be outlined by Council.

Staff are recommending option 1 which is incorporated in the recommendations of this corporate report.

CONCLUSION

Due to the Covid-19 pandemic, the Provincial Health Officer has ordered all events over 50 people be cancelled until at least May 30, 2020, with the potential to extend that date. In compliance with the Provincial Health Officer's orders, all public gatherings up to the end of May 2020, have been postponed or cancelled.

In order to prepare for the potential of the health order prohibiting group gatherings being extended into the summer, staff are seeking Council approval to host a virtual event for Canada Day festivities, and to reschedule the White Rock Sea Festival from the usual August long weekend to the September Labour Day long weekend.

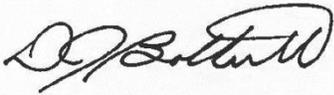
Respectfully submitted,



Eric Stepura
Director, Recreation and Culture

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

Appendix A: Policy 710 – Special Events Policy
Appendix B: Risk Assessment Framework Covid-19 Pandemic

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: January 28, 2019</i>	<i>Date of Last Amendment: November 4, 2019</i>
<i>Council Resolution Number: 2019-042, 2019-498</i>	
<i>Originating Department: Recreation and Culture</i>	<i>Date last reviewed by the Governance and Legislation Committee: October 21, 2019</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 30: Community Special Event applications are due from event organizers for the upcoming year

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

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

4. COUNCIL'S STRATEGIC DIRECTION AND MONITORING

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

5. FUNDING

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

6. RATIONALE

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

APPENDIX A - Event Participants / Population at Risk				
Characteristics	Risk considerations	Public health rationale	Weight	Risk mitigation strategies
Population attending the event	How many people are expected to attend the event?	The larger the number of participants, the greater the likelihood of a participant being a case of COVID-19. Large numbers of people may also create greater likelihood of crowding and close contact.	High importance	Reduce the number of participants or change the venue to prevent crowding.
	Are participants coming from affected areas where COVID-19 has been detected?	If participants are expected from affected areas, the risk of importation is higher. These travellers may be self-monitoring for symptoms of COVID-19 or self-isolating for 14 days from their arrival in Canada, based on public health advice provided upon entry to Canada.	High importance	Plan for information sharing, risk communication, and emergency communications;
	Are participants or staff/volunteers from demographic groups at greater risk of severe disease, such as older adults or people with underlying medical conditions?	Older adults, people with immune compromising conditions and chronic diseases appear to be at greater risk of severe disease, so consideration should be given to protecting them from possible exposure to COVID-19 cases. Communication about risk to these participants should be emphasized.	High importance	Communicate personal preventive strategies: stay home if ill, practice hand hygiene and respiratory etiquette, avoid touching your eyes, nose, and mouth with unwashed hands;

<p>Are persons attending the event members of critical infrastructure roles, such as healthcare workers?</p>	<p>If transmission occurs at the mass gathering, participants may be subject to self-isolation or may become cases themselves. This could lead to critical infrastructure disruptions/absenteeism if the participants at the event represent critical services and industries.</p>	<p>High importance</p>	<p>Consider accessibility of communications (e.g. multiple languages, plain language);</p>
<p>Are participants members of a professional group that might have increased risk of infection?</p>	<p>Healthcare workers may have greater risk of infection and therefore of infecting others due to the possibility of occupational exposure to COVID-19 cases. Participants who work in close contact with international travellers may also have increased risk.</p>	<p>Medium importance</p>	<p>Develop flexible refund policies for participants to promote staying home when sick;</p>
<p>Are participants at greater risk of spreading the disease, such as young children?</p>	<p>Young children may be at greater risk of amplifying disease transmission because they are generally less compliant with effective hand hygiene and respiratory etiquette practices and tend to socialize with others in a way that is likely to increase transmission. Consideration should be given to preventing children from spreading the disease.</p>	<p>Medium importance</p>	<p>Consider risk factors of staff/volunteers and reassignment to protect workers;</p>

Local demographics and epidemiology	Are participants from areas where health system resources are limited (e.g. remote and isolated communities)?	Event participants returning to communities with limited health system resources may introduce the virus to communities where there is less capacity to contain and mitigate spread.	Medium importance	Plan for staff/volunteer absences.
	Are all participants registered, with available contact information?	In the event of an outbreak associated with the event, contact information for the participants may be requested by public health for follow up and contact tracing.	Medium importance	Maintain contact information for participants.
	Is the local community experiencing ongoing transmission of COVID-19?	Local community transmission can put mass gathering participants at risk of infection. In an affected area, other services for participants may be operating at limited capacity (e.g. restaurants, hotels, etc.).	High importance	Involve relevant partners including local public health authorities.
	Is the local population at increased risk of severe disease if COVID-19 circulated?	Some communities may want to reduce their risk of importation of COVID-19 due to characteristics of the local community, such as a high number of elderly residents, or higher rates of chronic disease.	Medium importance	
Mass Gathering / Event				

Event activities	Will participants be participating in activities that promote transmission?	Activities that could contribute to spread: greetings (handshakes, hugs, kisses), singing, cheering, close physical contact such as when participating in contact sports, sharing cups, dishes, utensils, etc.	High importance	* Offer virtual or live-streamed activities; * Provide packaged refreshments instead of a buffet.
Crowding	Will participants be consistently within 2 metres of one another?	Respiratory droplets tend to fall within 2 metres of their source, so maintaining a 2 metre distance from others is a precaution to prevent spread.	High importance	Change the venue to prevent crowding.
	Is the event being held indoors, outdoors or both?	Events held outdoors may be lower risk for transmission of respiratory illness than those held indoors due to higher ventilation. Footnote ¹	Medium importance	Consider holding events outdoors or increasing ventilation by opening windows and doors (weather permitting).
	Will there be restricted points of entrance and exit that force people to be in close proximity and/or pass through high-touch areas (e.g. doors and elevators)?	Crowding and lines at bottlenecks can put participants at increased risk of exposure to respiratory droplets. High-touch surfaces can be contaminated and increase the risk of transmission.	Medium importance	* Stagger arrivals and departures. * Enhanced environmental cleaning and pay special attention to high touch surfaces.

Event duration	How long will participants be gathered at the event?	Longer events present more opportunities for transmission. Consider how overnight accommodations may affect crowding, proximity, and nature and duration of contact.	Medium importance	Shorten events or stagger attendance.
Event resources	Will hand hygiene stations be available throughout the venue?	Hand hygiene will be performed more frequently if alcohol-based hand sanitizer or hand washing sinks with soap and disposable towels are readily available.	Medium importance	* Increase access to hand hygiene stations.
	Can the event venue(s) be configured to reduce proximity between participants?	Respiratory droplets tend to fall within 2 metres of their source, so maintaining a 2 metre distance from others is a precaution to prevent spread.	Medium importance	* Configure the venue to promote a 2 metre distance between participants * Locate space that can be used to isolate ill participants or workers

<p>Will high-touch surfaces be cleaned and disinfected frequently during the event?</p>	<p>High-touch surfaces can be contaminated and increase the risk of transmission. SARS-CoV-2 may live on surfaces for a few hours or up to a few days. It can be killed with store-bought disinfectants. (link to environmental cleaning Fact sheet)</p>	<p>Medium importance</p>	<p>* Increase frequency of cleaning of the environment and pay special attention to high touch surfaces. Use a product that cleans and disinfects</p> <p>* Ensure adequate staffing to maintain prevention strategies such as hand wash stations and regular cleaning and disinfection</p>
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<p>Will there be health professionals or first responders at the event to screen and/or attend to someone who may be symptomatic?</p>	<p>Although screening may not identify all participants with COVID-19, health professionals may be able to quickly identify and isolate symptomatic individuals from other participants. Health care professionals should be familiar with appropriate PPE and IPC measures.</p>	<p>Low importance</p>	<p>* Consider having health care professionals onsite to screen for or attend to people with symptoms</p> <p>* Ensure that prevention supplies and training for their use are available to staff/volunteers (e.g. personal protective equipment)</p> <p>* If available, provide disposable medical masks for use if a worker or attendee becomes sick at the event</p>
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Health system capacity	Does the local health system have the capacity to assess, test and care for persons suspected of COVID-19, potentially in large numbers?	Persons under investigation and cases of COVID-19 could present a substantial burden to the local health system if many require testing and care in a short period of time.	High importance	Communicate how to access local health care, including calling ahead to prevent exposure of others in the healthcare setting
Geographic location	Is the location of the event geographically remote or in close proximity to a densely populated area?	<p>Geographic remoteness might limit access to tertiary care and may make it more difficult for a case to be repatriated.</p> <p>However, proximity to a densely populated area could result in more rapid dissemination of disease.</p>	Medium importance	Involve relevant partners including local public health authorities and emergency medical services

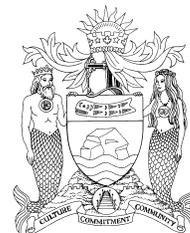
Table 1 Footnote 1

Public Health England. Impact of mass gatherings on an influenza pandemic: Scientific evidence base review. 2013. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/316200/Mass_Gatherings_evidence_Review.pdf

Footnotes

<p>Footnote 1</p>	<p>World Health Organization. Key Planning Recommendations for Mass Gatherings in the context of the current COVID-19 outbreak. Feb 14 2020. Available at: https://apps.who.int/iris/bitstream/handle/10665/331004/WHO-2019-nCoV-POEmassgathering-2020.1-eng.pdf?sequence=1&isAllowed=y</p>
<p>Footnote 2</p>	<p>United States Centers for Disease Control and Prevention. Get Your Mass Gatherings or Large Community Events Ready for Coronavirus Disease 2019. Mar 3, 2020. Available at: https://www.cdc.gov/coronavirus/2019-ncov/community/large-events/mass-gatherings-ready-for-covid-19.html</p>

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 20, 2020

TO: Mayor and Council

FROM: Jim Gordon, P. Eng. Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services

SUBJECT: COVID-19 Food Source Support to White Rock Residents

RECOMMENDATIONS

That Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Engineering and Municipal Operations and Director of Planning and Development Services, titled “COVID-19 Food Source Support to White Rock Residents;” and
 2. Direct staff to make arrangements to install 14 new garden plots at the White Rock Community Garden site at Ruth Johnson Park.
-

INTRODUCTION

This corporate report explores a number of ideas Council raised at the April 6, 2020 Regular Council Meeting related to food source support to residents.

ANALYSIS

Community Gardens

White Rock has a very successful volunteer managed Community Garden at Ruth Johnson Park. There are approximately 60 plots. Although there is no budget, a further 14 plots could be added to the south of the Garden; but, this would displace the last two horseshoe pitches in White Rock. Potentially, the two horseshoe pitches could be relocated elsewhere in Ruth Johnson Park, if they are still needed. The former Horseshoe Club has now disbanded and the pits are rarely used. The installation of the 14 new plots is estimated to cost \$5,000. Currently, there is a waiting list of 11 for garden plots.

Potentially, the gravel parking lot east of Johnston Road and north of Russell Avenue could be converted to a community garden. Council would need to consider this within a hierarchy of other community needs including parking, food distribution to the homeless, Farmers Market extension etc.

The use of private property (e.g. vacant residential land) to grow food without the authorization of the property owner would likely have legal implications that could prevent such use and any resulting harvest from occurring in a timely manner, and may not have a significant impact on overall food security. Unless the issue becomes more severe and there is direction from senior

levels of government to undertake such measures, staff would not consider this to be a viable approach to improving food security in the community.

Conversion of flower beds along roadways or the Burlington Northern Sante Fe (BNSF) Railway is not a healthy option, as these beds are subject to pollutants from vehicles and trains. Vandalism could also be an issue.

Some Cities are considering closing their Community Gardens due to social distancing concerns during the current COVID-19 pandemic. This does not appear to be an issue yet with the White Rock Community Garden, but it will be monitored. In any case, installing 14 new plots will provide community benefit for years to come.

Growing Food on Balconies

Some people successfully grow food on their apartment balconies. White Rock is blessed with a temperate climate and the sun to make these gardens successful. Council could encourage more people to grow food on their balconies through various informational and instructional communication initiatives.

There are several nurseries and greenhouses in the Surrey area that provide delivery or pick-up options, that residents could use to obtain seedlings and other growing supplies without having to commute and go inside a store. Additionally, there are services that provide regular food delivery from local producers (i.e., community supported agriculture, or “CSAs”). As these are established businesses with staff and infrastructure set up to offer food to the community, it is likely that they could provide this service in a much more cost-effective manner than the City undertaking a similar service. A list of some of these seedlings and local food providers are attached to this corporate report as Appendix A.

Seedling Distribution using Parks Staff

Council referenced the City of Victoria’s plan to convert their flower nurseries to vegetable nurseries followed by the distribution of seedlings to residents. This innovative plan is possible in Victoria as they have staffed flower greenhouses that can be converted to produce vegetable seedlings.

White Rock doesn’t have the space for greenhouses and purchases all of its plant materials from commercial nurseries. Vegetable seedlings could be purchased at prices estimated to be between \$4 and \$5 each and distributed to residents; however, there would be many challenges in developing this type of program. These include; budget, distribution method and staffing.

The Parks Division does not have the staff to complete its current programs and is looking to utilize staff from other areas, but this is complicated by the current lack of Parks supervisory staff and the specific skill sets necessary to effectively work in horticultural areas. Using Parks staff for a program of this type would reduce core park services.

BUDGET IMPLICATIONS

The estimated cost to install 14 more garden plots at the White Rock Community Garden using City staff is \$5,000 and can be funded from Parks contract services budgets.

ENVIRONMENTAL/CLIMATE

Even small measures such as 14 additional garden plots provide an enhanced local food source and some small measure of food security.

CONCLUSION

It would be beneficial to provide enhanced website communication of available gardening options in the community as outlined in this corporate report. Additionally, it is recommended that the City make arrangements to install 14 new garden plots at the White Rock Community Garden.

Respectfully submitted,



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



Carl Isaak
Director of Planning and Development

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

Appendix A: List of Seedling and Food Supplier Resources in the White Rock / Surrey Area

APPENDIX A

List of Seedling and Food Supplier Resources in the White Rock / Surrey Area

Retailers Selling Food Plants with Pick Up or Delivery Options

- Art's Nursery, 8940 192 Street, Surrey
<http://www.artsnursery.com/>
- West Coast Gardens, 1420 172 Street, Surrey
<https://westcoastgardens.ca/our-pick-up-program>
- Potters Nursery - 19158 48th Ave Surrey
<https://shop.potters.ca/>

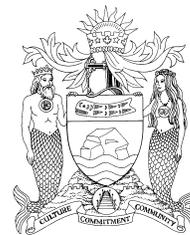
Community Supported Agriculture Programs

- Lower Mainland / Okanagan Farmers' Market Based Producers:
<https://eatlocal.org/programs/csa-box-program/>
- A Rocha / Brooksdale Farm:
<https://arocha.ca/where-we-work/brooksdale-2/brooksdale-csa/>
- Province Wide CSA Producers:
<https://www.farmfolkcityfolk.ca/knowledge-pantry/csa/>

BC Farmers' Market Nutrition Coupon Program

- <https://bcfarmersmarket.org/coupon-program/where-it-operates/>
(2020 information not yet available)

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 20, 2020

TO: Mayor and Council

FROM: Jim Gordon, Director, Engineering and Municipal Operations Department

SUBJECT: Tybo Constructors Ltd. – Contract Adjustment for Roper Reservoir Inlet Modifications Project

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 20, 2020, from the Director of Engineering and Municipal Operations Department, titled “Tybo Constructors Ltd. – Contract Adjustment for Roper Reservoir Inlet Modifications Project;”
 2. Approve the change orders to Tybo Constructors Ltd. for up to \$130,000 (excluding GST) for additional necessary work for the Roper Reservoir Inlet Modifications Project; and
 3. Defer the water main upgrade project on Coldicutt Avenue between Lancaster Street and Chestnut Street to 2025.
-

INTRODUCTION

Council approved the award of the Roper Reservoir Inlet Modifications contract to Tybo Constructors Ltd. on September 30, 2019. The scope of this work is to improve the inlet and controls of the Roper Reservoir (the “Reservoir”) as identified in the 2017 Water System Master Plan Update. Included in this scope of work is to provide a structural assessment of the current condition of the Reservoir. At the time of the awarding the contract it was not known if any additional work was required to repair the Reservoir.

GHD Limited is the Prime consultant for the project and subcontracted Omega & Associates Engineering (Omega Engineering) to conduct the structural assessment of the Reservoir. Omega Engineering provided a report dated December 2019 that lists a number of needed repair/restoration items for the inside and outside of the Reservoir. From that information, GHD Limited provided a list of recommended priorities that should be done at this time. Delay of the recommended work could have long-term impacts on the structural integrity of the Reservoir.

The Reservoir was constructed in 1971 and was last inspected in 2010. It holds 1.14 ML of potable water for the low zone which is 18.6% of the available storage capacity for the City. Some of the interior work has been done within the current budget, however, additional work is required that is outside of the current scope and budget.

PAST PRACTICE / POLICY / LEGISLATION

As per Council Policy 301, a contract may include provisions for modification of the contract during performance, but no contract may be increased more than 15% of the original contract value without approval from the appropriate level of authority. For construction projects, any significant change order that will result in a change of scope to the project will require approval by the original contract approval authority.

ANALYSIS

It is recommended that some of these change orders works be completed before the Reservoir is placed back into service. Other change order works can be scheduled without taking the Reservoir out of service at a later date.

	Change Orders	Amount
1,2	Tie in and replacement of gate valve	\$19,548
3	Replace overflow upstand pipe	\$10,230
4	Reservoir coating	\$64,020
5	Portable generator to power valve control building	\$14,816
6	Projected construction management and site costs	\$21,386
	Total	\$130,000

Staff considered the following factors in determining the recommendation to complete this work at this time:

1. The contractor has the experience to perform the work in the confined space of the Reservoir;
2. The Reservoir is out of service so this work could easily be added while the Reservoir is not in use;
3. Deferring the work would likely increase the cost to perform the same work at a later date; and
4. As it has been ten (10) years since the last structural assessment, the longer the work is deferred could have an impact on the structural integrity of the Reservoir.

BUDGET IMPLICATIONS

\$316,813	Original contract value for Tybo Constructors Ltd.
\$130,000	Projected change orders
\$446,813	Revised Contract Value for Tybo Constructors Ltd.

\$446,813	Revised Projected construction costs
\$ 68,187	Projected consultant, engineering, concrete coring costs
\$515,000	Total Revised Projected Costs
\$400,000	Budget available
\$115,000	Shortfall to be Funded

The budget shortfall can be funded by deferring the water main upgrade project on Coldicutt Avenue between Lancaster Street and Chestnut Street to 2025.

The Director of Financial Services has reviewed this corporate report and concurs that this funding source is available and appropriate for these purposes.

CLIMATE CHANGE IMPLICATIONS

There are no direct environmental or climate action effects related to this contract adjustment.

CONCLUSION

A structural assessment of the Roper Reservoir was conducted by Omega Engineering. The required work has been prioritized and the interior restoration works is recommended to be carried out at this time. Some of the interior work can be completed within the current project budget however an additional \$130,000 is needed to complete the immediate work required. The proposed work would ensure the structural integrity of this significant asset.

Respectfully submitted,



Jim Gordon
Director, Engineering and Municipal Operations Department

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2338**



A Bylaw to amend the council and Committee Procedure Bylaw, 2018, No 2232 in regard to

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

1. Amend the Definitions 2. Section by adding and/or deleting and inserting the following in alphabetical order and renumbering accordingly:
 - (a) ‘Advisory Body’ means any committee, sub-committee, task force, board, panel etc. that has been established by Council.
 - (b) ‘Committee’ means a standing, select, task force, panel or advisory committee, but does not include Committee of the Whole.
 - (c) ‘Council Liaison’ is a Councillor appointed to represent the City/Council on any Advisory Body or external group or organization (eg: select committee, regional committee, etc.)
 - (d) ‘Member’ is a Member of Council including the Mayor or a person appointed to a committee / Advisory Body, as defined in this bylaw, by Council and/or by the Mayor.
 - (e) ‘Presentation’ refers to an individual or group that has been requested by Council or staff in order to inform or update Council on a subject relevant to City business, when possible the topic is already scheduled to be discussed on the agenda. The presenter’s name and, if applicable, title to the organization, and topic will be placed on the meeting agenda.
 - (f) ‘Public Notice Posting Place’ is the notice board at City Hall. Under extenuating circumstances where City Hall is closed to the public (example: a pandemic) information will be placed on the front window at City Hall (Lobby area) and the City Website.
 - (g) “Standing Committee” means they are established by the Mayor for matters the Mayor considers would be better dealt with by committee and the Mayor must appoint persons to those committees. At least half of their membership are members of Council.
 - (h) “Select Committee” means they are established and appointed by Council to consider or inquire into any matter and to report its findings and/or opinions (recommendations) to the Council. At least one (1) member of a select committee must be a Member of Council.

- (i) “Task Force” means they are established and appointed by Council to consider or inquire into a specific subject matter or action and to report its findings and/or opinions to the Council. At least one (1) member of a Task Force must be a Member of Council.
 - (j) ‘Working Group’ means a group formed by Advisory Body for the limited purpose of:
 - a) Gathering, summarizing, or preparing a presentation of information including research and analysis to deliver to the originating Advisory Body.
 - b) Carrying out a specific prescribed activity
2. Amend the Application of Rules of Procedure 3. (1) by deleting and inserting the following:
 3. (1) The provisions of this Bylaw apply to all meetings of Council, COTW and all Committees / Advisory Body.
 3. Amend the Inaugural meeting 4. (1) by deleting and inserting the following:
 4. (1) Following a general local government election, the inaugural meeting (the first meeting of the newly elected Council) must be held on the first Monday in November in the year of the election.
 4. Amend the Time and Location of Meetings 5. (2)(c) by deleting and inserting the following:
 5. (2)(c) be concluded or adjourned at 9:30 p.m. unless Council resolves to proceed beyond that time in accordance with Section 34 of this bylaw.
 5. Amend the Time and Location of Meetings 5. (5)(3) by deleting and inserting the following:
 5. (5)(3) Information considered in any part of a Closed Meeting of Council must be kept in confidence until Council releases the information to the public. The consequences of a Member breaching the duty of confidentiality may include, but are not limited to: motions by Council to censure the Member, removal of the Member from the Deputy Mayor rotation, removal of the Member from committees, court proceedings to recover damages from the Member, and court proceedings to obtain a statutory injunction (including contempt of court proceedings in the event of a continuing contravention).

6. Amend Deputy (Acting) Mayor 8. (2) by deleting and inserting the following:

8. (2) If both the Mayor and the Councillor appointed under section (1) are absent from a Council meeting, the Councillor that appears next on the rotation that is present at the Council meeting will act as Deputy Mayor/Chairperson for that Council meeting.

7. Amend Minutes of the Meetings 10. (1) by deleting and inserting:

10. (1) Minutes of the proceedings of Council must be legibly recorded and certified as correct by the Director of Corporate Administration or designate and signed by the Mayor or Chairperson at the meeting or at the next meeting at which the minutes are adopted responsible for taking the meeting minutes.

8. Amend Minutes of the Meetings 10. (3) by deleting and inserting:

10. (3) Subject to subsection (4), minutes of the proceedings of Council must be open for public inspection at City Hall during its regular office hours and as technology permits available on the City website.

9. Amend Minutes of the Meetings 10. (5) by deleting and inserting:

10. (5) The Director of Corporate Administration or designate is responsible for taking the meeting minutes and may make minor amendments to approved minutes including but not limited to typographical errors, sequential number errors, grammatical errors or completing missing information.

10. Amend Seating Arrangements 11. (2) by adding the following:

11. (2) The only exception for this would be should the member of Council wish to sit in the Mayor's Chair, in the Mayor's absence, if they are the Presiding Member of the meeting.

11. Amend Calling Meeting to Order 12.(3) by inserting the following new item:

12 (3) If both the Mayor and Deputy Mayor are absent, the next on the rotation for Deputy Mayor that is in attendance must take the Chair as Chairperson and call the meeting to order.

12. Amend Agenda 14. (2) by deleting the time of 4:30 p.m. and inserting 8:30 a.m.

13. Amend Agenda 14. (3) by deleting the word Friday and inserting Thursday.

14. Amend Late Items (On Table or Supplemental Agenda) 16. (2) by adding the words On Table prior to or verbally and following the word supplied in a).
15. Amend Voting at Meetings 17. (5) by deleting the words “including questions of adjournment”.
16. Amend Voting at Meetings 17. (9) by deleting the words under heading MEETING POSTPONE (ADJOURNMENT) and inserting the following:

The Regular Council meeting will be called to order and following consideration of the agenda, minutes and any special presentations the meeting will be postponed (adjourned) at this point in the agenda of the Regular Council meeting in order to continue or begin the public hearing.

The regular meeting will be reconvened directly following the adjournment or conclusion of the noted Public Hearing/Meeting here at (location: City Hall Council Chambers) later this same evening.
17. Amend Presentations on a Regular Agenda 18. (3) by deleting and inserting the following:

18. (3) Presentations by invited guests at a Council meeting will be limited to a maximum of ten (10) minutes.
18. Amend Question and Answer Period 19. (1) by deleting and inserting the following:

19 (1) Question and Answer Period will be included toward the start of the regular Council meeting (following Meeting Minutes approval or any special presentations to be made by Council). This will be an opportunity for the public to ask questions and make comments.
19. Amend Question and Answer Period 19. (5) by deleting and inserting the following:

19 (5) The speaker will begin by stating their name and city of residence to be recorded in the minutes along with a summary of the question / comment(s). When the Chairperson does not have the information to provide for an immediate answer to the response it will be given in written format and placed on the city’s website under this topic when the information is available.
20. Amend Question and Answer Period 19. (7) by deleting and inserting the following:

19 (7) There is to be no questions or comments on a matter that will be the subject of a public hearing or public meeting (example: Development Variance Permit). Questions that may be subject to the *Freedom of Information and Protection of Privacy Act* will be forwarded for a direct response through the FOI process.

21. Amend Delegations / Petitions 20. (1) inserting the following:
 20. (1) The Council may allow a Delegation to address the Council at a meeting on a topic provided a Delegation request form has been received by the Director of Corporate Administration by 8:30 a.m. on the Monday prior to the meeting. If the Monday prior falls on a holiday, the form must be received by 8:30 a.m. the Tuesday prior.
22. Amend Delegations / Petitions 20. (2) by deleting and inserting the following:
 20. (2) A maximum of up to (4) four delegations will be permitted at any Council meeting.
23. Amend Delegations / Petitions 20. (6) by deleting and inserting the following:
 20. (6) The Director of Corporate Administration determines the delegations scheduled for each agenda, and may schedule Delegations to a later Council meeting than requested. The Director of Corporate Administration finalizes the scheduled delegations based on subject matter. Applications beyond the limit of up to four (4) will also be scheduled to an alternate date.
24. Amend Delegations / Petitions 20. (7) by deleting and inserting the following:
 20. (7) A Delegation intending to give a Power Point presentation must supply the Director of Corporate Administration with a copy of the presentation by 8:30 a.m. on the Monday (or Tuesday if the Monday is a statutory holiday) prior to the meeting. The presentation will be reviewed by staff, to ensure that it is professional and relevant to the Council proceedings. If the Director of Corporate Administration is of the opinion that the Presentation is unprofessional or irrelevant the noted slides/pages will be removed or the entire presentation will be rejected. Staff will contact the delegation to inform if this is to occur.
25. Insert new section 21. Titled Consent Agenda as follows:
 - 21 (1) A Consent Agenda can be utilized to help streamline meetings with a large volume of items. Items listed under the Consent Agenda section are considered for approval in one (1) motion, unless a member wishes to debate an item and requests that it be excluded. If an item is excluded from the Consent Agenda, it will be considered as an agenda item. The rule of order establishing a Consent Agenda provides that Consent Agenda items may be considered in total without debate or amendment.

Items will be listed in the Consent Agenda section and will include items received “for information” (no action), or in the opinion of the Mayor, Chief Administrative Officer and/or Director of Corporate Administration, require little or no discussion.

(2) Items can be removed from the consent agenda at the request of a member of Council.

26. Amend Conduct and Debate 23. (7) (a) and revising 23 (7) (d, which will now be “e”) by deleting and inserting the following:

23. (7) (a) must use respectful language and avoid comment aimed disparagingly or hostilely at another member

23. (7) (e) may speak about a vote of Council only for the purpose of making a motion that the vote be reconsidered / rescinded; and

27. Deleting 23 (10)(a) and removing reference to this clause and renumbering accordingly.

27. Amend Conduct and Debate 23. (11) by amending the following paragraph with the notations in red:

*City meetings are working meetings for Council and staff; as such, outbursts, shouting (questions or comments), clapping, and booing/heckling are not permitted. Members of the public must view the meeting from the designated gallery/seating area established for the public (area away from the Council / Committee Member table **or staff table**) in most circumstances there will be chairs **provided in the designated area set-up**.*

28. Amend Motions 24 (1) (d) be deleting and inserting the following:

24. (1) (d) may only be withdrawn by the mover and seconder of the motion, with the consent of the majority of the members of Council present (any Member not in agreement must make this known by raising their hand to notify the Chairperson).

29. Amend Motions 24. (2) by adding the following directly following the Motion/Purpose Table:

Voting Table for Reference Purpose:

<i>Number of Votes Cast</i>	<i>Majority Vote</i>	<i>Two-Thirds Vote</i>
<i>1</i>	<i>1</i>	<i>1</i>
<i>2</i>	<i>2</i>	<i>2</i>
<i>3</i>	<i>2</i>	<i>2</i>
<i>4</i>	<i>3</i>	<i>3</i>
<i>5</i>	<i>3</i>	<i>4</i>
<i>6</i>	<i>4</i>	<i>4</i>
<i>7</i>	<i>4</i>	<i>5</i>
<i>8</i>	<i>5</i>	<i>6</i>

30. Amend Motions 24. (7) by deleting it in its entirety.

31. Amend Motion 24. (9) by adding the following:

24.(9) Motions that are withdrawn will not be included in the meeting minutes.
32. Amend Notice of Motion 31. (2) second paragraph by deleting the word shall and inserting the word may.
33. Amend Report from Committees 32. by deleting and inserting the following:

32. Council may take any of the following actions in connection with a recommendation(s) it receives from COTW or any of its Committees / Advisory Body:
 - (a) agree or disagree with the recommendation(s);
 - (b) amend the recommendation(s);
 - (c) refer the recommendation(s) to staff;
 - (d) refer the recommendation(s) back to the originating committee or to another committee;
 - (e) postpone consideration of the recommendation(s); or
 - (f) receive for information.
34. Amend Communications to Council 33 (1) (c) by deleting the words “civic address” and inserting “city of residence.
35. Amend Communications to Council 34 (1) by deleting and inserting “10:30” and inserting the following:

34 (1) A Council may continue a Council meeting after 9:30 p.m. only by an affirmative majority vote of Council present.
36. Amend Communications to Council 34 (2) by inserting the word “now” prior to the word “concluded”.
37. Amend Reading and Adopting Bylaws 39. (3) by inserting the words “On” prior to “table”.
38. Amend Reading and Adopting Bylaws 39. (4) by inserting the words “On” prior to “table”.
39. Amend Bylaws Must be Signed 40. By inserting the words “or designate” following Director of Corporate Administration.
40. Amend Chairperson at COTW Meetings 43. By adding section (2) as follows:

(2) In the current Deputy Mayor's absence the next scheduled Deputy Mayor in the rotation that is present will take the role as Chairperson of COTW.

41. Amend Duties of Select Committees Section Title to the following:

Amend Duties of Select Committees / Advisory Bodies.

42. Amend Duties of Select Committees / Advisory Bodies 46 (1) – (2) by deleting and inserting the following:

46 (1) Select committees may consider, inquire into, report and make recommendations to Council about matters referred to committee by Council, the Chief Administrative Officer, Staff or items brought forward by Committee members that are described in the Committee's mandate / Terms of Reference.

a) **Sub-committees:** A committee may appoint members to a sub-committee to inquire into matters and to report and make recommendations to the committee for a specific purpose. A sub-committee may be formed in the circumstance there is a heavy workload and there are items that can be broken down and worked on with the sub-committee's advice and recommendations coming back to the originating committee. Meetings of the sub-committee are open to the public (subject to statutory closed meeting matters under s. 90 *Community Charter*, must include agenda, meeting minutes and be posted just as a committee meeting held by the City of White Rock.

b) **Working Groups:** A committee, sub-committee, or task force may form a working group for the limited purpose of:

(a) gathering, summarizing or preparing a presentation of information, including research and analysis, to deliver to the originating Advisory Body, or

(b) carrying out a specific prescribed activity (ex. parade float production, taking available information and placing it into a specified format for the originating Advisory Body.

Due to the limited nature of the working group, they would perform their work on their own. If a working group provides advice and recommendations or an opinion on matters of policy to Council, a committee or a sub-committee, then it may be characterized as a sub-committee and not a mere working group - this type of work is to be done in the committee or sub-committee meeting format so the public have the opportunity to see and hear how recommendations to Council are formed. A working group does not meet in a formal circumstance (no agenda, meeting minutes, meeting notice is required).

- (2) All advisory bodies must report and make recommendations to Council when directed by Council resolution.
 - (3) Members of Council may be appointed to Advisory Bodies of Council to serve as a Council Liaison or the Council Liaison Alternate. Council Liaisons attend meetings, participate/contribute to discussions, and offer information from a City / Council perspective. A Council Liaison will provide context to matters referred to the Committee, and report updates and introduce recommendations at the Regular Council meetings when brought forward for consideration. A Council Liaison monitors discussions to ensure they coincide with Council's Corporate Priorities.
- 43 Amend Schedule of Committee Meetings 47 (1) – (2) by deleting and inserting the following:
- 47 (1) At the first meeting after its establishment, a select committee / Advisory Body will review and adopt the established regular schedule of meetings distributed by the Corporate Administration Office.
 - (2) Standing Committees meet as the need arises; items are brought forward by staff in accordance with the Committee mandate and agendas will be provided at the same time and means as the regular Council meeting agendas or at minimum 24 hours prior to the meeting date.
- Note:** Standing Committees that consist of all Members of Council in most cases but not all will hold their meetings on the same days as regular Council meetings are scheduled (example: Land Use and Planning, Governance and Legislation, Finance and Audit Committee).
44. Amend Agendas for Committee Meetings 48 (1) – (2) by deleting and inserting the following:
- 48 (1) The deadline for submissions by the staff and by the public to the Committee Clerk or the Director of Corporate Services of items for inclusion on the Agenda for the Committee meeting must be by four (4) business days prior to the Committee meeting.
 - (2) If there are no agenda items for meeting received by noon on the day, in accordance with 47.(1) the Committee Clerk will inform the Chairperson, Council and staff Liaisons and the meeting will be cancelled.
45. Amend Notice of Committee Meetings 49 (2) and (3) by deleting and inserting the following:
- 49 (2) Where revisions are necessary to the annual schedule of Committee meetings, the Committee Clerk or the Director of Corporate Administration must post a

revised schedule as soon as possible at the Public Notice Posting Place and a copy will be placed on the City Website.

- (3) The Committee Clerk or the Director of Corporate Administration must ensure a notice of the day, time and place of a meeting called is given or sent to all Members of the Committee at least 24 hours before the time of the meeting.

46. Add Council Liaisons to City Committees / Advisory Bodies 51 as follows:

51. The Councillor Liaison to the City committee are non-voting. The function for a Councillor Liaison for the City committees includes:

- Attending the Committee meetings, when unable to attend to contact the Alternate Councillor Liaison to arrange for their attendance (inform the Committee Clerk of the known to be absence)
- As a representative of Council, participate and contribute in discussions and offer information from a Councillor's perspective
- Introduce and provide background to topics referred to the Committee by Council in order to provide guidance with respect to what Council is seeking from the referral
- Monitor topics and discussion that coincide with Council's Corporate Priorities
- Be the spokesperson / answer questions on behalf of the Committee while at the Council table when recommendations come forward

The Councillor Liaison (Alternate) to a City Committee / Advisory Body functions include:

- Attending the Committee meetings when the primary Councillor Liaison is unable to attend
- The Alternate may attend the Committee meetings at any time; however, when they are there and the primary Council Liaison is also there, the Alternate must let the primary Councillor Liaison fulfil the functions as noted in this section
- If both the Council Liaison and the Alternate are in attendance the Alternate may sit as an audience member or at the Committee table but in both circumstances the primary Council Liaison would be responsible to perform the functions of the role

The Council Liaisons to each committee work together as a team with a common goal, let the Committee do their work but ensure they are aware of Council works and their Corporate Priorities.

47. Amend Presentation at Committee Meetings 52 (2) by deleting the last sentence as follows:

~~In this case a notation will be made on the agenda to indicate that there is a Presentation expected.~~

48. Amend Conduct and Debate 54 by adding (3) as follows:

(3) The Committee Clerk is there to help ensure the City’s process and legislation are known and adhered to. It is the City’s expectation that when the Committee Clerk states an item of concern or when they give direction in regard to meeting process that it would be adhered to.

49. This Bylaw may be cited as the “*Council and Committee Procedure Bylaw, No. 2232, 2018, Amendment No. 4, 2020, No. 2338*”.

RECEIVED FIRST READING on the	30 th	day of	March, 2020
RECEIVED SECOND READING on the	30 th	day of	March, 2020
RECEIVED THIRD READING on the	30 th	day of	March, 2020
ADVERTISING DATES on the	26 th	day of	March, 2020
	2 nd	day of	April, 2020
RECONSIDERED AND FINALLY ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE
ADMINISTRATION

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2287**



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 B Section 11 Township 1 New Westminster District Plan 84401
PID: 015-689-573

(1453 Stayte Road)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-62 Comprehensive Development Zone.'

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 7.62 CD-62 Comprehensive Development Zone';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.62 CD-62 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287*".

Public Information Meeting held this	7 th day of November,	, 2018
Second Public Information Meeting held this	4 th day of September,	, 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 “2”

7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of multi-unit residential building on a site of approximately 3,163 square metres.

1. Permitted Uses:

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

2. Lot Coverage:

- (a) *lot coverage* shall not exceed 45%

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

- (a) Maximum of 24 units per 0.4 ha (1.0 acre); and
- (b) Maximum *gross floor area* of 2,847 m² (30,645 ft²)

4. Maximum Increased Density:

Despite section 7.62.3, the reference to “maximum of 24 units per 0.4 ha (1.0 acres)” and “maximum *gross floor area* of 2,847 m² (30,645 ft²)” is increased to a higher density of a maximum of 49 residential units and 4,475 m² (47,854 ft²) of *gross floor area*,

where a contribution of \$150,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of amenities as defined in accordance with the *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended.

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

5. Building Height:

- (a) The *principal building* shall not exceed a height of 75.1 metres geodetic
- (b) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from *finished grade*

6. Siting Requirements:

- (a) Minimum setbacks are as follows:

- (i) Setback from front (east) lot line = 6.0 metres
- (ii) Setback from rear (west) lot line = 6.8 metres
- (iii) Setback from interior side (north) lot line = 5.0 metres
- (iv) Setback from interior side (south) lot line = 5.4 metres

- (b) Notwithstanding the above, the following siting exemptions are permitted:
 - (i) Balconies may encroach by up to 0.4 metres into all required lot line setbacks
 - (ii) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
 - (iii) The weather protection structure over the main pedestrian entrance may encroach by up to 2.3 metres into the required front (east) lot line setback
 - (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated February 21, 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 2.0 metre distance from the front (east) lot line

7. Parking:

Parking 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 63 spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of 17 spaces shall be provided for visitors and marked as “visitor”
- (c) A minimum of two (2) of the required eighty (80) 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 two accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres, provided that the two parking spaces are adjacent and have a 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:

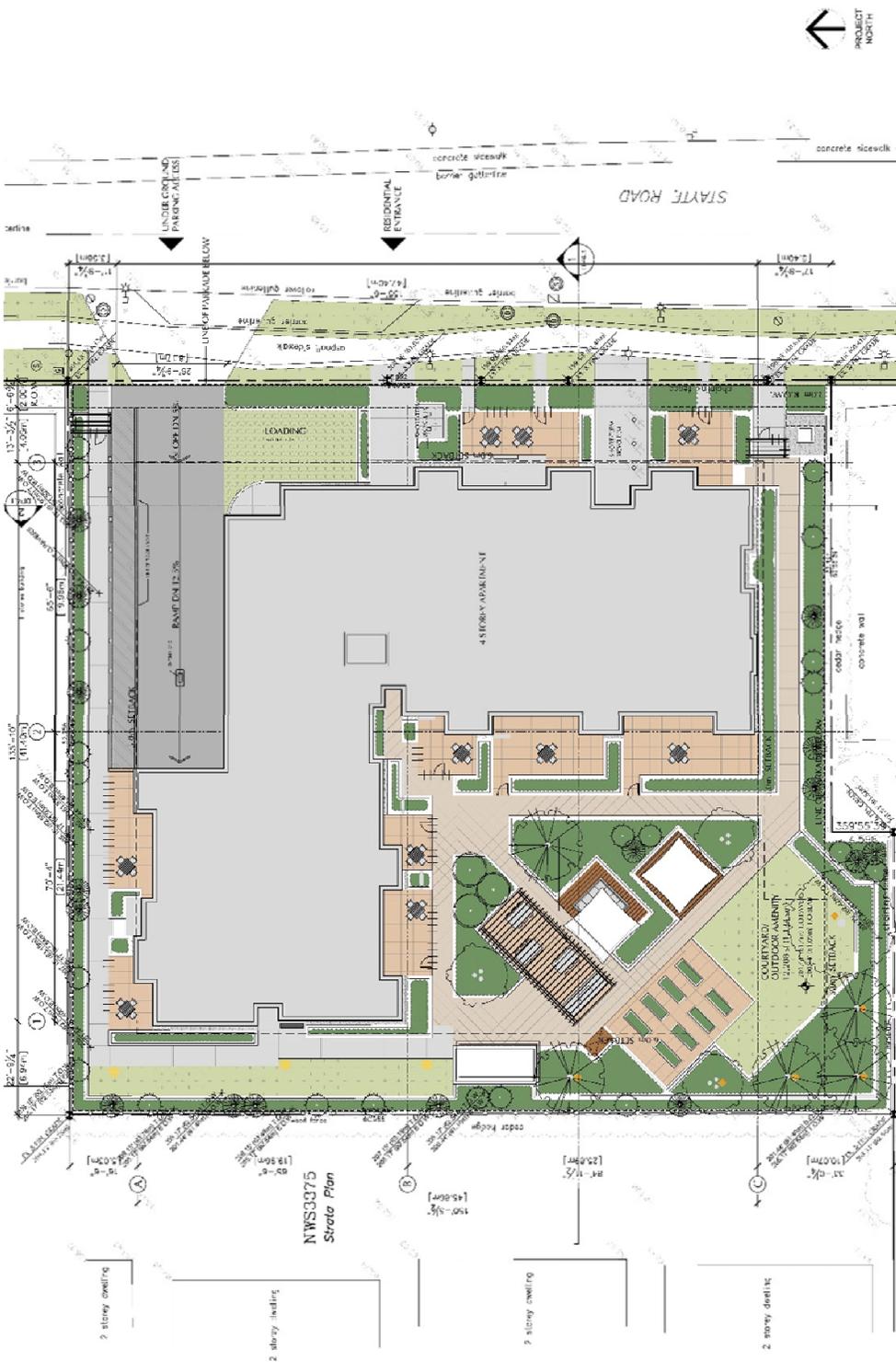
- (a) A minimum of 50 Class I spaces shall be provided
- (b) A minimum of 10 Class II spaces shall be provided

9. Loading:

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

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Atelier Pacific Architecture dated February 2020 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



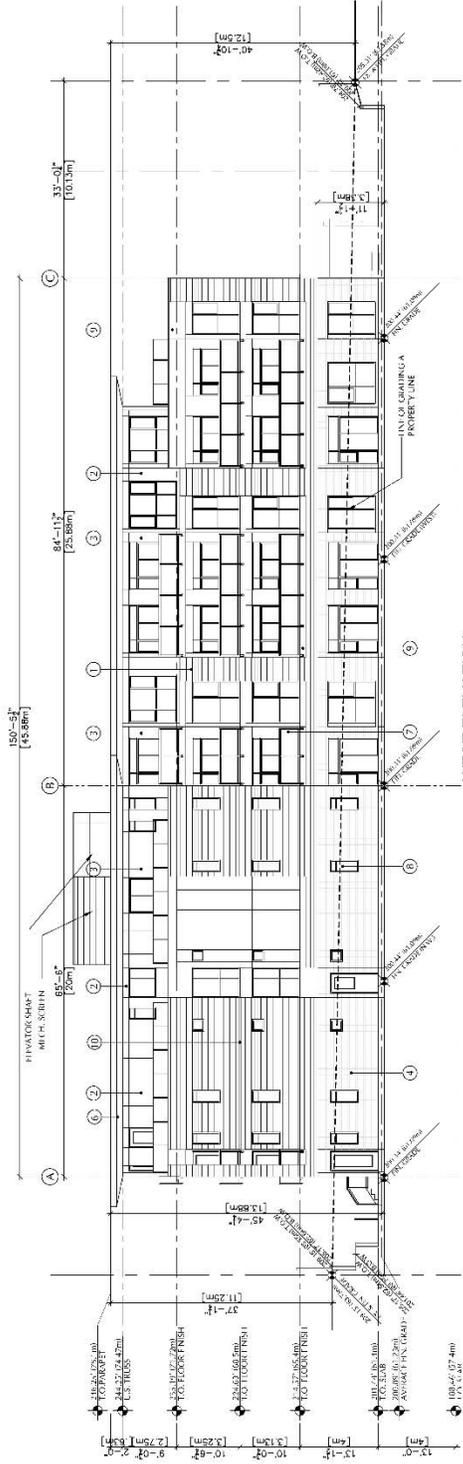
NWS3375
Strata Plan

DP 1.1
SITE PLAN

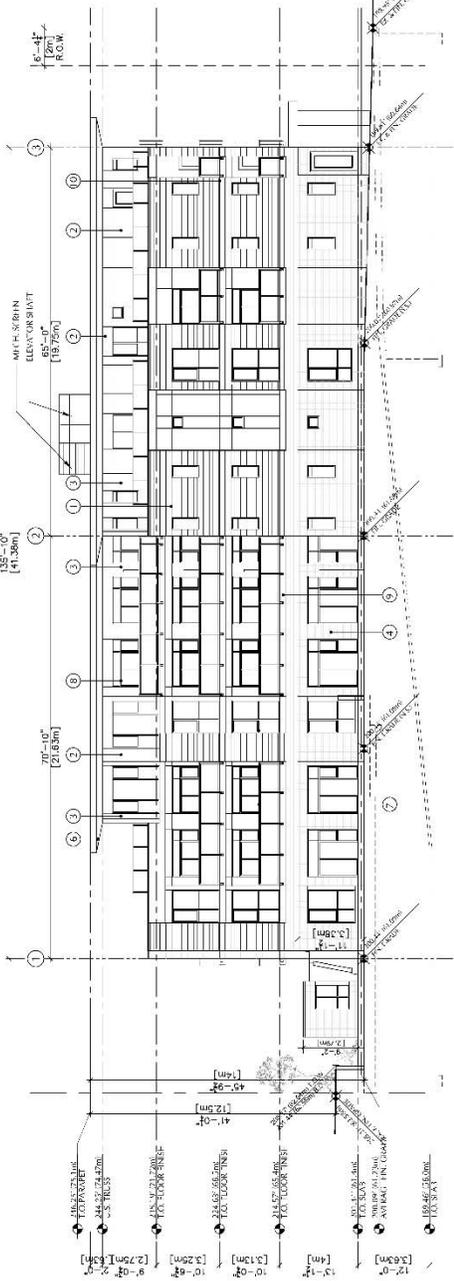


Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.
WANHOO PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
FEBRUARY 26, 2023





WEST ELEVATION



SOUTH ELEVATION

MATERIAL FINISHES LEGEND

1	WOODSTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODSTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCIA BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

DP 3.2
ELEVATIONS



Proposed Residential Development
 1453 STAYTE ROAD, WHITE ROCK, B.C.
 VANHOME PROPERTIES INC.
 ATELIER PACIFIC ARCHITECTURE INC.
 FEBRUARY 19, 2020

Stephanie Lam

Subject: FW: Fraser Voices Urges Trudeau Government to Reject the Roberts Bank Terminal 2 Project.

-----Original Message-----

From: Otto Langer <ottolanger@telus.net>

Sent: April 1, 2020 8:10 PM

To: Richmond City <Mayor and Concillors "Richmond City Council">, Surrey Mayor and Council <citymanager@surrey.ca>; Delta City Council <mayor-council@delta.ca>; Vancouver Mayor and Council <mayorandcouncil@vancouver.ca>; Burnaby Mayor and Council <clerks@burnaby.ca>; Langley Township Mayor and Council <jfroese@tol.ca>; Langley City Mayor and Council <vvandenbroek@langleycity.ca> Langley City <fcheung@langleycity.ca>; Coquitlam <mayor_council@coquitlam.ca>; Port Coquitlam Mayor and Council <admin@portcoquitlam.ca>; Port Moody Mayor and Council <council@PortMoody.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>; Metro Vancouver Board-Transportation <icentre@metrovancover.org>; New westminstewr Mayor and Council <info@newwestcity.ca>

Subject: Fraser Voices Urges Trudeau Government to Reject the Roberts Bank Terminal 2 Project.

Mayors and Councillors:

Please find attached Fraser Voices Associations Press Release urging the Trudeau Government to not approve the Roberts Bank Terminal 2 project based on the recently released CEEA Review Panel's report to ECCC Minister Jonathan Wilkinson. The report outlines countless significant negative impacts to the estuary and the life that depends upon it. However, the report is confusing in that it then outlines dozens of conditions under which the project could proceed. It recommends that technical fixes related to mitigation and compensation of habitat and monitoring could address the numerous impacts identified. In that there is no good scientific proof that such technical fixes will ever work in the middle of a highly productive and sensitive environment, Fraser Voices strongly recommends that the project be rejected.

Your support of this position would be most appreciated.

Otto E. Langer Fisheries Biologist 604 274 7655

Chair Fraser Voices Society.

For Metro Vancouver meetings on Friday, March 27, 2020

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

Greg.Valou@metrovancouver.org or Kelly.Sinoski@metrovancouver.org

Metro Vancouver Regional District

E 1.1 Metro 2040 Urban Centre and FTDA Policy Review – Final Recommendations

REFERRED

The Metro 2040 Urban Centre and FTDA Policy Review is an initiative to explore implementation challenges and areas for improvement to the regional growth framework of the regional growth strategy. The review is now complete and staff have drafted five recommendations intended to provide direction on addressing the identified challenges and improve the Urban Centre and FTDA policies that will be included in Metro 2050, the update to the regional growth strategy.

The MVRD Board referred this item back to staff.

E 2.1 Contribution Agreement – Catching the Spirit 2019 Youth Society

APPROVED

The MVRD Board approved the Contribution Agreement with the Catching the Spirit 2019 Youth Society for a three-year term commencing January 1, 2020 and ending December 31, 2022, with annual contributions of \$75,000 per year.

E 2.2 Regional Parks Naming, Renaming, and Dedications Policy Revision

APPROVED

In 2019, Metro Vancouver staff reviewed the existing Regional Parks Naming and Dedications Policy and proposed amendments to enable consideration of Indigenous place names, renaming and dual naming in regional parks. The MVRD Board approved the Regional Parks Naming, Renaming, and Dedications Policy as presented.

E 3.1 BC Utilities Commission Municipal Energy Utilities Inquiry

APPROVED

The MVRD Board will write to the British Columbia Utilities Commission concerning the Municipal Energy Utilities Inquiry, conveying its position that municipalities should continue to retain core decision making about district energy services, because local governments are well positioned to implement and regulate district energy, and municipal energy utilities occupy a unique and important role for addressing climate change.

E 4.1 Addressing the Greenhouse Gas Intensity of Buildings in the BC Building Code **APPROVED**

Buildings account for one quarter of regional GHG emissions, primarily through burning natural gas for space and water heating. The BC Energy Step Code, adopted by many jurisdictions in the region and across B.C., establishes energy efficiency targets, but does not directly address GHG emissions reductions in new construction. This will lead to many new buildings that will require significant retrofits to become carbon neutral in the future, costing building owners time and money.

The MVRD Board will write a letter to the provincial Minister of Municipal Affairs and Housing and other appropriate provincial government ministries requesting that the Province include:

- opt-in greenhouse gas intensity performance requirements for new construction in the British Columbia Building Code;
- an option to require zero emissions space heating and hot water; and
- complementary requirements in the proposed provincial “Retrofit Code” for existing buildings.

G 1.1 Regional Parkland Acquisition and Development Reserve Fund Bylaw No. 1304, 2020 **APPROVED**

The MVRD Board approved the establishment of a new statutory reserve for Regional Parks to receive, hold and provide funds for Regional Park Land Acquisition and Park Development; gave first, second, and third readings to the Regional Parkland Acquisition and Development Reserve Fund Bylaw then passed and finally adopted said bylaw.

G 2.1 MVRD Residential Indoor Wood Burning Emission Regulation Bylaw No. 1303, 2020 **APPROVED**

Wood smoke is a major source of fine particulate matter (PM2.5) emissions, including black carbon associated with climate change. Staff presented a bylaw intended to reduce the health and environmental impacts of emissions from residential indoor wood burning while responding to needs identified during a comprehensive consultation process.

The MVRD Board gave first, second and third readings to the Residential Indoor Wood Burning Emission Regulation Bylaw; then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Regional Planning Committee – March 6, 2020

Information Items:

5.3 Regional Industrial Lands Strategy - Draft and Status Update

The Regional Industrial Lands Strategy is nearing completion after two years of research and engagement work. Informed through the current and final round of stakeholder engagement, it is anticipated that the

Strategy will be finalized in spring 2020, for consideration by the Industrial Lands Strategy Task Force and the MVRD Board. The Strategy, as well as other related work, will also inform the update to the regional growth strategy that is currently underway (Metro 2050). Metro Vancouver staff are in the process of engaging with stakeholders to receive further input on the draft Strategy's proposed recommendations.

5.4 Metro 2040 Industrial and Mixed Employment Policy Review Scope of Work

To inform the update to Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy, Metro Vancouver is undertaking an Industrial and Mixed Employment Policy Review. The Policy Review, along with results from the forthcoming Regional Industrial Lands Strategy will provide key inputs into the update, and will include engagement with member municipalities and industry stakeholders to test and refine recommended policy changes to the regional growth strategy. The Committee can expect to see a report on the completed policy review by mid-2020.

5.5 Metro 2050 Q1 2020 Status Update

In April 2019, Metro Vancouver began the process of updating Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy. The amended regional growth strategy will be titled Metro 2050. The development of content for Metro 2050 is taking place through a series of policy reviews on different policy topics; progress on these is summarized below. Engagement activities are guided by the Metro Vancouver Board-approved Metro 2050 Engagement Plan and those activities that have already occurred are summarized below.

Finance and Intergovernment Committee – March 11, 2020

Delegation Summaries:

3.1 Craig Richmond, President and CEO, Vancouver Airport Authority, Anne Murray, Vice President Airline Business Development and Public Affairs, Vancouver Airport Authority, and Wayne Wright, Metro Vancouver's Appointee to the YVR Board of Directors.

Greater Vancouver Water District

E 1.1 Award of Phase C - Construction Engineering Services for the Annacis Water Supply Tunnel

WITHDRAWN

This item was withdrawn.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Water Committee – March 5, 2020

Information Items:

5.1 2019 Seymour Salmonid Society's Annual Report for Greater Vancouver Water District

The Seymour Salmonid Society is a non-profit organization that operates the Seymour River Hatchery on Greater Vancouver Water District (GVRD) lands at the base of the Seymour Falls Dam. GVRD and the Society have been partners since 1989 constructing fisheries enhancement projects, raising public awareness on water and fisheries issues and creating stewardship opportunities in the Seymour Valley. Over the years, the partnership has influenced tens of thousands of people through special events, K-12 programs, and passive visitors. The GVRD has a current three-year (2018-2020) Contribution Agreement with the Society for \$125,000 annually. The funding provides for core hatchery and education program operating expenses.

Greater Vancouver Sewerage and Drainage District

E 1.1. Direct Connections to Regional Liquid Waste Facilities Policy

APPROVED

Historically, member jurisdictions have requested direct connections to the regional sewer system to service private properties if municipal sewers were not available nearby, and Metro Vancouver assessed those requests on a case-by-case basis.

A policy was brought forward to formalize the process for direct connection requests to regional facilities, including who may apply, the criteria to do so, and ownership and maintenance responsibilities.

The GVS&DD Board approved the Direct Connections to Regional Liquid Waste Facilities Policy as presented.

G 1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 335, 2020 – Fraser Sewerage Area – PID 013-872- 303, Township of Langley

APPROVED

The GVS&DD Board gave first, second and third reading to the Greater Vancouver Sewerage and Drainage District's Sewerage and Drainage Areas Boundaries Amending Bylaw No. 335, 2020; and passed, and finally adopted the Greater Vancouver Sewerage and Drainage District's Sewerage and Drainage Areas Boundaries Amending Bylaw No. 335, 2020.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Liquid Waste Committee – March 12, 2020

Information Items:

5.2 Results for 2019 Wipe It, Green Bin It Campaign

As a region, an estimated \$2.7 million is spent every year to deal with the impacts of fats, oils and grease (FOG) in the sewer system. The 2019 Wipe It, Green Bin It campaign asked residents to put FOG in their green bins, instead of down their sinks.

Zero Waste Committee – March 13, 2020

Information Items:

5.1 Customer Service and Communication Enhancements at Metro Vancouver Solid Waste Facilities

Over the past year Metro Vancouver has expanded the number of communication tools available to customers to enhance their experience at solid waste facilities and encourage diversion. Accurate and accessible information about regional facility reuse, recycling and disposal services and programs can improve customer awareness and use of these services.

5.2 Create Memories Not Garbage – 2019 Campaign Results

The holidays are a heavy consumption season where residents fall into customs/traditions that can cause unnecessary waste. The 2019 “Create Memories, Not Garbage” campaign asked residents to try doing one thing differently to reduce their waste. Through a region-wide media promotion, residents were offered ideas to make low-waste celebrating easier.

Metro Vancouver Housing Corporation

E 1.1 Evaluation Criteria for Metro Vancouver Housing Development on Member Lands APPROVED

Metro Vancouver Housing (MVH) is actively working to build more affordable rental housing. One way is through partnerships with member jurisdictions. In February 2020, Metro Vancouver issued an Expression of Interest (EOI) for member jurisdictions to submit municipally-owned land to lease or transfer to MVH at a nominal cost.

The EOI outlines considerations for submissions including: development potential, municipal actions/incentives to support development, tenant livability, financial feasibility for MVH, and regional equity. Staff used these considerations to draft evaluation criteria and weighting to prioritize EOI submissions that best meet MVH’s objectives. The Housing Committee considered the evaluation criteria and provided direction for certain revisions.

The MVHC Board endorsed the evaluation criteria contained in the report.

Updated Zoning Amendment Bylaw and Development Permit - 1453 Stayte Road

WHITE ROCK
My City by the Sea!

April 20, 2020



Location



LUPC Resolution 2019-LU/P-045

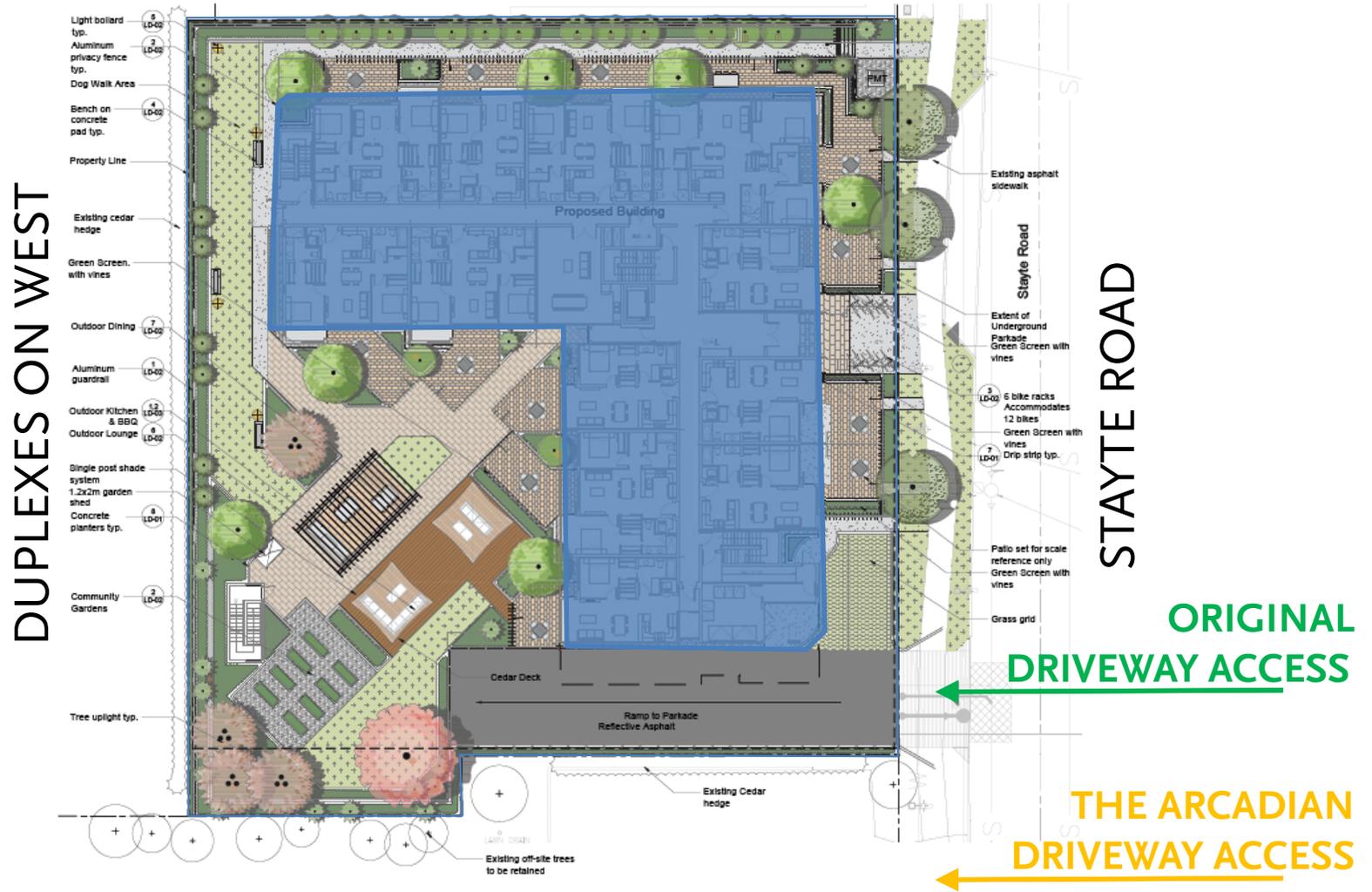
That the Land Use and Planning Committee

Directs staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for Land Use and Planning Committee consideration after the applicant provides the final drawings and Traffic Impact Study regarding the proposed driveway access location change.

Comparison of Development Statistics

Proposed Use and Density		
	Previous Proposal	Current Proposal
Number of Dwelling Units	54 units (7 three bedroom units, 23 two bedroom units, 24 one bedroom units)	49 units (8 three bedroom units, 22 two bedroom units, 19 one bedroom units)
Gross Floor Area	4,737 m ² / 51,003 ft ²	4,475 m ² / 47,854 ft ²
Floor Area Ratio (Gross)	1.49	1.41
Siting, Size, and Physical Dimensions		
Lot Coverage	45%	44%
Height (Average)	13.67 metres / 44.85 ft	13.88 metres / 45.54 feet
Height (Geodetic)	74.9 metres top of parapet and 77.53 metres top of elevator shaft (four storeys)	75.1 metres top of parapet and 76.98 metres top of elevator shaft (four storeys)
Front Lot Line (fronting Stayte Road)	6.0 metres / 19.69 feet	6.0 metres / 19.69 feet
Rear Lot Line (Western)	6.0 metres / 19.69 feet	6.8 metres / 22.31 feet
Interior Lot Line (Northern)	5.0 metres / 16.41 feet	5.0 metres / 16.41 feet
Interior Lot Line (Southern)	7.0 metres / 16.41 feet	5.25 metres / 17.00 feet
Parking and Loading Spaces		
Residential Parking Spaces	81 spaces, including: <ul style="list-style-type: none"> • 16 visitor spaces • 8 electric vehicle charging stations • 8 roughed-in electric vehicle charging stations 	80 spaces, including: <ul style="list-style-type: none"> • 17 visitor spaces • 8 electric vehicle charging stations • 8 roughed-in electric vehicle charging stations
Bicycle Parking Spaces	65 (including 11 short-term stalls)	60 (including 10 short-term stalls)
Loading Spaces	1	1

Original Site Plan

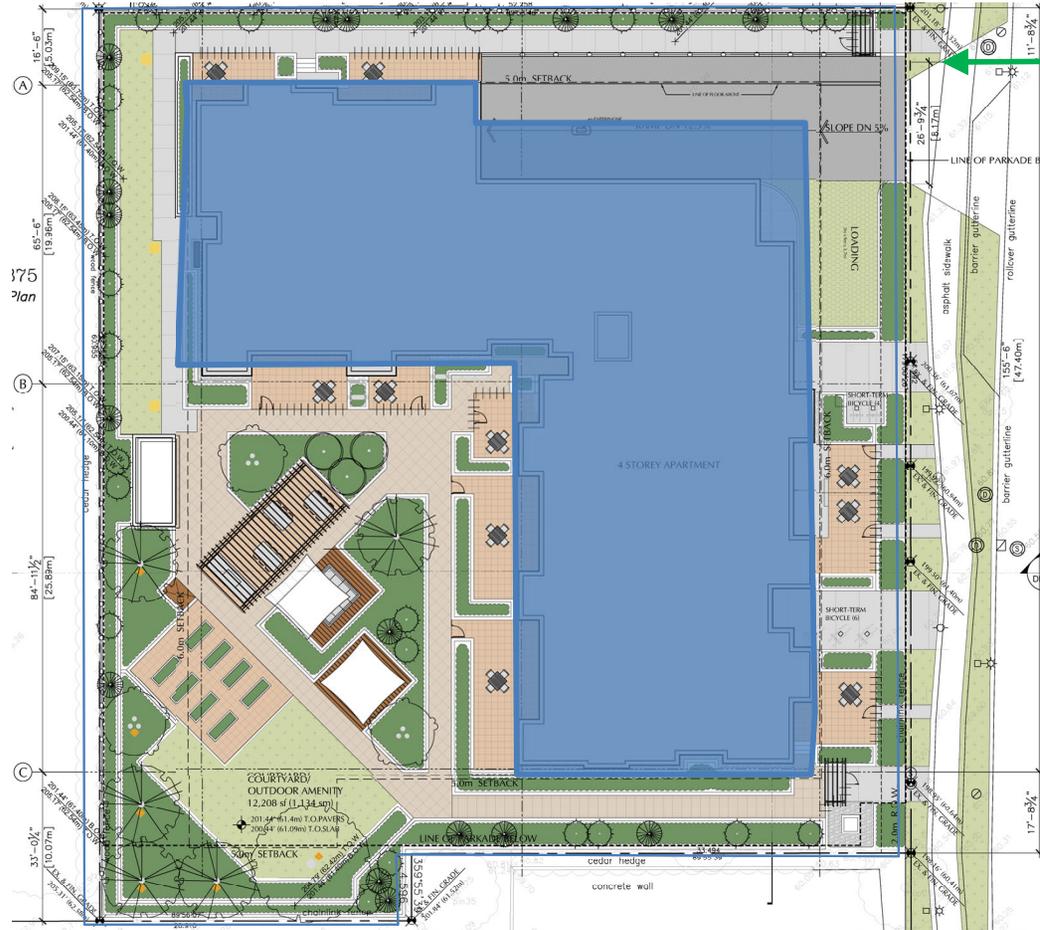


APARTMENT
(THE ARCADIAN)

Revised Site Plan

REVISED
DRIVEWAY ACCESS

DUPLEXES ON WEST



STAYTE ROAD

THE ARCADIAN
DRIVEWAY ACCESS

APARTMENT
(THE ARCADIAN)

Original South Elevation



Original South Elevation



Revised South Elevation



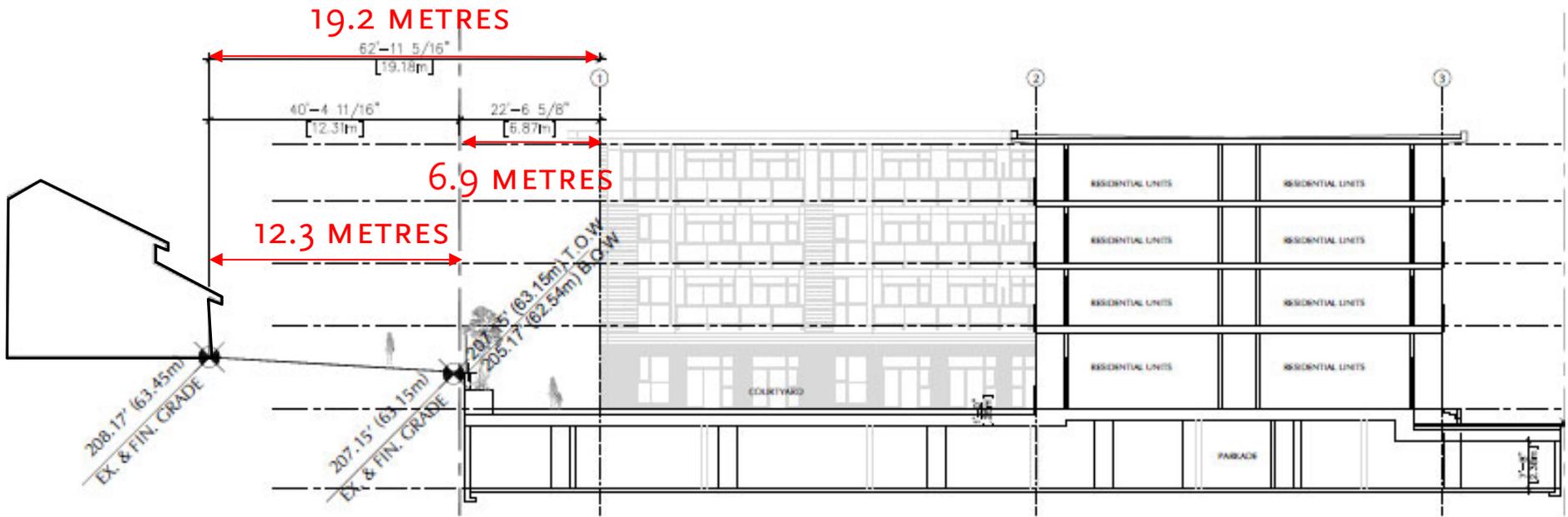
The background features several light gray, stylized waves that curve across the lower half of the image, creating a sense of movement and coastal atmosphere.

WHITE ROCK

My City by the Sea!

Original Setbacks from Adjacent Buildings

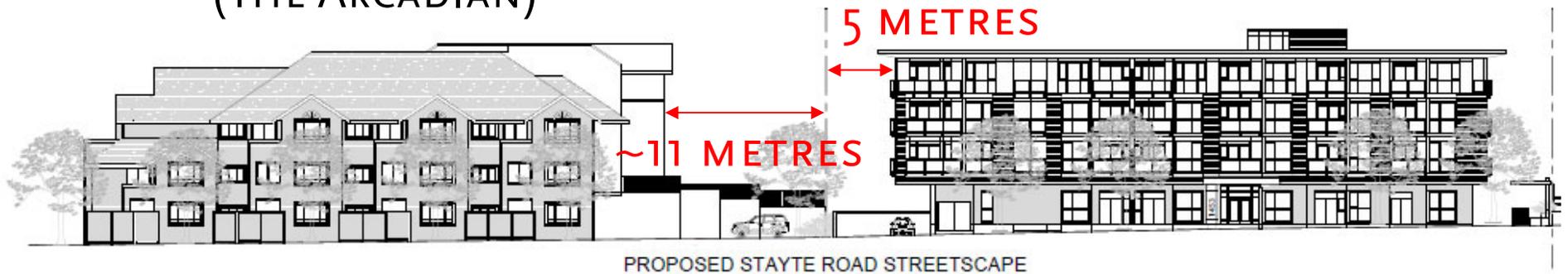
Section of building viewed from south with setbacks to duplexes on the west



Original Setbacks from Adjacent Buildings

Section of building viewed from west with setbacks to apartment on the south

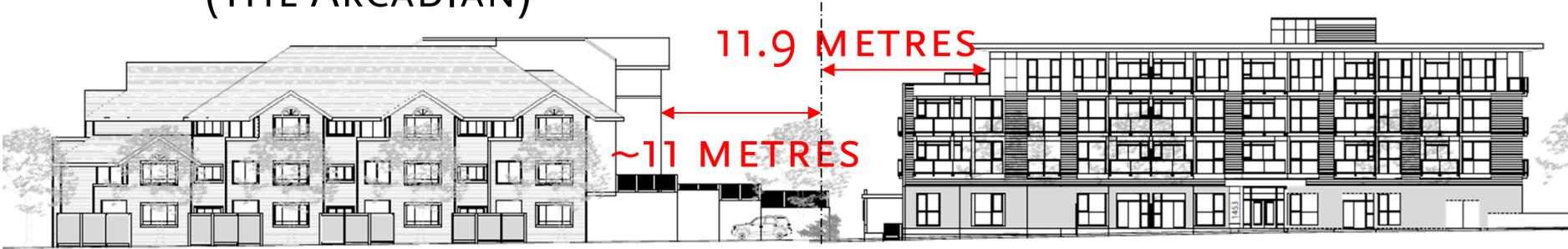
APARTMENT
(THE ARCADIAN)



Revised Setbacks from Adjacent Buildings

Section of building viewed from west with setbacks to apartment on the south

APARTMENT
(THE ARCADIAN)



PROPOSED STAYTE ROAD STREETSCAPE

Application Process

- Public Information Meeting – November 7, 2018
- Advisory Design Panel – November 20, 2018
- LUPC Report – March 11, 2019 (deferred)
- Delegation to Council – July 8, 2019
- 2nd Public Information Meeting – September 4, 2019
- LUPC Report – December 16, 2019
- Council Report – April 20, 2020 (today)