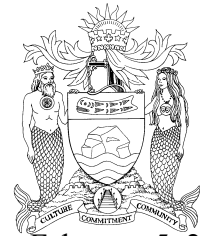


***Live Streaming/Telecast:** Please note that Public Meetings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

Corporate Administration
E-mail

(604) 541-2212
clerksoffice@whiterockcity.ca

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6
ON TABLE STARTING ON PAGE 141



February 5, 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, FEBRUARY 10, 2020** to begin at **7:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

1. **CALL MEETING TO ORDER**
2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for February 10, 2020 as circulated.

3. **ADOPTION OF MINUTES**

- a) January 27, 2020 – Regular Council
- b) January 27, 2020 – Special Regular (WildPlay)
- c) January 27, 2020 – Public Hearings/Meetings for the following:
 - Temporary Use Permit 19-012/Development Variance Permit No. 426 for 1484 Johnston Road (1478 Johnston Road)
 - Bylaw No. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320 for 15177 Thrift Avenue
 - Temporary Use Permit 19-014 for 1550 Johnston Road (1542 Johnston Road)
 - Bylaw No. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323

Page 9
Page 18
Page 20

RECOMMENDATION

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

- a) January 27, 2020 – Special Regular (WildPlay);
- b) January 27, 2020 – Public Hearings/Meetings for the following:
 - Temporary Use Permit 19-012/Development Variance Permit No. 426 for 1484 Johnston Road (1478 Johnston Road)
 - Bylaw No. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320 for 15177 Thrift Avenue
 - Temporary Use Permit 19-014 for 1550 Johnston Road (1542 Johnston Road)
 - Bylaw No. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323; and
- c) January 27, 2020 – Regular Council.

3.1. SPECIAL PRESENTATIONS

3.1a BOB BEZUBIAK, FRIENDS OF THE PIER: FUNDRAISING FOR THE PIER

B. Bezubiak to give a presentation regarding fundraising for the Pier.

4. QUESTION AND ANSWER PERIOD

Question and Answer period is an opportunity for the public to ask questions and make comments. There will be a Speaker's List available, each speaker will be given two (2) minutes and one (1) opportunity to ask a question(s) or make a comment. Question period shall be 15 minutes. Question and Answer Period is noted in the record and once the minutes are adopted, the questions and answers will be available on the [Question and Answer Period webpage](#).

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

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

6.1.1 CHRIS DANCHUK, BC ASSESSMENT

C. Danchuk, Deputy Assessor, to provide a presentation regarding BC Assessment.

6.2 CORPORATE REPORTS

6.2.1 2020 WHITE ROCK FESTIVAL OF LIGHTS

Page 29

Corporate report dated February 10, 2020 from the Director of Recreation and Culture titled "2020 White Rock Festival of Lights".

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Recreation and Culture titled "2020 White Rock Festival of Lights;" and
2. Approve the 2020 White Rock Festival of Lights as a Category C event, subject to the White Rock Festival of Lights Society securing their grant and sponsorship funding.

6.2.2 COMMERCIAL VEHICLE INSPECTION FACILITY

Page 40

Corporate report dated February 10, 2020 from the Director of Engineering and Municipal Operations titled "Commercial Vehicle Inspection Facility".

[Click here for presentation](#)

[Click here for presentation](#)

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Engineering and Municipal Operations titled “Commercial Vehicle Inspection Facility”; and
2. Direct staff to draft a letter to the Province of BC from the Mayor stating that the Mayor and Council govern the DIF facility at the Keil Street Operations Yard and that Council authorizes Garage Foreman, James Miki, to operate and have legal responsibility for the Designated Inspection Facility #P1422.

6.2.3 BC ACTIVE TRANSPORTATION NETWORK AND INFRASTRUCTURE GRANTS

APPLICATION

PAGE 42

Corporate report dated February 10, 2020 from the Director of Engineering and Municipal Operations titled “BC Active Transportation Network and Infrastructure Grants Application”.

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Engineering and Municipal Operations Department titled “BC Active Transportation Network and Infrastructure Grants Application”;
2. That Council approve grant applications to the BC Active Transportation Infrastructure Grants Program for the Integrated Transportation Master Plan, the Royal Avenue and Johnston Road Improvements project and the in-ground lighting improvements project for the pedestrian crosswalk on Johnston Road between North Bluff and Russell.

6.2.4 NEXT STEPS FOR CONSULTATION ON OFFICIAL COMMUNITY PLAN (OCP)

AMENDMENT APPLICATION – RUSSELL AVENUE / MAPLE STREET

(18-008 OCP&ZON&MJP)

PAGE 45

Corporate report dated February 10, 2020 from the Director of Planning and Development Services titled “Next Steps for Consultation on OCP Amendment Application – Russell Avenue/ Maple Street (18-008 OCP&MJP)”.

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Planning and Development Services, titled “Next Steps for Consultation on OCP Amendment Application – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”;
2. Direct staff to obtain additional public and design review input on this OCP Amendment application through a Public Information Meeting and review by the Advisory Design Panel; and
3. Consider the consultation outlined in this corporate report dated February 10, 2020, as appropriate for consultation with persons, organizations and authorities that will be affected by the proposed amendment to the Official Community Plan, pursuant to section 475 of the *Local Government Act*.

[Click here for presentation](#)

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

- | | |
|---|----------|
| - Governance and Legislation Committee – January 27, 2020 | Page 93 |
| - Marine Drive Task Force – January 21, 2020 | Page 97 |
| - Environmental Advisory Committee – January 23, 2020 | Page 105 |
| - Arts and Cultural Advisory Committee – January 28, 2020 | Page 111 |
| - Housing Advisory Committee – January 29, 2020 | Page 117 |

RECOMMENDATION

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

- Governance and Legislation Committee – January 27, 2020;
- Marine Drive Task Force – January 21, 2020;
- Environmental Advisory Committee – January 23, 2020;
- Arts and Cultural Advisory Committee- January 28, 2020; and
- Housing Advisory Committee – January 29, 2020.

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

- [Click here for presentation](#)
- The following recommendations have been brought forward from the **Marine Drive Task Force** meeting held on January 21, 2020:

WATERFRONT ENHANCEMENT STRATEGY – MAINTENANCE (BENCHES)

RECOMMENDATION #1

THAT Council direct staff investigate the feasibility of implementing extended / community tables along the Promenade on West and East Beach and appropriate sidewalk areas.

RECOMMENDATION #2

THAT Council direct:

- Staff investigate the feasibility of replacing the Expo benches with the bench design used in the refurbishing of East Beach; and
- Review ways to recycle/ reuse the Expo benches.

WATERFRONT ENHANCEMENT STRATEGY – MAINTENANCE (WASTE/RECYCLING)

RECOMMENDATION #3

THAT Council direct staff to investigate the feasibility of installing a consistent style of garbage / recycling cans along the Promenade and Marine Drive sidewalks.

WATERFRONT ENHANCEMENT STRATEGY – MAINTENANCE (COMFORT STATIONS)

RECOMMENDATION #4

THAT Council direct staff to investigate the feasibility of updating the Oxford and Balsam comfort stations with clearer signage, beautification efforts, and to upgrade current hand dryers.

WATERFRONT ENHANCEMENT STRATEGY – MAINTENANCE (LIGHTING)
RECOMMENDATION #5

THAT Council direct staff to continue with the implementation of expanding lit trees along Marine Drive and the Promenade, and investigate the feasibility of expanding to the median at East Beach.

RECOMMENDATION #6

THAT Council direct staff to investigate the feasibility of installing catenary/ suspended lighting across Marine Drive on East Beach.

WATERFRONT ENHANCEMENT STRATEGY – ENCLOSED PATIOS
RECOMMENDATION #7

THAT Council direct staff to explore how to facilitate the installation of enclosed patios along Marine Drive.

WATERFRONT ENHANCEMENT STRATEGY – ENHANCEMENT (WAYFINDING SIGNAGE)

RECOMMENDATION #8

THAT Council endorse hiring a consultant to develop a comprehensive wayfinding and information plan on the waterfront including the following parameters:

- Location of restrooms;
- The White Rock;
- The Pier;
- The White Rock Museum;
- Parkade;
- Information signage (animal and wildlife related signs);
- Connecting trails and bike routes;
- Pathway access;
- Semiahmoo First Nations Lands;
- Exits to Town Centre; and
- Bus stops.

WATERFRONT ENHANCEMENT STRATEGY – ENHANCEMENT (SFN STORYTELLING SIGNAGE IN BOTH ENGLISH AND SENCOTEN)

RECOMMENDATION #9

THAT Council initiate discussions with the Semiahmoo First Nation regarding storytelling signage.

- b) At the September 30, 2019 Council meeting, Council referred the following motion back to the **Environmental Advisory Committee** for clarification:

THAT the Environmental Advisory Committee (the Committee) recommends that Council consider bringing any changes to existing City Bylaws regarding the beach to the Committee for their consideration.

At their October 24, 2019 Committee meeting, the Environmental Advisory Committee provided the following clarification:

RECOMMENDATION #1

THAT Council receive the following statement with respect to motion 2019-EAC-12:

The Committee notes that, given the environmental implications of activities on or near the water, it considers that any bylaws or amendments thereto that have the potential to affect water quality or environmental conditions on the shore should be reviewed from an environmental perspective. The Committee stands ready to review and provide advice on any such questions Council may wish to refer to it.

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.1 BYLAWS AND PERMITS (CANNABIS RETAIL) PRESENTED CONSIDERED AT THE PUBLIC HEARINGS/MEETINGS HELD ON JANUARY 27, 2020

These Bylaws were introduced at the Public Hearing/Public meeting held on January 27, 2020 regarding cannabis retail. Council deferred consideration of third and final reading to allow for additional time for consideration of the comments and submission given in regard to the public hearings / meetings.

RECOMMENDATION #1: BYLAW 2323

Page 123

THAT Council give third and final reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323”.

***Note:** The adoption of Bylaw 2323 permits (but does not obligate) Council to approve more than one, or any, cannabis store applications.*

RECOMMENDATION #2: BYLAW 2320 – BC LIQUOR DISTRIBUTION BRANCH

THAT Council give third and final reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320”.

Page 124

8.2 PERMITS

***Note:** If Council does not adopt Bylaws 2323, the following permits could not be issued as they would not comply with the Cannabis Store separation requirements in the Zoning Bylaw.*

8.2.1 TWO APPLICATIONS FOR TEMPORARY USE PERMITS REGARDING CANNABIS RETAIL

APPLICATION #1 (1484 JOHNSTON ROAD) – A LITTLE BUD CANNABIS

a) DEVELOPMENT VARIANCE PERMIT NO. 426 AND TEMPORARY USE PERMIT 19-012, FOR 1484 JOHNSTON ROAD Page 126

This Temporary Use Permit and Development Variance Permit were the subject of Public Meetings that took place on January 27, 2020.

RECOMMENDATION #1

THAT Council **approve or deny** Development Variance Permit No. 426 for 1484 Johnston Road.

RECOMMENDATION #2

THAT Council **approve or deny** Temporary Use Permit 19-012 for 1484 Johnston Road and direct staff to forward a copy of the resolution and supporting documents (corporate reports and relevant meeting minutes) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis licence application as well as the views of the City on the general impact on the community if the application is approved.

APPLICATION #2 (1550 JOHNSTON ROAD) – CHOOM BC RETAIL HOLDINGS

8.2.2 TEMPORARY USE PERMIT 19-014 FOR 1550 JOHNSTON ROAD Page 137

This Temporary Use Permit was the subject of a Public Meeting held January 27, 2020.

RECOMMENDATION #1

THAT Council **approve or deny** Temporary Use Permit 19-014 for 1550 Johnston Road and direct staff to forward a copy of the resolution and supporting documents (corporate reports and relevant meeting minutes) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis licence application as well as the views of the City on the general impact on the community if the application is approved.

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

None

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

10.2 COUNCILLORS REPORTS

10.2.1 METRO VANCOUVER BOARD IN BRIEF

None

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.1.1 COUNCILLOR MANNING – RIDE SHARING SERVICES IN WHITE ROCK

Councillor Manning brought forward the following motion for consideration at this time:

RECOMMENDATION

THAT Council endorse the Mayor to contact Uber, Lyft, and other relative providers advising that the City of White Rock welcomes ride-sharing services in the community.

11.2 NOTICES OF MOTION

None

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

13. OTHER BUSINESS

14. CONCLUSION OF THE FEBRUARY 10, 2020 REGULAR COUNCIL MEETING

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

ABSENT: Councillor Fathers

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

Press: 1
Public: 65 (approximately)

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

2. ADOPTION OF AGENDA

2020-030 **It was MOVED and SECONDED**

THAT the Corporation of the City of White Rock Council adopts the agenda for its regular meeting scheduled for January 27 2020 as circulated.

CARRIED

3. ADOPTION OF MINUTES
a) January 13, 2020 – Regular Council

2020-031 **It was MOVED and SECONDED**

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

a) January 13, 2020 – Regular Council.

CARRIED

3.1 MEETING POSTPONED (ADJOURNED) / RECONVENED

The regular Council meeting was postponed at 7:03 p.m. in order to consider the following Public Hearings/Meetings:

- Temporary Use Permit 19-012/Development Variance Permit No. 426 for 1484 Johnston Road (1478 Johnston Road)

- Bylaw No. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320 for 15177 Thrift Avenue
- Temporary Use Permit 19-014 for 1550 Johnston Road (1542 Johnston Road)
- Bylaw No. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323

2020-032

It was MOVED and SECONDED

THAT Council:

1. Postpones the January 27, 2020 regular Council meeting at this time until the adjournment or conclusion of the following public hearings/meeting:
 - Temporary Use Permit 19-012/Development Variance Permit No. 426 for 1484 Johnston Road (1478 Johnston Road)
 - Bylaw No. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320 for 15177 Thrift Avenue
 - Temporary Use Permit 19-014 for 1550 Johnston Road (1542 Johnston Road)
 - Bylaw No. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323 for Bylaw 2317 (short-term rental / accessory vacation rental); and
2. Informs that directly following the adjournment or conclusion of the noted hearings/meeting the regular Council meeting will be reconvened at the Community Centre.

CARRIED

The Chairperson reconvened the regular Council meeting at 9:07 p.m. with all noted members of Council, with the exception of Councillor Kristjanson, who arrived back at the meeting at 9:14 p.m., and staff in attendance.

4. QUESTION AND ANSWER PERIOD

Question and Answer period is an opportunity for the public to ask questions and make comments. There will be a Speaker's List available, each speaker will be given two (2) minutes and one (1) opportunity to ask a question(s) or make a comment. Question period shall be 15 minutes. Question and Answer Period is noted in the record and once the minutes are adopted, the questions and answers will be available on the [Question and Answer Period webpage](#).

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

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- R. Tracy, White Rock, BC, had a question in regard to the large fire at five (5) corners in 2015 and her understanding that there was not enough water to fight the fire. With Council's inquiry in regard to use of possible Community Amenity Contributions (CAC's), has this issue been resolved prior to spending funds elsewhere?
Staff noted that there were a number of factors at the time of the fire but yes there has been steps taken to upgrade the system since that time. The City is in good

standing with the Fire Underwriters, since that time the City of White Rock has been given one of the highest ratings in Canada.

It was further clarified that CAC's cannot be utilized for this type of use (the City's operation of the Water System).

- K. Jones, White Rock, BC, inquired why the questions and answers he asked previously have not been placed on the City's website as of this date. Staff noted that following the minutes from the previous meeting being published the Question and Answer section of the website is updated. Questions asked at the January 13, 2020 meeting would be placed on the website this week.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

None

6.2 CORPORATE REPORTS

6.2.1 CITY HALL SEISMIC REPORT – FOLLOW UP COSTING STUDY

Corporate report dated January 27, from the Director of Engineering and Municipal Operations titled "City Hall Seismic Report – Follow-up Costing Study".

2020-033 **It was MOVED and SECONDED**

THAT Council;

1. Receives for information the corporate report dated January 27, 2020 from the Director of Engineering & Municipal Operations titled "City Hall Seismic Report – Follow Up Costing Study"; and
2. Endorses the expenditure of \$30,000 for further study and costing of items related to a seismic retrofit of City Hall.

DEFEATED

Councillors Chesney, Manning and
Trevelyan voted in the negative

Note: At the time of the vote there were five (5) members of Council present

6.2.2 **WILDPLAY ELEMENT PARKS**

Corporate report dated January 27, from the Director of Engineering and Municipal Operations titled “Wildplay Element Parks”.

2020-034 **It was MOVED and SECONDED**

THAT Council:

1. Receives for information the January 27, 2020 corporate report from the Director of Engineering and Municipal Operations titled “WildPlay Element Parks”; and
2. Directs staff to arrange a public consultation meeting to obtain feedback from the community and report back to Council with this feedback.

CARRIED

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 **STANDING AND SELECT COMMITTEE MINUTES**

- Land Use and Planning Committee – January 13, 2020
- Seniors Advisory Committee – January 7, 2020
- Water Community Advisory Panel – January 14, 2020

2020-035 **It was MOVED and SECONDED**

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

- Land Use and Planning Committee – January 13, 2020;
- a) Seniors Advisory Committee – January 7, 2020; and
 - b) Water Community Advisory Panel – January 14, 2020.

CARRIED

Councillor Kristjanson arrived at the meeting at 9:17 p.m.

7.2 **STANDING AND SELECT COMMITTEE RECOMMENDATIONS**

- a) The following recommendations have been brought forward from the **Water Community Advisory Panel** meeting held on January 14, 2020:

2020-036 **It was MOVED and SECONDED**

THAT Council endorses the following as the 2020 work plan of the Water Community Advisory Panel:

1. Consumption-based model – graduated plans, alternative fixed/consumption ratios, communication plan.
2. Emergency fire system, emergency preparedness and the City’s emergency plan.
3. Review of comparable water rates in other cities and their proposed water rate increases over the next four (4) years.
4. Proposed water rate increases in White Rock over the next four (4) years.
5. Miss-Use of the Water System.
6. General Public Communication.
7. Water Conservation Initiatives.

CARRIED

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.1 BYLAW 2324 - WHITE ROCK REVENUE ANTICIPATION BORROWING BYLAW, 2020, NO. 2324

As per section 177 of the *Community Charter*, it is recommended that Bylaw 2324 be adopted in the event that the City has to borrow funds to meet 2020 expenditures prior to the collection of property taxes. This bylaw received three (3) readings at the January 13, 2020 Regular Council meeting and is presented for consideration of final reading.

2020-037

It was MOVED and SECONDED

THAT Council gives final reading to “*White Rock Revenue Anticipation Borrowing Bylaw, 2020, No. 2324*”.

CARRIED

8.1.2 BYLAWS AND PERMITS (CANNABIS RETAIL) THAT WERE TOPICS AT THE PUBLIC HEARINGS/MEETINGS HELD EARLIER IN THE EVENING

MOTION / ITEMS DEFERRED TO THE NEXT REGULAR COUNCIL MEETING

2020-038

It was MOVED and SECONDED

THAT Council defers consideration regarding “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320*’ until the next regular Council meeting.

CARRIED

Councillor Chesney voted in the negative

2020-039

It was MOVED and SECONDED

THAT Council defers consideration regarding “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323*” until the next regular Council meeting.

CARRIED

Councillor Chesney voted in the negative

8.2 PERMITS

8.2.1 TWO APPLICATIONS REGARDING CANNABIS RETAIL

APPLICATION #1 (1484 JOHNSTON ROAD) – A LITTLE BUD CANNABIS

a) DEVELOPMENT VARIANCE PERMIT NO. 426 AND TEMPORARY USE PERMIT 19-012, FOR 1484 JOHNSTON ROAD

These Permits were the subject of Public Meetings that took place earlier in the evening.

MOTION / ITEMS DEFERRED TO THE NEXT REGULAR COUNCIL MEETING

2020-040

It was MOVED and SECONDED

THAT Council defers consideration regarding Development Variance Permit No. 426 for 1484 Johnston Road until the next regular Council meeting.

CARRIED

Councillor Chesney voted in the negative

2020-041

It was MOVED and SECONDED

THAT Council defers consideration regarding Temporary Use Permit 19-012 for 1484 Johnston Road until the next regular Council meeting.

CARRIED

Councillor Chesney voted in the negative

APPLICATION #2 (1550 JOHNSTON ROAD) – CHOOM BC RETAIL HOLDINGS

8.2.2

TEMPORARY USE PERMIT 19-014 FOR 1550 JOHNSTON ROAD

This permit was the subject of a Public Meeting held earlier in the evening.

2020-042

It was MOVED and SECONDED

THAT Council defers consideration regarding Temporary Use Permit 19-014 for 1550 Johnston Road until the next regular Council meeting.

CARRIED

Councillor Chesney voted in the negative

***Note:** It was requested that Bylaw 2323 be placed on the next regular Council agenda first / prior to the other bylaws/permits on this subject matter.*

9.

CORRESPONDENCE

9.1

CORRESPONDENCE - RECEIVED FOR INFORMATION

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

2020-043

It was MOVED and SECONDED

THAT Council receives for information the following correspondence as noted on the Council agenda:

9.1.1

Letter dated December 18, 2019 from John Jack, Chairperson, Alberni-Clayoquot Regional District requesting the Province expedite the \$10aDay Child Care Plan implementation universally and play an active role in advocating for provincial level changes, and “cc” all local government; and

9.1.2

Letter dated January 14, 2020 from L. Smith, Annual Giving Officer, Canadian Cancer Society, requesting permission to canvass the Daffodil Campaign in the City of White Rock from April 1 to April 30, 2020.

CARRIED

2020-044 **SUBSEQUENT MOTION**
It was MOVED and SECONDED

THAT Council authorizes the Canadian Cancer Society to canvass the “*Daffodil Campaign*” in the City of White Rock from April 1 to April 30, 2020.

CARRIED

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR’S REPORT

Mayor Walker noted the following events and community information:

- Jan 14, TransLink Annual New Mobility Forum
- Jan 15, Chinese New Year Celebration
- Jan 16, Friends of the Pier meeting
- Jan 17, Interview on CBC Radio Vancouver, Train Whistle Cessation
- Jan 20, City’s Community Forum, Community Amenity Contributions (CAC’s)
- Jan 21, Community Consultation, Peninsula Homeless to Housing Task Force
- Jan 22, Metro Vancouver Performance and Audit Committee
- Jan 22, Sources Community Resource Centre (discuss the Opioid Crisis)
- Jan 23, TransLink’s Joint Finance and Governance Committee
- Jan 24, Celebration of Life for Debbie Froese, Mayor Jack Froese (Twp of Langley)
- Jan 25, White Rock Whales Hockey Game
- Jan 27, White Rock Museum of Achieves exhibit “Out Living Languages: First Peoples’ Voices in BC”

10.2 COUNCILLORS REPORTS

Councillor Kristjanson noted the following events and community information:

- Jan 15, Chinese New Year Celebration
- Jan 20, City’s Community Forum, Community Amenity Contributions (CAC’s)

Councillor Trevelyan noted the following events and community information:

- Jan 20, City’s Community Forum, Community Amenity Contributions (CAC’s)
- Jan 21, Marine Drive Task Force

Councillor Manning noted the following events and community information:

- Jan 20, City's Community Forum, Community Amenity Contributions (CAC's)
- Jan 21, Community Consultation, Peninsula Homeless to Housing Task Force
- Jan 23, White Rock Museum and Achieves Board Meeting; and

Kudos were noted for the following:

- White Rock Road Crews for preparing, then clearing snow and ice;
- White Rock Fire Department for prompt response to false alarm in my building related to the snow;
- Residents of Victoria Terrace for raising money to benefit Sources;
- White Rock Elementary Grades 2 and 3 for raising \$1000 through "Kids for Koalas," benefiting Australian wildlife displaced by that country's devastating fires; and
- Councillor Chesney for his persistence in having White Rock's pier officially named "Canada's Longest Wooden Pier."

Councillor Johanson noted the following events and community information:

- Jan 20, City's Community Forum, Community Amenity Contributions (CAC's)
- Jan 27, Caucus on Climate Change Across Canada

Councillor Chesney noted the following community information:

- Reminder: Free Weekday Parking concludes February 1

10.2.1 METRO VANCOUVER BOARD IN BRIEF

None

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.1a CAO RECRUITMENT UPDATE

2020-045 **It was MOVED and SECONDED**
THAT Council:

1. Amends the contract between the City of White Rock and Waterhouse Executive Search to now include all work involved in order to conduct the Chief Administrative Officer (CAO) recruitment rather than it be limited until the shortlisting stage of the process; and
2. Endorses that an additional \$1,500 be added to the contract limit to cover the additional responsibilities.

CARRIED

Note: *Since completing the Request for Quotations process the selected applicant Waterhouse Executive Search has confirmed that they are prepared to offer any and all additional recruitment process responsibilities that Council may need to assist with to ensure a complete and successful process for the hiring of a new Chief Administrative Officer.*

January 13, 2020 Council authorized staff to award a contract for a CAO recruitment outreach service to the executive search firm Waterhouse Executive Search at a professional fee of \$18,500. This recommendation will expand the services to all aspects of the CAO recruitment at a total cost of \$20,000.

11.2 **NOTICES OF MOTION**

None

12. **RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS**

None


13. **OTHER BUSINESS**

None

14. **CONCLUSION OF THE JANUARY 27, 2020 REGULAR COUNCIL MEETING**

The Chairperson declared the meeting concluded at 9:40 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

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

ABSENT: Councillor Fathers

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

Press: 0
Public: 50 (approximately)

1. **CALL MEETING TO ORDER**
The meeting was called to order at 6:31 p.m.

2. **ADOPTION OF AGENDA**

2020-029A **It was MOVED and SECONDED**
THAT the Corporation of the City of White Rock Council adopts the agenda for its
Special Council meeting scheduled for January 27, 2020 as circulated.

CARRIED

3. **SPECIAL PRESENTATION: WILDPLAY ELEMENT PARKS**
Tom Benson, CEO, and Robert Kemp, Vice President of Development (the
Presenters), introduced a proposal and provided a PowerPoint presentation regarding a
WildPlay Element Park in the City of White Rock.

Discussion ensued following the presentation and the following comments were noted:

- These types of parks are a new industry, noting that much of their ideas are invented/developed as they move forward with each project or idea
- Council asked if it was possible to have only a zipline, and if a single element project could reduce the admission price for patrons. The Presenters noted that when it is a single element park it does not make the project viable, as it then turns into a seasonal business (whether it is single or multi-element, the staffing requirements would still be needed in order to operate the park)
- Tree health is a priority when developing the element parks, and it was noted that when constructing the infrastructure they are careful to protect the root-beds of the trees

- The existing trails along the course would be minimally impacted, adding that people will still be able to walk their routes. If there is a portion of the path that suffers from over-use, they could section the area off or divert the trail in order to protect the paths (give them a rest)
- In terms of the trees, it was noted that if approved, WildPlay would clean-up the existing trees, and if there was an issue with tree health, they would remove it
- Wildplay Elements would be responsible for the financial costs of developing and maintaining the park.

It was noted that a corporate report from the Director of Engineering and Municipal Operations regarding WildPlay Element Park's proposal would be considered later in the evening at the regular Council meeting.

4. **CONCLUSION OF THE JANUARY 27, 2020 SPECIAL COUNCIL MEETING**
The Chairperson declared the meeting concluded at 6:57 p.m.

Mayor Walker

S. Alam

Stephanie Lam
Deputy Corporate Officer

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

ABSENT: Councillor Fathers

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

Press: 1
Public: 90 (approximately)

The meeting to conduct the Public Hearing / Meeting was called to order at 7:03 p.m.

Director of Corporate Administration read a statement regarding the procedure to be followed for all Hearings/Meetings held this evening.

The Director of Planning and Development Services gave an outline of each application through a PowerPoint presentation.

PUBLIC HEARING #1

TEMPORARY USE PERMIT 19-012/DEVELOPMENT VARIANCE PERMIT NO. 426

CIVIC ADDRESS: 1484 Johnston Road (1478 Johnston Road)

The Chairperson called the Public meeting to order at 7:10 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Meeting:

Temporary Use Permit No. 19-012 proposes to authorize a cannabis store as a permitted use at the commercial unit addressed as 1484 Johnston Road (civic address of 1478 Johnston Road) for a period of three (3) years. Development Variance Permit No. 426 proposes to vary Section 4.1.3(b)(i) of the Zoning Bylaw to reduce the minimum setback in from a premises containing a cannabis store to an existing child care centre from 100 metres to 80 metres. As this public hearing/meeting relates to an application from a private store operator (A Little Bud Cannabis Ltd), this opportunity for input also serves as the public hearing for gathering the views of residents in respect of the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

The Director of Corporate Administration advised this Public Meeting had been publicized as follows:

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- 599 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Director of Corporate Administration advised that as of noon January 27, 2020 there were **ten (10)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020 with the following breakdown:

Residing in White Rock:

- Two (2) Opposed
- One (1) Comments

Not residing in White Rock:

- Three (3) Support

Undisclosed City of Residence:

- One (1) Support
- Three (3) Opposed

The Chairperson invited those in attendance to present their comments.

- K. Leishman, Surrey, BC, and L. Glambinskiene, Surrey, BC, not in support of the application, both are from the church located nearby the proposed site, noted concern that it includes a child care centre. Concerned with the proximity and the children's health and safety.
- H. Weeks, White Rock, BC, not in support of the application, noting concern with the proposed proximity of the application and the additional proposed sites for the same use in a small area radius. Stated she has a health reaction to the odour of cannabis. Suggested this use be permitted in areas that are not heavily populated. Concerned regarding health and safety of their neighbourhood.
- M. Glazier, White Rock, BC, owner of the Three Dogs Brewing nearby business, in support of the application, stated they opened their business and now a daycare is getting set to open right behind them (they could not help this, did not know it was happening but there does not appear to be a concern over that). Noted the subject applicants would not allow children in the store. Family members have used cannabis for medicinal purposes, White Rock has a large number of seniors that would be doing the same and it would be helpful to have this service opened close by.
- A. Micka, White Rock, BC, in support of the application, uses it for medicinal purposes, it is a good location to have this.
- L. Langille, White Rock, BC, in support of the application, the product is good for medicinal purposes. Stated that White Rock is a small city, having shops and small business open and running in the community is important.
- J. Holland, Chilliwack, BC, in support of the application, worked with the application to find a location, was told by staff this was an area that could work. It does require a variance, were not aware of a day-care use nearby when this was stated. Stated the applicant is from a strong entrepreneurial family who find it important to give back to the community and be sure that they are a part of the community.
- P. Gill, White Rock, BC, in support of the application.

- P. Patrela, White Rock, BC, speaking on behalf of J. Picard of White Rock, noted concerned if more than one (1) store permitted in the area that there can be problems and that this applicant was in business before the selling of cannabis was legalized.
- K. Renwick, White Rock, not in support of the variance the application requires. There should be a solid reason to allow a variance. Why would Council grant a variance for this?
- K. Jones, White Rock, BC, inquired if the City of Surrey authorizes this use in their City? Stating if Surrey has decided to not issue any permits in the South Surrey area and White Rock does this will mean that White Rock will be the place where everyone will have to come to, concerned if this is the case.
- L. Zenburger, White Rock, BC, not in support of the application, noting concern with the variance. Stated she has severe allergies, if she were to walk in public she cannot pass a store where there is smoked. Believes people with allergies should be heard at this hearing as it impacts their quality of life.
- D. Hutchinson, Surrey BC, in support of the application, family required to use cannabis for medicinal purposes, there is a need for this. Stated that people do not smoke at the stores. Further stated that the limit on distances between uses are arbitrary, the previous Council set the current limits (that now require a variance). Referenced that there is currently a liquor store by White Rock Elementary School. An example nearby of this use and any impacts can be seen with the current store on Marine Drive, which does not appear to be a problem.
- C. Davies, White Rock, BC, in support of the application, stated having the store in the open discourages criminal behaviour the application regulates the business, removing the criminal element.
- R. Tracy, White Rock, BC, not in support of the application, concerned that the application requires a variance, the applicant had an illegal store prior to this, there is a church with a day-care nearby and increased traffic it could bring to the area.

The Chairperson called for further speakers to the proposed application Temporary Use Permit 19-012 (1484 Johnston Road (1478 Johnston Road) and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for Temporary Use Permit 19-012 at 7:44 p.m.

PUBLIC HEARING #2)

**BYLAW NO. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment
(CD-16 – Cannabis Store) Bylaw, 2019, No. 2320**

CIVIC ADDRESS: 15177 Thrift Avenue

The Chairperson called the Public Hearing to order at 7:44 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Hearing:

Bylaw No. 2320 proposes to amend the existing CD-16 zone to include “cannabis store” as a permitted use, which may only be located in the first floor of Building 3 in the Miramar Village development (currently under construction), and a minimum eight (8) metres from Johnston Road. This public hearing relates to an application by the BC Liquor Distribution Branch for a government cannabis store. Bylaw No. 2320 would also amend the general regulations in the Zoning Bylaw to restrict the retail sale of cannabis accessories to allow the sale within cannabis stores but otherwise not within 500 metres of a zone that permits a cannabis store or a property where a cannabis store is authorized by a Temporary Use Permit.

The Director of Corporate Administration advised how the Public Hearing had been publicized.

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- 916 notices were mailed to owners and occupants within 100 metres of the subject properties
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Director of Corporate Administration advised that there were **Thirty Three (33)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020 with the following breakdown:

One (1) submission presenting twenty seven (27) form letters in support of “BC Cannabis Store Rezoning Application – Miramar Village”, with persons residing in various cities.

Residing in White Rock:

- Two (2) Comments
- One (1) Opposed

Undisclosed City of Residence:

- One (1) Comments
- Two (2) Opposed

The Chairperson invited those in attendance to present their comments.

- K. Satterfield, Surrey, BC, the applicant, outlined their current applications/stores across the province. Stating that social responsibility messaging is very important and noted that minors are not permitted to enter their store. They have been named as one of top employers eleven (11) years in a row. They pay living wages and ensure they have practices for odour mitigation in place for both in and around the store.

- J. Coccola, Vancouver, BC, Executive Vice President of the BC Liquor Distribution stated they bring employment opportunities to the area, pay a liveable wage and offer job security. Staff are well trained and they offer people safe jobs with benefits and pension which benefit the community.
- K. Doal, Coquitlam, BC, from the BC Government Employees Union, in support of the application, the work supports union jobs as they have higher wages, pension, benefits, predictable schedules / reasonable hours and are a healthy and safe working environment.
- D. Taft, White Rock, BC, not in support of the application, concern with the location, aware of cannabis and has seen the impact on youth. Concern with the location of the three (3) applications in a small area and the message it sends to youth, this use appears important enough to the City to have so many in a condensed area. With more availability concern that there will be more areas where the odour is predominant.
- K. MacGregor, Surrey, BC, in support of the application, although does not agree with variances being permitted to allow the use. Stated this will improve the community; this will help the health of the area, union members (staff in the store) are responsible and feels this is the safest way to offer the service.
- H. Weeks, White Rock, BC not in support of the application, stated that there is more to consider than this being an approval for a further small business / service for the community. Cannabis is a drug, it can be used for pain medication but it comes with consequences. Cannabis can adversely impact people's lives and noted further concern for her health and others that can be impacted.
- J. Martin, Vancouver, BC Director of Bosa Properties, in support of the application stated that they see there has been much due diligence given with the application as appears to be the norm for business workings for BC Liquor Distribution. Stated the use will compliment to the community including the Miramar Village development.
- K. Renwick, White Rock, BC, not in support of the application, noting concern with the variance that it requires and possibility that it could be a monopolistic situation and further concern for the small business opportunities.
- S. Smith, White Rock, BC, not in support of the application, stating that three (3) stores in the vicinity is too much. However is things were to go ahead likes the idea of a permanent place (not the temporary use permit) and has been impressed with what has been noted this application brings (good paying jobs etc.). Starting with one makes better sense.
- J. G, White Rock, BC, not in support of the application, but also pointed out that prior to the legalization there were likely odours coming from the stores as people did smoke in the store etc., things are different now. Visited the Government store in Kamloops and noted there appeared to be a lack of knowledge by staff at the store. Not in support of the Government store application, believe they have a long way to go and stated that they do not believe in changing variances for the requested location. Location should not be near children facilities.

The Chairperson called for further speakers to the proposed application Bylaw No. 2320 (15177 Thrift Avenue) and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for Bylaw No. 2320 at 8:16 p.m.

PUBLIC MEETING #3)

TEMPORARY USE PERMIT 19-014

CIVIC ADDRESS: 1550 Johnston Road (1542 Johnston Road)

The Chairperson called the Public meeting to order at 8:17 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Meeting:

Temporary Use Permit No. 19-014 proposes to authorize a cannabis store as a permitted use at the commercial unit addressed as 1550 Johnston Road (civic address of 1542 Johnston Road) for a period of three (3) years. As this public hearing/meeting relates to an application from a private store operator (Choom BC Retail Holdings), this opportunity for input also serves as the public hearing for gathering the views of residents in respect of the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

The Director of Corporate Administration advised how the Public Meeting had been publicized.

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- 566 notices were mailed to owners and occupants within 100 metres of the subject properties
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Director of Corporate Administration advised that there were **Four (4)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020.

Residing in White Rock:

- One (1) Comments

Undisclosed City of Residence:

- One (1) Comments
- Two (2) Opposed
-

The Chairperson invited those in attendance to present their comments.

- S. Bruce-Hayes, Vancouver, BC, Applicant, gave an overview of their application and their operation noting they had retail and pharmaceutical backgrounds. Believe the area for this is a good fit, their stores are clean and modern looking and this location offers a lot of parking. Stated that compliance is important to the organization and noted they are highly regulated by the government and their shareholders, there is no margin for error. Offers jobs in the community with pay being at living wage, they plan to give back 1% of their gross earnings to the City and donating to the WR Firefighters Association.
- H. Weeks, White Rock, BC, not in support of the application noting this was a temporary use permit so it does not necessarily provide long term jobs.
- T. Fluet, Surrey, BC, in support of the application, stating that the jobs provided by the BC Liquor Distribution are likely to be part time hours. Stated this applicant will be hiring full time at the living wage and paying benefits.

January 27, 2020

- D. Bogart, Surrey, BC, in support of the application, stating the applicant is responsible and does not require a variance for the use in their proposed location, they have nice stores and will have a positive presence.
- C. Gillon, Vancouver, BC, Applicant, gave an overview of their application and noted they value: being a good corporate citizen (proven track record, give back to the community, play by the rules, not asking for a variance), being a great place to work (offer living wage, full time jobs, benefits program, advancement and diversity). And stated they are accountable to their staff, customers and shareholders and ensure a safe environment.
- R. Tracy, White Rock, BC, not against the company but not in support of the location, noted concern with the park behind the store and that there is a residential building across from it. Concern also noted with possible additional traffic and for those living on George Street across from the parking lot.
- J. Holland, Chilliwack, BC, in support of the application, stated that the only option available for this by the applicant that the City offers is a temporary use permit. The applicant has a commitment, to make this work they want to be a small business in White Rock.
- R. Falls, White Rock BC, in support of the application, stating they are publicly traded and accountable for what they do.
- K. Jones, White Rock, BC, not in support of the application, noting concern that the store front will be on a main street for the community, due to the use storefronts will not to show visibility into the store and is concerned as to what will that look like on the main street and the impression it gives (will not give life to the main street of the Town Centre).
- D. Hutchinson, Surrey, BC, in support of the application.
- L. Burger, White Rock, BC, not in support of the application, noted concern if someone were walking their child through White Rock, past the location that children could be impacted by the smoke (brain development can be impacted) and concern noted with the odour.
- D. Prees, White Rock, BC, not in support of the application, stating that the government has not done enough research on this prior to legalization, stated that they'd be in agreement with one (1) store. In favour of small business but not with someone who had a business of this type illegally.
- C. Davies, White Rock, BC, in support of the application, in favour of this applicant and this small business and the full time work they are offering.
- R. Tracy, White Rock, BC not in support of the application, stating that it takes away from her the holistic business that are in her area and her ability to attend them.
- L. Varko, White Rock, BC, not in support of the application, seen impacts for cannabis use and not in agreement with this use.

The Chairperson called for further speakers to the proposed application Temporary Use Permit 19-014 (1550 Johnston Road (1542 Johnston Road) and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Meeting for Temporary Use Permit 19-014 at 8:54 p.m.

PUBLIC HEARING #4)

**BYLAW NO. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment
(Cannabis Store Separations) Bylaw, 2020, No. 2323**

The Chairperson called the Public Hearing to order at 8:55 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Hearing.

Bylaw No. 2323 proposes to replace the existing minimum 1000 metre separation distance between cannabis stores, which effectively limits the number of cannabis stores to one (1), with a maximum number of three (3) cannabis stores in the Town Centre area (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street). The adoption of Bylaw No. 2323 would not be required if only one (1), or no, cannabis stores are approved.

The Director of Corporate Administration advised how the Public Hearing had been publicized.

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

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

The Director of Corporate Administration advised that there were **Six (6)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020.

Residing in White Rock:

- Two (2) Opposed
- One (1) Comments

Undisclosed City of Residence:

- One (1) Comments
- Two (2) Opposed

The Chairperson invited those in attendance to present their comments.

- H. Weeks, White Rock, BC, not in support of the bylaw, stated the community is made up of individuals who are impacted by this use and what is around them, is disappointed to hear about the applications noting concern with her health. Stated that the community is about who we are as individuals and each have a right to good health, clean air and piece of mind and that the proposed shops selling cannabis in this neighbourhood will take that away from her.
- P. Petrala, White Rock, BC, stated that having three (3) locations in the proposed area is excessive.
- D. Johnson, White Rock, BC, not in support of the bylaw, three (3) stores with this service would be too close (you can walk to all three (3) as they are within a 250 metre proximity of each other).
- K. Jones, White Rock, BC, not in support of the bylaw, one (1) in the city is sufficient, stated that the government application is the best choice.

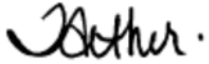
- R. Tracy, White Rock, BC not in support of the bylaw, would like to see no cannabis stores in the Town Centre area.
- L. Burger, White Rock, BC, not in support of the bylaw, stating more than one (1) store selling cannabis in the area could be a disaster.
- J. Pozar, White Rock, BC, in support of the bylaw, asking if the City limits the number of stores that carry cigarettes? Stating no this is not limited so why limit this service. Stated her children would not think of the number of cannabis stores relates to it being a good thing for you to do.
- L. Glambinskiene, Surrey, BC, not in support of the bylaw, not in agreement with too many stores of this type in this small of an area. Concern with the children in the area and possible impact.
- S. Crozier, White Rock, BC, stated it has been noted this evening that some of the applicants have obligations to their shareholders; profits are an important element in this case.

The Chairperson called for further speakers to the proposed *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323* and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323* at 9:07 p.m.

The Meeting to conduct the Public Hearing / Meeting was concluded at 9:07 p.m., it was noted that the regular Council meeting would be reconvened shortly.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 10, 2020
TO: Mayor and Council
FROM: Eric Stepura, Director of Recreation and Culture
SUBJECT: 2020 White Rock Festival of Lights

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Recreation and Culture titled 2020 “White Rock Festival of Lights;” and
 2. Approve the 2020 White Rock Festival of Lights as a Category C event, subject to the White Rock Festival of Lights Society securing their grant and sponsorship funding.
-

INTRODUCTION

At the December 02, 2019 Regular Council Meeting, Council received a corporate report from staff titled Special Events for 2020. Following discussion, Council approved the following motion regarding the proposed 2020 White Rock Festival of Lights:

“THAT Council defers consideration of the White Rock Festival of Lights event approval for 2020 until the initial event is completed that will commence in 2019 with the request that a corporate report come forward with a summary of the event results to be considered as part of the approval for 2020.”

This corporate report is in response to this Council referral.

PAST PRACTICE / POLICY / LEGISLATION

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

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

It has been past practice that each year at this time, Council has been notified of all upcoming significant community special events, and has been asked to consider and either approve or deny any new or revised events as per a review and recommendations by City staff.

ANALYSIS

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

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

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

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

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

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

Review of 2019 White Rock Festival of Lights (WRFL)

The 2019 WRFL was held at Memorial Park in the evenings of December 07, 2019 to January 05, 2020. The White Rock Festival of Lights Society (the Society) organized and hosted the event, with support from volunteers, sponsors, local businesses and the City of White Rock.

City support for the 2019 WRFL was as follows:

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

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

- estimated visitor attendance of 40,000 people over the festival’s 29 days.
- 10 local schools participated in making the lantern light decorations for the Magical Meadow
- Revenues (total of \$40,000) generated by the Society for the event included:
 - \$16,000 from the sale of 65 live Christmas trees sold to residents and local businesses

- \$24,000 in corporate sponsorship cash donations
- An estimated \$20,000 value for services-in-kind provided by the following local businesses:
 - Crescent Electric
 - White Rock BIA (tree and sea horse lights)
 - Canadian Tire
 - Murray Hyundai
 - Buchanan Printing
 - Flynn West Solutions
 - Canadian Landscape Services
 - Schill Insurance; and others
- Expenditures for the 2019 WRFL are estimated at \$37,000, which leaves a surplus of about \$3,000 that will be used towards staging the event again in 2020.
- Feedback gathered from waterfront businesses (by WRFL Society members) indicates that West Beach businesses experienced increased sales as a result of the 2019 WRFL, and strong support for a WRFL in 2020.
- Improved visual appearance of Memorial Park due to the added festival lighting.

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

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

City Parking Services:

There was a 20% increase in waterfront parking hours purchased during the 2019 WRFL event weekends compared to the same approximate weekends in the previous two (2) years. While it is difficult to know how much of this increase was due construction being completed or visitors viewing the unusually large schools of anchovies, seals and sea lions, it is believed that the WRFL event contributed to a portion of the increase.

Suggested improvements for the 2020 WRFL, should Council agree to support it in 2020 are:

- Begin event planning earlier
- Start sponsorship recruitment earlier
- Society should attempt to build a positive working relationship with the BIA and the South Surrey/White Rock Chamber of Commerce to benefit from their well established event marketing channels

Review of 2020 White Rock Festival of Lights Proposal

Appendix B is the event application for the 2020 WRFL. The Society is asking to extend the length of the festival from 29 days in 2019, to 58 days in 2020.

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

- more directors to help organize the event
- more volunteers
- paid staff
- additional light features from the white rock to Oxford Avenue.
- increase its operating budget from \$40,000 in 2019 to \$100,000 in 2020.

The Society's event budget for 2020 includes \$10,000 in-kind services and grant support from the City of White Rock. Currently, there is no operating budget funding assigned to the WRFL in the City's 2020-2024 Financial Plan.

If approved by Council as a Category C events, the City's support would include:

- advice and assistance from staff with basic operations and logistical planning
- services such as public safety considerations,
- provision of access to facilities, property and/or equipment such as tents, stage, barricades, parking lots, community centres, road use, and parking spaces etc.

To have a successful event in 2020, the Society should plan to recruit more volunteers to assist with setup and takedown, and plan for less reliance on City funding, staff and services.

Recommendation: Approve the White Rock Festival of Lights as a "Category C" event – City as a Supporter, subject to the Society successfully achieving their grant and corporate sponsorship budget targets.

BUDGET IMPLICATIONS

The Society would qualify for a standard grant from the City of up to \$2,000, subject to the Grants-In-Aid review process. The deadline for application is February 01, 2020. The Society has been notified of the grant-in-aid application process and deadline.

If approved, the City would provide the same level of in-kind services for the WRFL as for other Category C community festivals and events, which is provided for in City operating budgets.

OPTIONS

1. Approve the 2020 White Rock Festival of Lights as a Category C event, subject to the White Rock Festival of Lights Society securing their grant and sponsorship funding; or
2. Not approve the 2020 White Rock Festival of Lights as a Category C event.

Staff recommend Option 1, which is reflected in the recommendations of this corporate report.

CLIMATE CHANGE IMPLICATIONS

There are no direct implications for the City's greenhouse gas emissions or resiliency to climate change impacts foreseen as a result of this event

CONCLUSION

The White Rock Festival of Lights Society organized and hosted a 29 day event at Memorial Park with support from volunteers, sponsors, local businesses and the City of White Rock. The Society has applied to the City to host the festival at the White Rock waterfront again from November 13, 2020 to January 09, 2021.

Staff have evaluated the 2019 WRFL, and were pleased with the success of this first time event and the benefits it had on waterfront businesses and City parking revenues. Staff therefore recommend, that Council approve the 2020 White Rock Festival of Lights as a Category C event, subject to the White Rock Festival of Lights Society securing their grant and sponsorship funding.

Respectfully submitted,



Eric Stepura
Director of 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 - Special Event Policy #710
Appendix B - WRFL 2020 Event Application Proposal

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:

Table of Contents

1. INTRODUCTION 1

2. DEFINITIONS..... 2

3. COMMUNITY SPECIAL EVENTS APPLICATION PROCESS..... 3

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

5. FUNDING..... 4

6. RATIONALE..... 4

1. INTRODUCTION

Purpose

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

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

community building;

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

Principles

The Policy ensures that community special events are:

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

2. DEFINITIONS

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

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

Category A - City Produced Events

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

Category B – City as a Producing Partner

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

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

Category C – City as a Supporter

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

3. COMMUNITY SPECIAL EVENTS APPLICATION PROCESS

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

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

Community Special Event Applicants must:

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

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

Timelines for Special Event Approvals

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

September 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.

White Rock Festival of Lights – 2020 – Revised Application – January 13, 2020

The White Rock Festival of Lights Society is seeking approval from the City of White Rock to collaborate in staging a Category C event on the White Rock Waterfront from November 13, 2020 to January 09, 2021.

The White Rock Festival of Lights (WRFL) shoulder and winter season event will again feature a magical display of holiday lights on the waterfront. The main entrance for the event in 2020 is proposed to be located at the foot of Vidal Street, extending to the Museum Plaza, Memorial Park Plaza, then onto the Promenade with a brightly lit pathway to the “White Rock” along with access to the White Rock Pier. If fund raising efforts are successful, the event will be extended to East Beach (Finlay Street) and then to West Beach (Oxford or Bay Street Park).

The Society intends to explore collaboration with the following organizations to see if expanding the scope of the event further that what is proposed above is feasible. Discussions are anticipated to be held with the Cloverdale Business Improvement Association regarding their annual Christmas Truck Parade; the White Rock BIA to expand lighting features to Five Corners and Uptown; the White Rock Museum to expand the Craft Market; the White Rock PACA group to further review entertainment options.

The White Rock Festival of Lights inaugural event from December 7, 2019 to January 5, 2020 attracted more than 40,000 visitors between the hours of 4:30 p.m. and 10:00 p.m. The visitor estimates were provided by the “lightkeepers” and the security guards who took a visual count every 30 minutes when the lights were turned on. The security guards are trained in providing crowd counts and the counts were verified by at least two people each time. The busiest days were Christmas day and New Years Day

The total revenue for the event \$40,000 with an estimated additional \$20,000 allocated to in-kind services. Our estimate for The City of White Rock in-kind service contribution was \$5,000, making the City contribution a total of \$10,000 dollars.

The Society sold 65 living Christmas trees for a total of \$16,000 The Society raised \$24,000 in cash donations.

The projected cash cost of the event is \$37,000 leaving a minimum contributed surplus of \$3,000 toward the WRFL 2020 event.

The Society has received a significant amount of positive feedback for the WRFL event from the following interactions:

Many of the Marine Drive businesses especially from Vidal to Foster street have advised that their business improved significantly from last year with Jan’s on the Beach noting that this December was their best ever since they opened in 2012. (I will add more details later today or tomorrow)

I will also provide statistics on the WRFL website, instagram an facebook sites. We know that we generated significant interest at the community level because of the number of photos that we saw posted of the event.

Lastly, we did surveys of visitors and completed over 120 of them between December 8 and December 20. The surveys were completed by volunteers from a local high school and were based on a series of questions that were designed by the WRFL team. The Society was not able to retain the services of the survey takers/lightkeepers, after December 20 due to scheduling and budget concerns but we continued to receive similar feedback to the first 12 days of the festival throughout the event. There were a considerable number of suggestions and ideas provided through the surveys.

What we learned from the WRFL 2019 event:

One of the most significant highlights of the event was the Magical Meadow of lights and lanterns. The participation of 10 elementary schools in creating and painting the lanterns added a community involvement dimension that was very well received by the visitors.

The donation of the 30-foot aluminum tree and the 10 Sea Horses was also a significant component of the impact of the event.

The City of White Rock can pull together to create a novel and exciting event that meets the stated strategic goals of the community within a short period of time.

Events that continue for weeks rather than days have greater potential for corporate sponsorship.

The "event planning" model and by-laws of the City of White Rock could be reviewed to take into consideration the scope of a season long event.

Event planning and setup needs to operate more smoothly, since we had no "example" to work from estimating setup requirements was challenging and resulted in inefficiencies that will be more effectively addressed in 2020.

Greater collaboration between the various organizations in the community will result in a much more high-profile event in the future and one that will continue to generate economic benefits for the entire community.

Conclusions:

It is anticipated that with an extended event that includes a festival of lights launch coordinated with Diwali on November 13, 2020 the WRFL 2020 will attract over 100,000 visitors.

The White Rock Festival of Lights Society has already expanded its board and anticipates increasing the board size to 11 to 13 directors by the end of February. We have already been approached by corporate sponsors who want to make sure they are part of the event in 2020. Approval of the event for 2020 in January is very important to the long-term viability of the event and effective event planning.

Revised Financial Plan and Budget

The estimated cost of operating the 2020 White Rock Festival of Lights is \$100,000 (not including the East Beach and West Beach extensions). These costs will be funded through a combination of government grants, corporate sponsorship and various fund-raising activities.

Revised WRFL 2020 Budget:

Revenues:	
• Federal and Provincial Funding grants	\$30,000
• Corporate and/or private sponsorship cash	\$20,000
• "Live" Tree and other fundraisers	\$20,000
Total Cash Required	\$70,000
• Corporate sponsorship services in-kind	\$20,000
• City of White in-kind services	\$10,000
Total In-Kind Services	\$30,000
Revenue Total	\$100,000
Expenditures:	
• Design, installation and removal of lighting and fixtures	\$40,000
• Event Coordination, Security and Administration	\$20,000
• Event staff and volunteer expenses	\$10,000
• Parking fees (based on 2019 rates)	\$ 5,000
• Contracted services (i.e. electricians, first aid, traffic control etc.)	\$15,000
• Marketing	\$10,000
Expenditure Total	\$100,000
Net Profit/Loss	\$0.00

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 10, 2020
TO: Mayor and Council
FROM: Jim Gordon P.Eng., Director of Engineering and Municipal Operations
SUBJECT: Commercial Vehicle Inspection Facility

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Engineering and Municipal Operations titled “Commercial Vehicle Inspection Facility”; and
 2. Direct staff to draft a letter to the Province of BC from the Mayor stating that the Mayor and Council govern the DIF facility at the Keil Street Operations Yard and that Council authorizes Garage Foreman, James Miki, to operate and have legal responsibility for the Designated Inspection Facility #P1422.
-

INTRODUCTION

All commercial vehicles in BC with a licensed gross vehicle weight greater than 8200 kg are required under the Motor Vehicle Act to have either semi-annual or annual vehicle inspections. These vehicle inspections must be performed by trade qualified mechanics that are authorized through the Commercial Vehicle Safety and Enforcement (CVSE) program as Authorized Inspectors.

The City has a Designated Inspection Facility (DIF) at the Keil Street Operations Yard where two trades qualified City staff mechanics annually inspect over 20 designated commercial vehicles in the City fleet. This report addresses requirements for renewal of the permit for the DIF at the Keil Street Operations Yard.

PAST PRACTICE / POLICY / LEGISLATION

The Motor Vehicle Act regulations govern commercial vehicle inspections and DIFs. Although not a requirement in the past, the Province is requiring that there be a “declaration of responsibility” for operation of the City DIF to the Garage Foreman and that this be included as part of the DIF renewal application.

ANALYSIS

The DIF at the Keil Street Operations Yard is governed by City Council. The Province is requesting a letter from Mayor and Council providing a “declaration of responsibility” for operation of the City DIF to the Garage Foreman.

BUDGET IMPLICATIONS

As a certified facility, the City's commercial vehicle fleet is inspected by the City's Garage staff once per year. If the City does not maintain DIF designation, the commercial fleet would have to be inspected every 6 months by an outside source. Having the ability to inspect internally means less expense to the City and zero downtime of our commercial fleet including Fire vehicles.

There will be no budget implications if Mayor and Council decide to approve the document and authorize the Garage Foreman to be responsible. If the DIF designation is not maintained, there would be the additional cost of vehicles inspections.

CLIMATE CHANGE IMPLICATIONS

Green-house gas emissions will increase if the City is required to deliver over 20 commercial vehicles to an external DIF twice a year. The nearest CVIF is located in Port Kells, Surrey.

OPTIONS

Staff recommend "declaration of responsibility" for the operation of the Garage Facility to the Garage Foreman.

CONCLUSION

The ability to retain the DIF has overall benefits to the City such as;

- annual on-site inspections vs. offsite inspections twice a year
- less fuel is used when vehicles are inspected on-site
- less staff time and better service
- no service interruptions for the City's fleet including the Fire Department and Solid Waste vehicles

It is recommended the Mayor be authorized to send a letter to the Province of BC, on behalf of Mayor and Council, stating that the Council governs the DIF facility at the Keil Street Operations Yard and they authorize Garage Foreman, James Miki, to operate and have legal responsibility for the Designated Inspection Facility #P1422.

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
CORPORATE REPORT



DATE: February 10, 2020
TO: Mayor and Council
FROM: Jim Gordon, P.Eng., Director of Engineering & Municipal Operations
SUBJECT: BC Active Transportation Network and Infrastructure Grants Application

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Engineering and Municipal Operations Department titled “BC Active Transportation Network and Infrastructure Grants Application”;
 2. That Council approve grant applications to the BC Active Transportation Infrastructure Grants Program for the Integrated Transportation Master Plan, the Royal Avenue and Johnston Road Improvements project and the in-ground lighting improvements project for the pedestrian crosswalk on Johnston Road between North Bluff and Russell.
-

INTRODUCTION

The BC Active Transportation Infrastructure Grants Program (BCATIGP) provides guidance and a cost-sharing program for BC communities to make it easier and safer for people to walk, ride or roll using active transportation modes.

The BCATIGP encourages a people movement strategy for cleaner, more active transportation - part of the province’s plan to reduce carbon pollution and build a better future for all British Columbians.

PAST PRACTICE / POLICY / LEGISLATION

As per Finance Policy 324: Grant Applications/Infrastructure and Operational, Council approval is required in order to enter a funding agreement with the Province. The BCATIGP application will require one Council resolution indicating each project.

ANALYSIS

The City has three projects that align with the BCATIGP visions to keep people moving and reduce carbon emissions. Projects with pedestrian safety in mind will encourage people of all ages and abilities to walk. The incentive is to keep people moving and take transit for cleaner, more active transportation.

It is proposed the City submit applications for one BC Active Transportation Network Planning Grant and two BC Active Transportation Infrastructure Grants.

BC Active Transportation Network Planning Grant

Integrated Transportation Master Plan

A consultant has been engaged to use community input and traffic data together with technical analysis to develop an ITMP for Council approval. The ITMP is intended to integrate Water, Sanitary Sewer, Storm Sewer and Parks Master Plans with the evolving OCP and transportation needs for the City to provide a long-term roadmap for transportation. Integration with the Translink Municipal Road Network and our Semiamhoo and Surrey neighbours is a key part of the plan. For this grant, the province will consider contributions to a maximum of 50%, or \$50,000 whichever is less.

BC Active Infrastructure Transportation Grants

Royal Avenue and Johnston Road Improvements

A project for the construction of sidewalks, curbs and paving along Royal Avenue and Johnston Road is currently out to tender and scheduled for completion before the summer season. The sidewalks and improved pavement will provide opportunities for active transportation. For this grant, the province could cost-share up to 60% or \$213,000.00

Johnston Road Flashing Pedestrian Crosswalk Lights

A project is under development for in-ground flashing pedestrian crosswalk lights for the pedestrian crosswalk located on Johnston Road between North Bluff and Russell. This project will enhance the safety of pedestrians choosing to walk and cross Johnston Road. The cost of the project is estimated to be approximately \$47,000. For this grant, the province could cost-share up to 60% or \$28,200. Provincial grant contributions are determined by the type and size of community applying for a grant to a maximum of \$500,000 per project.

BUDGET

These projects are included in the 2020-2024 Financial Plan; however, the budget in the Draft Financial Plan for the Royal and Johnston Improvements needs to be adjusted to \$500,000 to include developer contributions. Grant funding will reduce the City contributions for these projects.

Project	Estimated Cost	City Contribution	Grant Application
ITMP	\$130,000	\$80,000	\$50,000
Royal & Johnston Improvements	\$500,000	\$355,000	\$213,000
Pedestrian Crosswalk Lights	\$47,000	\$18,800	\$28,200

CLIMATE CHANGE CONSIDERATIONS

Active Transportation has direct environmental and climate change benefits as these modes of transportation do not emit greenhouse gases that contribute to climate change.

CONCLUSION

It is recommended that Council approve the three grant applications to the BCATIGP for the Integrated Transportation Master Plan, the Royal Avenue and Johnston Road Improvement project and in-ground lighting improvements for the pedestrian crosswalk at the mid-block of Johnston Road.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jim Gordon".

Jim Gordon
Director, Engineering and Municipal Operations Department

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Dan Bottrill".

Dan Bottrill
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 10, 2020

TO: Mayor and Council

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Next Steps for Consultation on OCP Amendment Application – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 10, 2020 from the Director of Planning and Development Services, titled “Next Steps for Consultation on OCP Amendment Application – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP);”
 2. Direct staff to obtain additional public and design review input on this OCP Amendment application through a Public Information Meeting and review by the Advisory Design Panel; and
 3. Consider the consultation outlined in this corporate report dated February 10, 2020, as appropriate for consultation with persons, organizations and authorities that will be affected by the proposed amendment to the Official Community Plan, pursuant to section 475 of the *Local Government Act*.
-

INTRODUCTION

On May 27, 2019, the Land Use and Planning Committee (LUPC) received a corporate report regarding an Official Community Plan (OCP) amendment to increase the maximum height of a proposed development on Russell Avenue and Maple Street from three (3) storeys to five (5) storeys, as well as to allow an apartment form of residential use instead of a ground-oriented townhouse form. Staff’s recommendation in the corporate report, which was endorsed by Council, was to “defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.” The May 27, 2019 corporate report is attached as Appendix A.

Phase 1 Public Engagement for the OCP Review included an online community survey (available between May 2019 and July 2019) with opportunities for input on building heights in the ‘East’ White Rock area, as well as a public open house on June 25, 2019. The open house presented the public with display panels offering specific information on this OCP amendment application. The panels were used to acquire feedback on what participant’s believe to be the appropriate scale of buildings in the context of the proposed development and the previously approved 13-storey Altus building on the same block. A ‘dot democracy’ exercise was used to enable participants to vote on varying building heights for the project. A corporate report

summarizing the feedback received through Phase 1 of the OCP review was received by the LUPC on November 4, 2019.

The results of the public consultation, and noted “dot democracy” exercise, as it relates to this OCP amendment did not, in the opinion of staff, yield any conclusive direction regarding the building height that would be generally acceptable to the public. There were 31 individuals who signed in at the public open house and 58 dots placed on the display boards suggesting some individuals may have placed more than one dot on a single building height option. This may have accordingly skewed the results of the exercise. It is noted that Phase 1 of the OCP Review, and in particular the public consultation event, was intended to solicit broad feedback on key components of the Plan, one of which involved a dialogue around building heights. Feedback relating to this specific OCP amendment was, in the context of the broader public engagement undertaken, limited.

In order to obtain a more in-depth understanding of the community’s response to this application, which includes concurrent applications for a Zoning Amendment and Major Development Permit, staff recommend that Council allow the file to proceed to a Public Information Meeting. The meeting itself would be scheduled after the posting of “Development Notification Signs” on the property. Notice of the meeting will be provided to the public through newspaper advertisements in the Peace Arch News. Further, direct notice to residents and property owners within 100 metres of the subject lands will be provided notification by letter mail. The hosting of a Public Information Meeting and the opportunity to receive written feedback will allow for a more focused review of the proposal and potential areas of public interest or concern. Following the Public Information Meeting, the applicant may consider making revisions based on the public input, and then an Advisory Design Panel meeting would be held to review the proposal.

PAST PRACTICE / POLICY / LEGISLATION

Previous Corporate Report

A corporate report regarding this application, including details of the proposal and design drawings, was received by the Land Use and Planning Committee on May 27, 2019.

Following the Committee’s consideration of the corporate report, on June 10, 2019 Council passed the following resolution:

THAT Council defers Official Community Plan (OCP) Amendment application (18-008 OCP & ZON & MJP) until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by the Land Use and Planning Committee. [2019-235]

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out future land use, density, height and other policy directions for development applications.

The subject properties are designated ‘East Side Large Lot Infill’ in the OCP. The objective of this designation is to enable a mix of residential forms and choices in the area east of the Peace Arch Hospital. The designation also supports select commercial uses intended to complement the hospital use, subject to ensuring such commercial uses are compatible with the adjacent Mature Neighbourhood areas and supportive of transit service along North Bluff Road.

The East Side Large Lot Infill designation contemplates a variety of multi-unit residential building typologies in the form of townhouses and low-rise buildings, mixed-use buildings

(commercial/office/residential), and single family homes. In reference to permissible densities and heights for the subject properties in the East Side designation, Policy 8.7.2 states the following:

“Allow mixed-use buildings on Finlay Street between Russell Avenue and North Bluff Road with a maximum density of 2.5 FAR in buildings of up to six storeys in height.

Allow ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road and townhouses and low-rise apartments on North Bluff Road, **with a density of 1.5 FAR in buildings of up to three storeys.**

Density and height maximums for single family homes shall be as required in the City’s Zoning Bylaw.”

[emphasis added in bold]

As the proposal exceeds three storeys in height (four to five storeys) and includes apartment dwelling units, the above bolded section of the OCP would require amendment to accommodate the proposal. According to Section 19.3 of the OCP, each OCP Amendment application must clearly demonstrate how the proposal conforms with and will help realize the OCP’s vision, principles, goals, and objectives. The applicant’s OCP Amendment Rationale Letter is incorporated as an attachment in the May 27, 2019 corporate report attached to this report as Appendix A.

The subject properties are located within the ‘East Side Large Lot Infill Development Permit Area’ and are accordingly also subject to the associated Development Permit Area guidelines, set out in Section 22.8 of the Plan.

Local Government Act

Section 475 of the *Local Government Act* requires that for each amendment to an Official Community Plan, Council consider whether there should be early and ongoing consultation with any of the following: regional district; adjacent regional district; adjacent municipality; First Nations; school district or other boards; and/or Provincial and Federal governments.

In addition to public and other stakeholder consultation requirements, if the OCP amendment application proceeds to First and Second Readings of a draft amendment bylaws, Council will also have an opportunity to consider the amendment bylaw in conjunction with its financial plan as well as any waste management plan, in accordance with Section 477(3)(a).

White Rock Planning Procedures Bylaw, 2017, No. 2234

The *City of White Rock Planning Procedures Bylaw, 2017, No. 2234* (the “Procedures Bylaw”) is the principal bylaw that defines planning application procedures in the City of White Rock and provides information regarding the processing of OCP Amendment applications.

Sections D and E of Schedule G (Official Community Plan Bylaw Amendment Application Procedures) of the Procedures Bylaw state the following:

- (d) Staff may then prepare an Information Report on an Initial Application for Council. Council may forward the application to Public Information Meeting or refuse the application. [*This information report was provided on May 27, 2019*].
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specific persons, organizations, and authorities Council considers will be affected.

ANALYSIS

General Consultation Process for OCP Amendments

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

Policy 512 outlines the nature and type of consultation that Council may consider appropriate for a particular OCP amendment process, for the general public and for other specified groups (e.g. First Nations, Regional Districts, School Boards, adjacent municipalities, senior government agencies, etc.). Council, by resolution and considering Policy 512, determines which of the specified groups to engage, and whether or not that consultation should be early and ongoing throughout the review of the file. The following table provides an outline of the groups recognized within the Policy and offers a recommendation regarding potential continued engagement with such groups.

Section 475(2) person, organization and authority		Determination if consultation is required and should be early and ongoing
i)	Metro Vancouver Regional District	Not required; the subject site is designated “General Urban” in the Regional Growth Strategy and does not require an amendment to the Regional Growth Strategy.
ii)	Adjacent regional district	Not applicable; the subject site is not adjacent to another regional district.
iii)	City of Surrey	Recommend referring the proposal to City of Surrey staff for an opportunity to provide comments prior to any bylaw readings. The subject site is close but not immediately adjacent to the City of Surrey, and the Semiahmoo Town Centre Plan Area which is currently under review by the City of Surrey.
iv)	First Nations;	Not required; the subject site is not adjacent to and has no foreseeable impacts on the rights or interests of a First Nation group or Reserve lands.
v)	School District 36 Surrey	Recommend referring the proposal to the School District to obtain statutory input and provide this to Council prior to any bylaw readings.
vi)	Provincial and Federal governments and their agencies.	Not required.

Section 3.5.5 of Policy 512 provides that an amendment to an official community plan, initiated by an application, will include an open house / public information meeting. Additional forms of engagement, which Council may wish to implement, include the use of questionnaires, workshops, and meetings with individual landowners. As mentioned, the City held an open

house held on June 25, 2019 as part of a broader OCP review process. Through this open house, City staff sought specific input on the height of development as considered by this proposal. Staff consider that the feedback received at the open house was inconclusive in terms of determining whether this OCP amendment is broadly supported by neighbouring residents and the community. In order to obtain a more in-depth understanding of the community's response to this application, staff recommend that Council allow it to proceed to a Public Information Meeting, in accordance with the Planning Procedures Bylaw.

CLIMATE CHANGE IMPLICATIONS

There are no direct implications for the City's greenhouse gas emissions or resiliency to climate change impacts foreseen as a result of advancing this application to further public consultation and design review. The proposal's energy efficiency and impact on carbon emissions may be reviewed as part of the Advisory Design Panel review and presented to the Land Use and Planning Committee as part of a detailed corporate report on the application, if it advances to that state.

OPTIONS

Council can:

1. Direct staff to continue processing this OCP Amendment application in its present form, to proceed to a Public Information Meeting and review by the Advisory Design Panel, and pass a resolution regarding appropriate forms of consultation for the specific persons, organization, and authorities Council consider will be affected; or
2. Refer this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
3. Refuse this OCP Amendment application.

Staff recommend Option 1.

CONCLUSION

An Official Community Plan (OCP) Amendment application regarding a development proposal on an assembly of six adjacent properties on Russell Avenue and Maple Street was deferred on May 27, 2019, pending the initial public feedback on building heights as part of the OCP Review process.

As staff consider the initial feedback from the Phase 1 Public Engagement of the OCP Review on the height of this proposal was inconclusive, it is recommended that the application proceed to obtain direct public feedback through the next steps of the application process, which includes a Public Information Meeting specific to the application and review by the Advisory Design Panel. It is also recommended that Council endorse the consultation strategy identified in this corporate report for consultation with potentially affected groups in accordance with Section 475 of the *Local Government Act* and Council Policy 512: Official Community Plan Consultation.

Respectfully submitted,



Carl Isaak, MCIP, RPP
Director of Planning and Development Services
Comments from the Chief Administrative Officer:

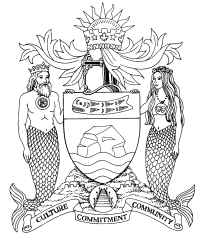
I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Corporate report dated May 27, 2019 titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”
- Appendix B: Council Policy 512: Official Community Plan Consultation
- Appendix C: Official Community Plan Bylaw Amendment Application Procedures (Schedule G from Planning Procedures Bylaw)

**THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT**



DATE: May 27, 2019

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP);” and
 2. Recommend that Council defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.
-

EXECUTIVE SUMMARY

An Official Community Plan (OCP) Amendment, a Zoning Amendment, and a Major Development Permit application has been received regarding a development proposal on an assembly of six adjacent properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549, and 1559 Maple Street (the “subject properties”).

The proposal is comprised of two multi-unit residential buildings, each containing a mixture of ground-oriented (i.e. front entry accessible at street level) townhouse units and apartment units. The overall development proposes 59 dwelling units (34 townhouse units and 25 apartment units) over one level of underground parking. An overall Gross Floor Area Ratio (FAR) of approximately 1.46 (~71,637 square feet) is proposed for this site, which is within the 1.5 FAR maximum density permitted on these properties under the East Side Large Lot Infill OCP Land Use Designation.

While the proposal is within the maximum density permitted by the OCP, the proposal does not conform to the OCP policies in the inclusion of low-rise apartment units (i.e. entries not accessible at street level) on the fourth and fifth storeys of the buildings, whereas the OCP calls for ground-oriented townhouse in this location in buildings up to three (3) storeys. The applicant is proposing increasing the permissible height for this area to a maximum of five (5) storeys on the western portion of the site, stepping down to four (4) storeys along Maple Street.

Immediately west of the subject properties is the site of the ‘Altus’ development, which was issued a Development Permit in September 2017 and is now under construction. This mixed use (two levels of commercial with residential above), 13-storey building was approved prior to the

adoption of the current OCP in October 2017. The applicant is proposing that their proposed height transition with five (5) storey apartments interfacing with the 13 storey Altus building is a better fit with this built form context than a three-storey townhouse form.

This report sets out options for consideration by the Land Use and Planning Committee, in terms of giving direction to staff on how the OCP amendment application should be managed moving forward. These options include:

1. Deferring this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC;
2. Directing staff to continue processing this OCP Amendment application in its present form; or
3. Referring this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refusing this OCP Amendment application.

Staff support Option 1.

PAST PRACTICE / POLICY / LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out future land use, density, height and other policy directions for development applications.

The subject properties are designated under the ‘East Side Large Lot Infill’ OCP Land Use Designation (the “East Side designation”). The objective of this land use policy area is to enable a mix of residential forms and choices in the area east of the Peace Arch Hospital – as well as select commercial uses to support the Hospital – that are compatible with adjacent Mature Neighbourhood areas and supportive of transit along North Bluff Road.

This designation contemplates a variety of multi-unit residential building typologies in the form of townhouses and low-rise buildings, mixed-use buildings (commercial/office/residential), and single family homes. In reference to permissible densities and heights for the subject properties in the East Side designation, Policy 8.7.2 states the following:

“Allow mixed-use buildings on Finlay Street between Russell Avenue and North Bluff Road with a maximum density of 2.5 FAR in buildings of up to six storeys in height.

Allow ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road and townhouses and low-rise apartments on North Bluff Road, with a density of 1.5 FAR in buildings of up to three storeys.

Density and height maximums for single family homes shall be as required in the City’s Zoning Bylaw.”

[emphasis added in bold]

As the proposal exceeds three storeys in height (four to five storeys) and includes apartment dwelling units, the above bolded section of the OCP would require amendment to accommodate the proposal. According to Section 19.3 (page 76) of the OCP, each OCP Amendment application must clearly demonstrate how the proposal conforms with and will help realize the OCP’s vision, principles, goals, and objectives. The applicant’s OCP Amendment Rationale Letter is attached as Appendix B.

The subject properties are also located within the ‘East Side Large Lot Infill Development Permit Area’ and is subject to the associated Development Permit Area guidelines.

White Rock Planning Procedures Bylaw, 2017, No. 2234

The *City of White Rock Planning Procedures Bylaw, 2017, No. 2234* (the “Procedures Bylaw”) is the principal Bylaw that defines planning application procedures in the City of White Rock and provides information regarding the processing of OCP Amendment applications.

Sections D and E of Schedule G of the Procedures Bylaw state the following:

- (d) Staff may then prepare an Information Report on an Initial Application for Council. Council may forward the application to Public Information Meeting or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specific persons, organizations, and authorities Council consider will be affected.

If the application is refused, then the applicant could be directed to amend their plans for a three-storey ground-oriented townhouse development. However, if Council directs that the application continue through the application process, then Council will need to pass a public consultation strategy resolution identifying the appropriate method of consultation, and who will be consulted as part of this process. The scope and scale of this consultation process is contemplated in Council Policy 512: Official Community Plan Consultation. Staff also note that since an OCP height review is being undertaken Council could also defer consideration of this OCP amendment until the OCP Review is complete or initial feedback on building heights in this neighbourhood has been received.

ANALYSIS

Site Context

All of the subject properties are currently zoned ‘RS-1 One Unit Residential Zone’ which permits one-unit residential units with a 7.7 metre (25.26 feet) maximum height, and each is currently occupied by a detached single family dwelling. Altogether, the six properties are approximately 1.128 acres (4,566 square metres, or 49,148 square feet) in overall size.

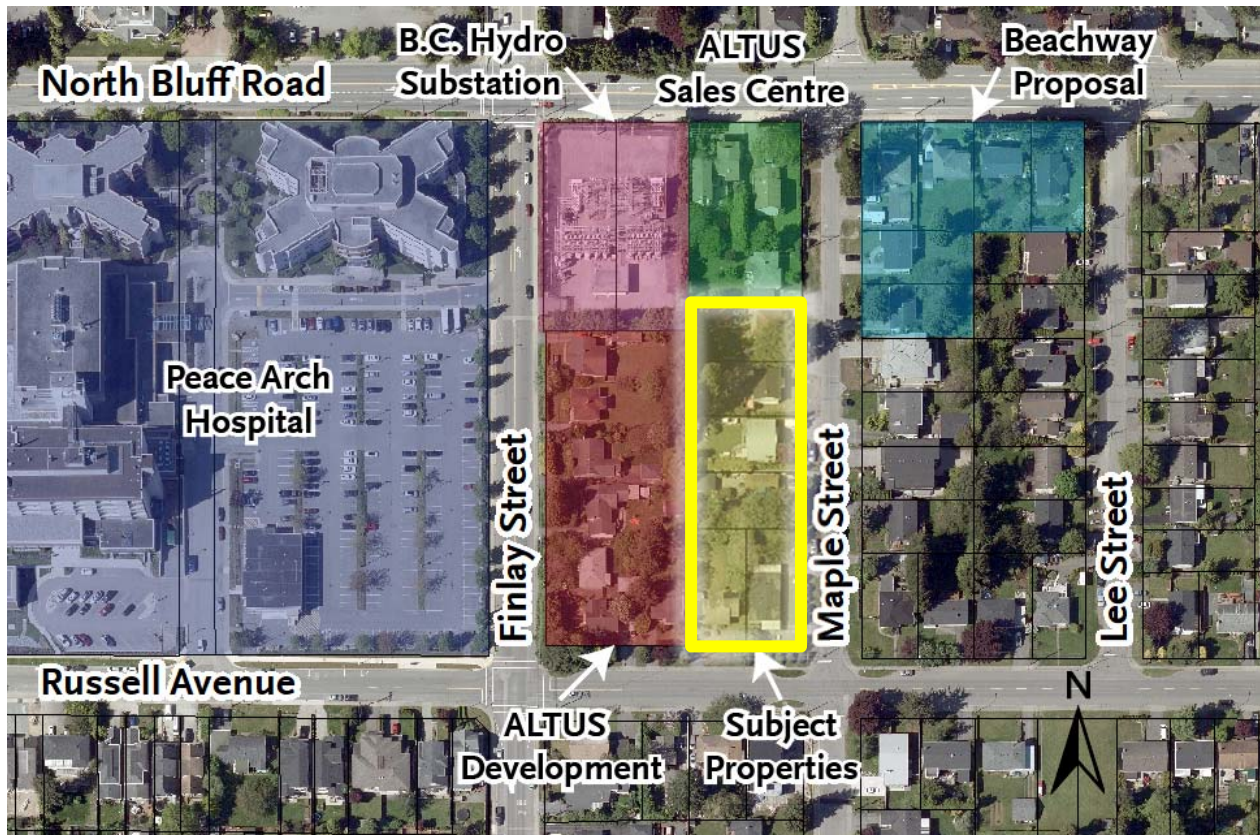
The surrounding neighbourhood is generally comprised of low density, detached residential homes to the east and south. The 13-storey mixed-use commercial and multi-unit residential building (the “Altus”) is located immediately west of the subject property, while the ‘Altus’ sales centre and contractor parking lot is located immediately north of the subject properties.

There is another development proposal located in the immediate vicinity of this proposal (the ‘Beachway’), which is a mixed townhouse and apartment complex development. This proposal is for an affordable rental development comprised of two distinct parts: a five-storey apartment building intended wholly for affordable rental purposes and a six-storey apartment for market sale on the properties fronting onto North Bluff Road, with a three-storey townhouse complex located on the properties fronting onto Maple Street. This application was reviewed at the Advisory Design Panel meeting on April 23, 2019 and the Panel recommended that the application move forward for consideration by the Land Use and Planning Committee.

Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east. The subject properties are located within 100 metres of North Bluff Road, which is a major arterial that is part of TransLink’s Major Road Network (MRN) and has

bus service and direct access to Highway 99. A context map is provided for reference below, highlighting and outlining the subject properties in yellow.

Figure 1: Site Context Map



Development Proposal

The proposal is comprised of two interconnected (through above-grade walkways) multi-unit residential buildings, each containing a mixture of townhouse units and apartment units. One building consists of the units facing Maple Street, and the other, ‘L-shaped’, building consists of the units facing Russell Avenue as well as the units on the shared property line with the Altus site. The overall development would contain 59 dwelling units (34 townhouse units and 25 apartment units) over one level of underground parking. An overall Gross Floor Area Ratio (FAR) of approximately 1.46 (~71,637 square feet) is proposed for this site, which is consistent with the East Side Large Lot Infill OCP Land Use Designation (1.5 FAR). A rendering facing southwest is provided for reference below:

Figure 2: ‘The Russell and Maple’ - Rendering Facing Southwest



Each building would be comprised of a number of apartment units (ranging from one storey to two-storeys in size) stacked on top of a base of two-storey townhouse units. The top-most storeys of each proposed building would be comprised of a small living space (typically 135 to 180 square feet) shared with a private rooftop patio. Figure 3 below provides an example of the unit configuration for a street-fronting four-storey building (‘Russell Avenue Building’).

Figure 3: ‘The Russell and Maple’ – Maple Street Frontage



The space between the buildings forms a shared interior courtyard feature. The townhouse units are accessed from the shared interior courtyard and from the street frontages, while the apartment

units are accessible from covered outdoor walkways. Access to the underground parkade is provided through two elevators located near the centre of the development.

This OCP amendment would accommodate an increase in height for the proposed development. For these properties, the East Side Large Lot Infill designation contemplates a maximum of three storeys for multi-unit residential development, in a ground-oriented form (or ‘building typology’). The applicant is proposing increasing the permissible height for this particular area of the East Side Large Lot Infill designation to a maximum of five storeys on the western portion of the site, stepping down to four storeys along Maple Street and Russell Street, and including residential units that are not ground-oriented townhouses. The applicant’s drawing package, including landscaping plans, is attached to this report as Appendix C.

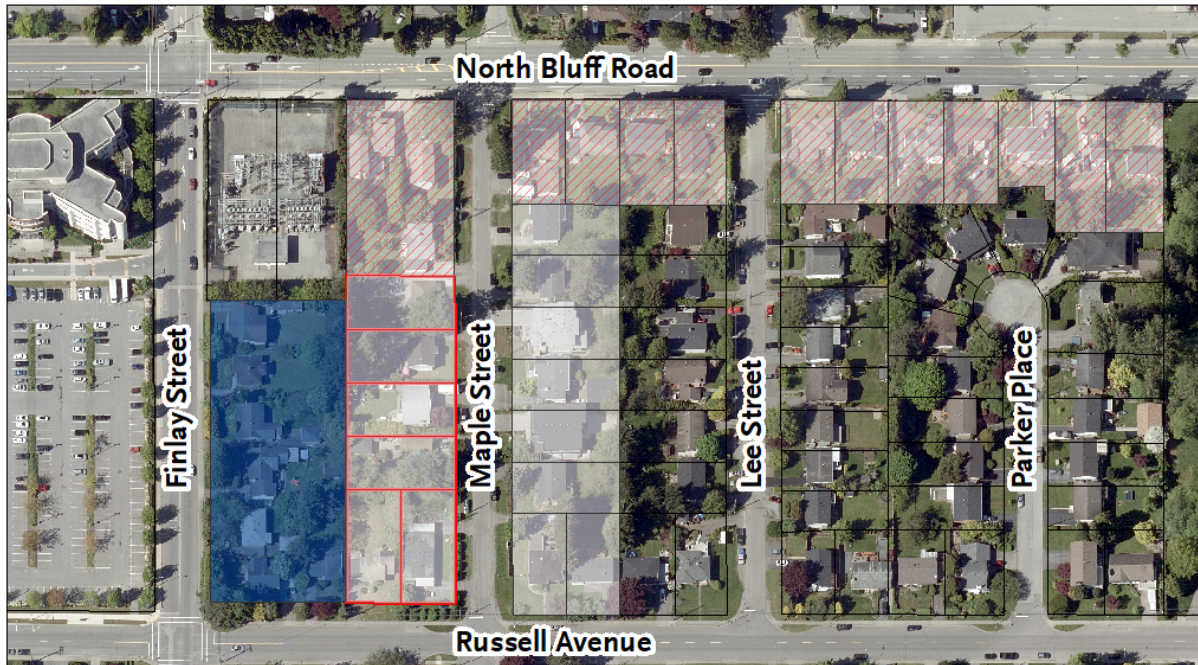
Planning Review

OCP amendment applications must be reviewed in relation to the OCP’s vision, goals, objectives and policies. Staff’s review and commentary regarding this proposed OCP Amendment is summarized below.

OCP Review: Height Review and Surrounding Site Context

The subject properties are located within the East Side Large Lot Infill Land Use Designation. Allowable uses, heights, densities and building types for certain properties located within this designation are expressly stated in OCP Policy 8.7.2. Other policies, such as the OCP Potential Affordable Rental Housing sites, are also applicable to certain properties within this neighbourhood. This is detailed in Figure 4: East Side Designation – Density and Heights below.

Figure 4: OCP Land Use East Side Designation – Density and Heights



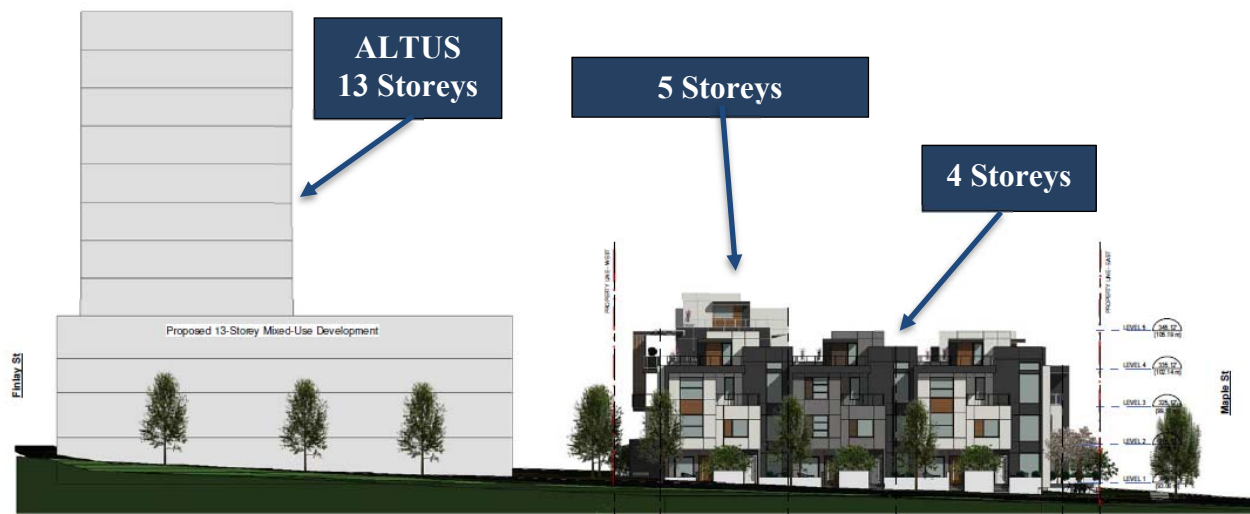
Under the current OCP, and as shown in red outline above, the subject properties are located within a part of the East Side designation that allows multi-unit residential development in buildings up to three storeys in height, and up to 1.5 FAR. The properties immediately to the north along North Bluff Road (shown with red diagonal hatching) are subject to the same conditions, but development on these properties can be intensified by up to six storeys and to 2.5 FAR assuming that 30% of the units are secured as affordable rental units for low to moderate income households.

The property immediately to the west of the subject properties (blue shading) is the Altus, a 13 storey mixed-use development which was approved by Council in September 2017, prior to the adoption of the OCP in October 2017. A building permit for the Altus development was issued in May 2019 and construction of this building is underway. The original intent for this area in the draft OCP was 2.5 FAR and 6 storeys, prior to the approval of the Altus.

Under current OCP policy conditions, the subject properties would only be permitted to accommodate multi-unit residential developments no greater than three storeys in height. This would constitute a significant transition in height and massing in the surrounding built environment from 13 storeys to the west down to three (3) storeys on the subject properties. This amendment application would also respond to a previous OCP amendment application that occurred prior to the adoption of the new OCP, allowing for a more sensitive height transition.

The proposed building heights of this development (four-five storeys for the Russell Avenue Building, and four storeys for the Maple Street Building) would allow for a more gradual transition from the Altus development to the west (13 storeys) and the affordable rental housing site to the north (potentially six storeys), to the rest of the surrounding neighbouring context (three storeys to the east side of Maple Street, and the two-storey single family dwellings to the south). This transition is illustrated in Figure 5: South Elevation Drawings below:

Figure 5: South Elevation Drawings



OCP Vision and Guiding Principles

The OCP is strategically guided by a Vision and six Guiding Principles (the “Principles”) that articulate strategic elements and opportunities inherent in the Vision. These Principles are based upon ‘Smart Growth’ planning principles that are appropriate to the White Rock context, particularly given their relevance to key issues and concerns raised by the community during Phase 1 of the Imagine White Rock 2045 OCP Planning process (such as growth, design, transportation, environmental management). They provide the foundation for more detailed goals, objectives, and policies contained within this document. The Vision and the six Principles are summarized in Appendix C: White Rock OCP – Vision, Guiding Principles, and Goals.

While there are some Principles that would not be applicable or relevant in this circumstance (e.g. Principle 1 – Connect to the Water, Principle 2: Enjoy the Town Centre, and Principle 5: Share the Streets), this application reinforces Principles 3 and 4 listed below:

Principle 3: Grow Up & Grow Old in the Same Neighbourhood

While there is an opportunity to create a more site-specific height transition through this OCP amendment, the applicant’s proposal also provides for a mixture of different housing typologies on the subject properties. Through the provision of different housing types on the same site (ground-oriented townhouses and upper-level apartment units), this proposal promotes White Rock as a community that provides a mix of high quality housing choices, including diverse forms that accommodates future residents of differing incomes, abilities, and lifestyles.

Principle 4: See the Sea

The proposed fourth and fifth storeys of the development available to the top-most apartment dwelling units also enables the addition of private outdoor space to a part of this development that may not otherwise be able to capture this use. Through the addition of rooftop decks and indoor living space, future residents would be able to enjoy an opportunity to ‘see the Sea’.

More importantly, view impact from the requested increase in height is minimized due to the uphill location of the proposed development. As the proposal is located on the northwestern block of the intersection between Maple Street and Russell Avenue, future development to the north would be able to potentially capitalize on views to the south through the six-storey affordable rental policy maximum, while the adjacent property to the west (the Altus) already provides views to residents and employees due to its height and terracing features (e.g. shared outdoor decks).

The layout and configuration of the proposed development relates to Principle 6 of the OCP.

Principle 6: Live and Play in Green Spaces

The proposed development would require a full lot excavation to accommodate the level of underground parking. This, in turn, would necessitate the removal of all trees and landscaping located on and around the subject property. However, the applicant has proposed the inclusion of a shared outdoor courtyard scheme and private outdoor patio spaces that promotes pedestrian and bicycle circulation within and around the site. These areas would also be landscaped with grasses, shrubs, and small trees.

The planting of street trees along the Maple Street and Russell Avenue frontages would also occur through this development, allowing for some mitigation to the loss of existing tree canopy on site. The applicant is also proposing the inclusion of a ‘parkette’ on the corner of Russell and Maple, which will feature benches, bicycle parking, and plantings for privacy and buffering. For reference, the applicant’s landscaping drawings are included in Appendix D.

OCP Goals, Objectives, and Policies

The recently adopted White Rock OCP is further broken down into a number of Goals, objectives, and policies. There are 13 Goals that serve as the foundation of each policy chapter located in OCP Part B: Policies. The summary list of these 13 Goals are included in Appendix C: White Rock OCP – Vision, Guiding Principles, and Goals.

Staff have identified three specific Goals, along with associated objectives and policies that relate directly to the applicant’s requested OCP amendment to height:

Goal 2 (Section 7.0) - Growth Management

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.

There is some support provided to the applicant’s request to amend permissible height for the subject property under Policy 7.2.2 – Height Variation, which encourages some variation in

building heights within the general transition to lower heights moving away from the intersection at Johnston and North Bluff Road.

Goal 3 (Section 8.0) – Land Use

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.

While allowable heights and densities for the East Side designation are established in OCP Policy 8.7.2, the overview section of the East Side designation states that “the area is characterized by a diverse mix of homes, ranging from single-detached houses to low-rise apartments, that respond to both surrounding Mature Neighbourhoods and the activities and scale of the Peace Arch Hospital area.”

The intensity of activity and scale of the Peace Arch Hospital area has changed with the approval of the 13-storey Altus development immediately west of the subject properties. Consequently, the requested transition in height (from five to four storeys) would allow the proposed development to more appropriately ‘bridge the gap’ between surrounding Mature Neighbourhoods and previously approved development.

Goal 6 (Section 11.0) – Housing

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.

OCP Objective 11.1 promotes the expansion of housing choices for existing and future residents, and contemplates increasing the diversity of housing types for a variety of households, sizes, incomes, tenures, needs, and preferences. This helps to achieve a population with a good demographic mix. White Rock, unlike nearby portions of Surrey such as Grandview Heights, does not have significant undeveloped areas of land where new ground-oriented housing such as duplexes and townhouses can be built. Ground-oriented housing forms typically appeal more to families with younger children rather than apartment dwellings, and incorporating apartments in the proposal, with a higher propensity for downsizers and other households without children, may reduce the appeal of this development to families with children. The proposal to incorporate apartment units within this development may broaden the relative mix of households within the project but lessen the overall number of families with children, in comparison with a project that includes only ground-oriented townhouses.

The proposal also conforms to various elements of the OCP Family-Friendly Housing policies. All 34 townhouse units with front door access on the ground level to the street or the shared outdoor courtyard. Additionally, all 59 dwelling units contain either two or three bedrooms (100%), and the overall proposal includes 41 three bedroom units (71.2%). For reference, this policy (OCP Policy 11.1.1 (b)) calls for a minimum of 10% three bedroom units and 35% either two or three bedrooms.

Community Amenity Contribution (CAC) Policy

This application is subject to Council Policy 511 (Density Bonus / Community Amenity Contributions), which requires an applicant to contribute to the City a share of the increase in land value or ‘land lift’ that occurs from rezoning a property to a higher density. This share, in the form of a cash contribution (or ‘CAC’) can then be utilized by the City, according to Policy 511, to fund a range of public amenities and/or affordable housing. Policy 511 also enables Council to consider up to a 50 percent reduction in this CAC amount, if the applicant is

proposing to include market rental housing (secured as rental for the life of the building, by way of a Housing Agreement Bylaw adopted by Council) in their application.

The required market report provided by the applicant, which is used to determine the CAC, estimates that the rezoning of the subject properties would result in a land lift of approximately \$490,000 over the current (2018) assessed value plus a 5% premium to reflect additional costs for assembly. The applicant is proposing a CAC of \$245,000, representing an equal share of the land lift should Council approve the proposed rezoning. If this application is moved forward by LUPC, staff may consider obtaining a second market report (from an alternate consultant) regarding the proposed CAC.

The applicant is also proposing to secure eight (8) of the apartment units in the project as market rental units, for the life of the building. These units, each slightly above 1,000 square feet (i.e. 2 bedroom / 2 bedroom plus den units) in size, are to be located on the third level of the buildings on the west side of the property. The eight (8) rental units constitute 13.6 percent of the total units (59) in this proposed development.

Proposed OCP Amendment, Consideration of Public Benefit and CAC Contribution

Staff note that applications to amend the OCP, particularly those that proposed an increase in density and/or height, should provide an additional ‘public benefit’ as a part of the proposed amendment, including but not limited to additional park space, public realm improvements and/or affordable housing units.

The applicant’s proposed contribution of eight (8) rental units, secured as rental for the life of the building, would expand the City’s rental housing supply and provide a more affordable housing option relative to strata condo units. Staff also note that while the eight (8) rental units represents a tangible public benefit, staff also recommend, on the basis that the applicant is seeking additional height beyond the OCP, that the entire CAC be provided to the City and no CAC reduction be provided by Council. The CAC can then be used to provide additional public benefit through funding amenities or affordable housing initiatives elsewhere in the City.

OCP Review

Council has directed staff to undertake a targeted review of the OCP, including a review of building heights on a sector (neighbourhood) basis. A corporate report outlining the scope and schedule of this process was provided in the agenda of the Regular Council Meeting on March 11, 2019. A public open house to build awareness of this review and obtain early public input has been scheduled for June 25, 2019, and an online survey for the OCP Review will be launched shortly on talkwhiterock.ca.

Recommendation

As outlined above, this OCP Amendment application does include a tangible public benefit in the proposed rental housing and CAC contribution. However, since this application proposes a 4 to 5 storey building height within an OCP land use that supports three-storey townhouses, and given that a City-wide building height review is being undertaken as a part of the OCP Review, staff recommend that this application be deferred until initial public feedback is obtained for this (‘Eastside’) area through upcoming OCP Review-related public consultation (June/July 2019). Once this feedback is obtained and analyzed, staff will report back to LUPC with an information report regarding public feedback and analysis on building heights in this area, for LUPC’s consideration and further direction to staff regarding this application.

OPTIONS

The Land Use and Planning Committee can:

1. Defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC; or
2. Direct staff to continue processing this OCP Amendment application in its present form; or
3. Refer this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refuse this OCP Amendment application.

Staff recommend Option 1.

CONCLUSION

An Official Community Plan (OCP) Amendment application has been received regarding a development proposal on an assembly of six adjacent properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549, and 1559 Maple Street.

The proposal is within the maximum density permitted by the OCP, however the proposal does not conform to the OCP policies in the inclusion of low-rise apartment units in buildings four (4) and five (5) storeys in height, where the OCP supports ground-oriented townhouse in this location in buildings up to three (3) storeys. The applicant is proposing increasing the permissible height for this area to a maximum of five (5) storeys on the western portion of the site, stepping down to four (4) storeys along Maple Street.

Staff seeks feedback from the Land Use and Planning Committee on whether this OCP Amendment application should be:

- deferred until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC;
- processed in its present form; or
- referred back to staff with specific feedback and direction to staff regarding this application; or
- refused.

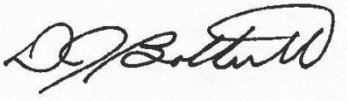
Respectfully submitted,



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.

A handwritten signature in black ink, appearing to read "Dan Bottrill", is written over a light gray rectangular background.

Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

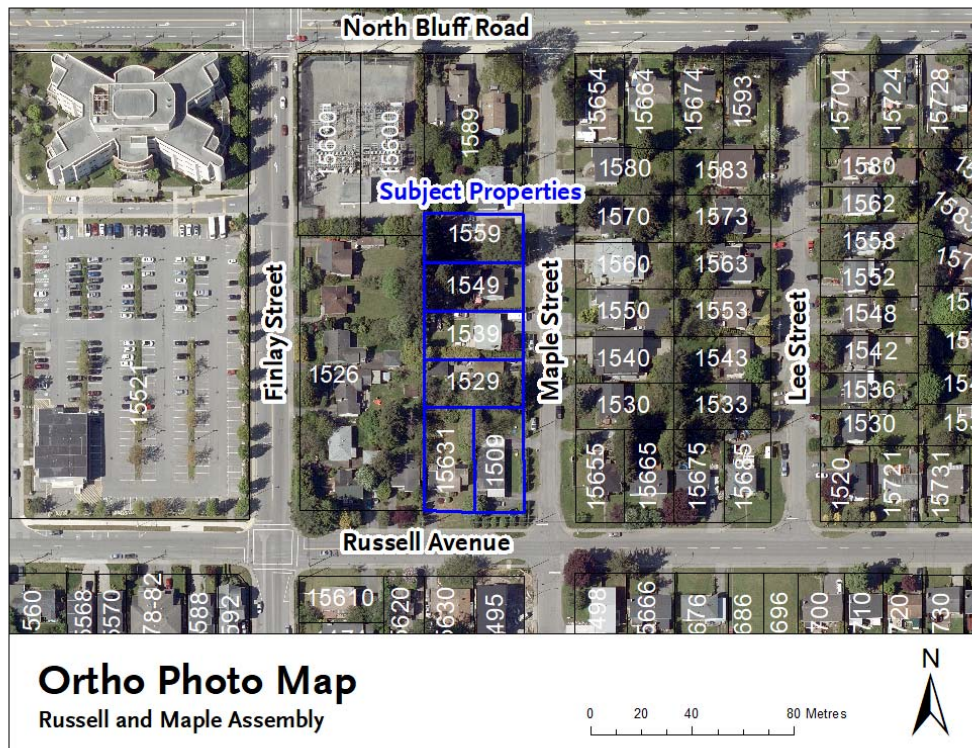
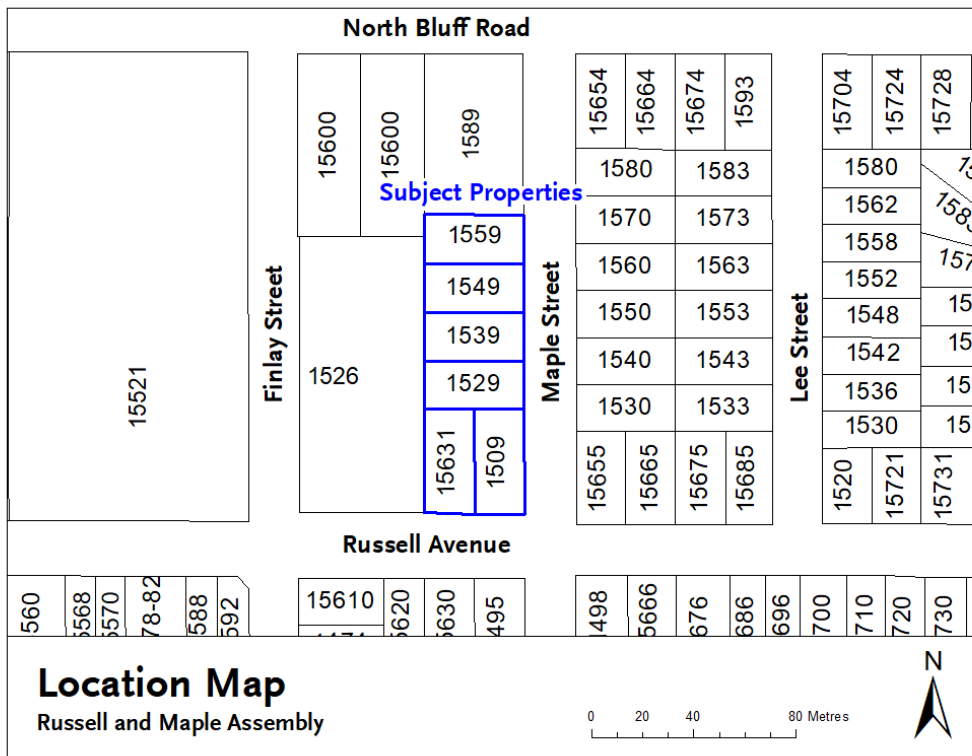
Appendix B: Applicant's Official Community Plan Amendment Rationale Letter

Appendix C: White Rock OCP – Vision, Goals, and Guiding Principles

Appendix D: Excerpts from Architectural and Landscape Drawings

APPENDIX A

Location and Ortho Photo Maps



APPENDIX B

Applicant’s Official Community Plan Amendment Rationale Letter

Context & Site Description:

This large (1.3 acre) site is located directly adjacent the proposed, very large terraced 13 story residential building located to the immediate west of the subject property. The SE corner of the site is located on the corner of Russell and Maple. Existing single-family dwellings are located on the opposite side of Maple Street and will likely be developed in the near future under the current OCP designation (townhomes). Located at the NW corner of the site is a large BC Hydro Substation. The site gently slopes to the north and will offer tremendous views to Mount Baker, Semiahmoo Bay and the Strait of Georgia.

Official Community Plan (OCP) Conformance:

It must be clearly noted that this project in every way conforms to the current OCP, with two exceptions – height and unit typology. The proposed use, density, parking setbacks, etc. all are in strict conformance to the OCP. The following OCP excerpts are applicable and included in this proposal:

Objective 11.1 – *“To expand housing choices for existing and future residents, and to increase diversity of housing types for a variety of household sizes, incomes, tenures, needs and preferences.”* (Please refer to Items 1-3).

Policy 11.1.1 *“Family-Friendly Housing – increase the attractiveness and affordability of housing in White Rock for families by:*

- a. *Encourage applicants to provide ground-floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;”*. (Please refer to Item 1).
- b. *Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications...”*. (Please note that NO studios nor one-bedrooms are being proposed in this proposal but rather the proposal is entirely comprised of 3-bedroom plus den (68% of units), or 2-bedroom plus den (32%).
- c. *Establishing outdoor amenity space requirements for multi-family developments.* (Please note that ample outdoor space, both communal and private are offered for each unit).

Policy 11.1.2 – *“Age-Friendly Housing for People with Disabilities.”* (Please refer to Item 4.).

Policy 11.1.13 – *“Housing Choices Everywhere ... ensure housing choices are distributed throughout the city in all neighbourhoods”.*

OCP Variance Rationale (Height):

22.8.1 Buildings:

- a. *Ensure buildings are complimentary to adjacent developments in terms of height, density, and design”.*

While the adjacent property (Altus) received approval for a major height relaxation (from 3 stories to 13 under the same OCP designation), this proposal seeks a relatively minor height relaxation – from 3 stories as designated in the OCP to 4 along the west property line (plus pop-up roof garden access). The proponent is also seeking the same pop-up roof garden access on top of the 3 stories for those units fronting Maple Street. The primary rationale for the height relaxation is massing: With an adjacent building towering 13 stories over a 3-story massing on the subject property, the transition between the two built forms would be inappropriate and far too extreme if a 3-story building was located along the west property line. Rather, a terraced massing that acknowledges the adjacent building, and terraces down towards Maple Street to a 3-story built form (plus subordinate roof garden access) is deemed far more appropriate and is in conformance with the OCP Objectives noted above. Further, from a precedent standpoint, having a 3-story built form located along the west side of Maple Street will ensure 3-story built form is provided along the east side of Maple.

OCP Variance Rationale (Unit Typology):

Referring to the Land Use Designation for East Side Large Lot Infill Guidelines clause (Policy 8.7.2) refers to “ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road”.

While the majority (approximately 60%) of the proposed units are indeed townhomes, and the project on both streetscapes reads as townhomes, there are several reasons why this project instead proposes a variety of townhomes and one-level condominiums:

1. Conformance to the OCP:

One of the main “Objectives and Policies” (11.1) outlined in the OCP is “to expand housing choices for existing and future residents, and to increase the diversity of housing types for a variety of household sizes, tenures, needs and preferences.”

The site and resulting project are relatively large and in order to make the project *all-inclusive*, it is important to create a variety of housing typologies throughout the project vs. only providing one typology – three story townhomes. Our early consultation with the local real estate community as well as the general public determined that the project would be mostly limited to young families if it was designed as 100% townhomes.

The current design configuration allows for a wide variety of condominiums and townhomes ensuring product availability to a wide variety of socio-economic demographics including the move-down market (empty nesters), first time purchasers, seniors (100% of the units are accessible), the disabled and families. Conversely, a consistent 3-story massing throughout the site results in very large townhomes severely limiting the variety of future residents.

2. Affordability:

Providing only 3-story townhomes throughout the site results in very large townhomes, which become very expensive in today's market. By creating condominiums above 2-story townhomes averages down the sizes of the townhomes, making them more affordable for young families. The proposed design also results in smaller, single-level living for those residents such as seniors and the disabled who would otherwise not be able to live in the development. This is consistent with Policy 11.1.1.

3. Livability:

Referring again to Policy 11.1.1 "Family-Friendly Housing" – it notes that applicants are encouraged to "provide ground floor units with front door access to the street in all rezoning applications ... greater than 3 storeys in height".

The current proposal ensures that all townhomes are located at the ground level, all have front door access, have large patios on both ends of the units, as well as direct access to the large, spacious central courtyard that is programmed with large outdoor play areas for children and separate meaningful quieter areas for adult gatherings. The upper condominium units also have indirect access to the central courtyard as well as their own private roof gardens that take advantage of the southerly views described earlier. This is consistent with "Principle 4 – See the Sea".

4. Accessibility:

3-storey townhomes such as those described in the OCP result in 3-levels of living and raise significant accessibility challenges. The stacked unit design proposed for the development, will enable all units to be accessible from the street level, or via flat paths from the elevators accessing single-level dwellings for those demographics described earlier. This is entirely consistent with Policy 11.1.2 "Age-Friendly Housing for People with Disabilities".

Public Consultation:

Naturally, no OCP amendment should be considered without adequate opportunity for the surrounding neighbours to be consulted and provided the opportunity to provide meaningful feedback on the proposal. Accordingly, a Public Information meeting was

held on December 6th, 2017 where 29 residents attended. Of those, only one person who attended the meeting did not feel the proposed massing was appropriate, and the overall comments were extremely positive. Further, there were no objections to the mixed unit typology – a combination of townhomes and single-level living condominiums.

Summary:

The proposed design is very fitting and entirely appropriate with the surrounding context and does the best job possible of creating a future all-inclusive community, while adhering to the primary objectives of the Official Community Plan. We seek Council's support in moving the project forward to the next stages of consideration – additional community consultation, design panel etc. We also seek Council's feedback during this preliminary stage, so we have the opportunity to address any concerns as the project evolves.

APPENDIX C

White Rock OCP – Vision, Guiding Principles, and Goals

3.0 Vision, Guiding Principles, and Goals

This Official Community Plan (OCP) is the culmination of two years of broad and meaningful engagement with thousands of residents. The Vision paints a picture of what White Rock will be like in 2045 and, along with the Guiding Principles and Goals, provides direction for the development and implementation of policies.

3.1 Vision

The year is 2045...

Our City by the Sea is a **beautiful, distinctive, and engaged** community of people from all walks of life who choose to live, work, and play in White Rock.

Our residents and visitors experience **an extraordinary quality of life** due to White Rock's temperate climate, safe and healthy neighbourhoods, thriving urban Town Centre, accessible ocean waterfront and historic pier, rich cultural and natural heritage, and diverse open space and recreational amenities.

Our progress and **commitment to sustainability** builds community identity and pride, while ensuring White Rock meets the needs of current and future generations.



3.2 Guiding Principles

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



Principle 1

Connect to the Water

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





Principle 2

Enjoy the Town Centre

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





Principle 3

Grow Up & Grow Old in the Same Neighbourhood

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





Principle 4

See the Sea

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





Principle 5

Share the Streets

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





Principle 6

Live and Play in Green Places

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



3.3 Goals

Along with the Vision and Guiding principles, 13 Goals provide the foundation for this Plan. Policy sections in Part B are organized under these 13 headings.

1. **Community Character**

The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.



2. **Growth Management**

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.



3. **Land Use**

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.



4. **Town Centre**

The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.



5. **Waterfront**

The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.



6. **Housing**

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.




7. **Environmental Management**

The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.




Guiding Principles Key

 Principle 1: Connect to the Water

 Principle 4: See the Sea

 Principle 2: Enjoy the Town Centre

 Principle 5: Share the Streets

 Principle 3: Grow Up & Grow Old in the Same Neighbourhood

 Principle 6: Live & Play in Green Places

- 8. Transportation + Mobility**
 The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.


- 9. Economic Development**
 The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.


- 10. Parks + Recreation**
 The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.


- 11. Infrastructure**
 The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.


- 12. Arts, Culture + Heritage**
 The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.


- 13. Quality of Life**
 The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.



Guiding Principles Key

<p> Principle 1: Connect to the Water</p> <p> Principle 2: Enjoy the Town Centre</p> <p> Principle 3: Grow Up & Grow Old in the Same Neighbourhood</p>	<p> Principle 4: See the Sea</p> <p> Principle 5: Share the Streets</p> <p> Principle 6: Live & Play in Green Places</p>
---	---

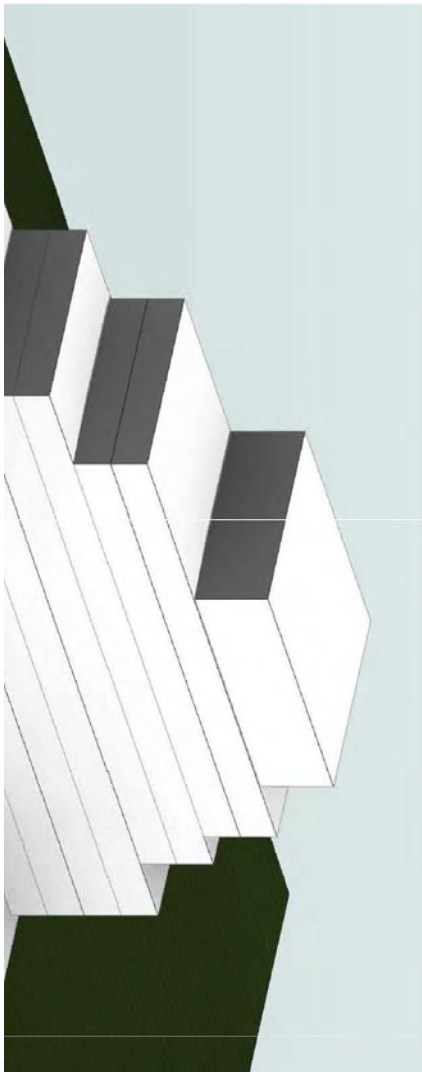
APPENDIX D
Excerpts from Architectural and Landscape Drawings

Landscape Site Plan



SITE PLAN OVERVIEW
Scale 1:300

N.rvt



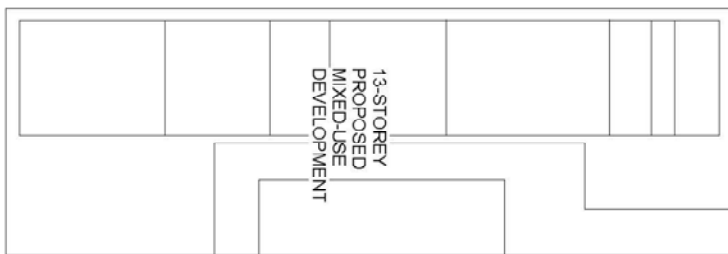
Agent
Oncost
6488 Byrne Rd
Langley, BC V3J 2J1
Contact: Wiener Holzliher
Email: W-Holzliher@oncost.com
Tel: 504.000.000 Fax: 604.111.1111

Architect
Antonien Marchand Architects
1616 West 8th Avenue
Vancouver, BC V6J 1N5
Contact: Daniel Malins
Email: daniel@antonienmarchand.com
Tel: 604.672.2595 Fax: 604.672.2595

Su
Sect 1
212
Sun
Cont
Tel :

Russell &

N.rvt

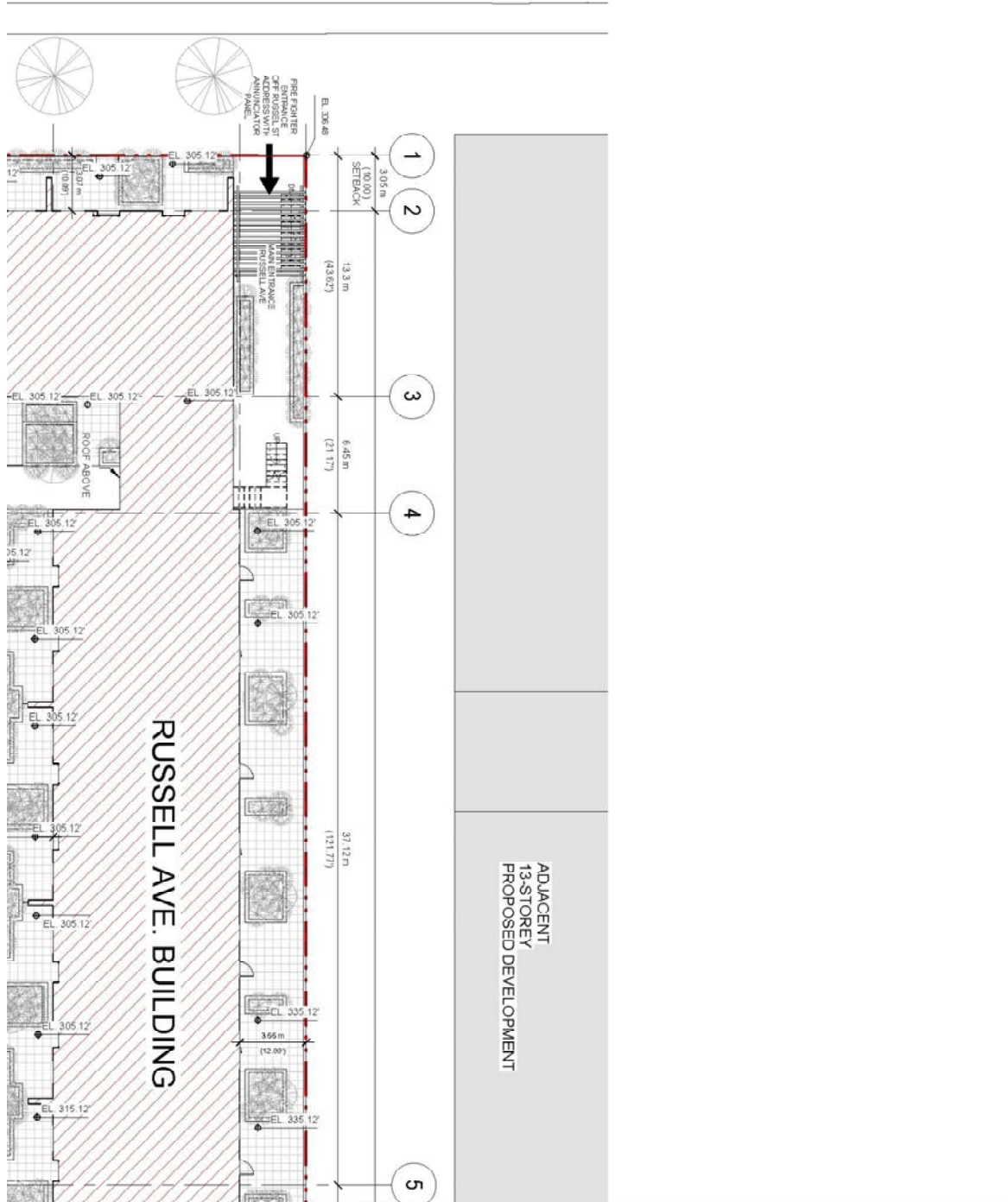


N.rvt

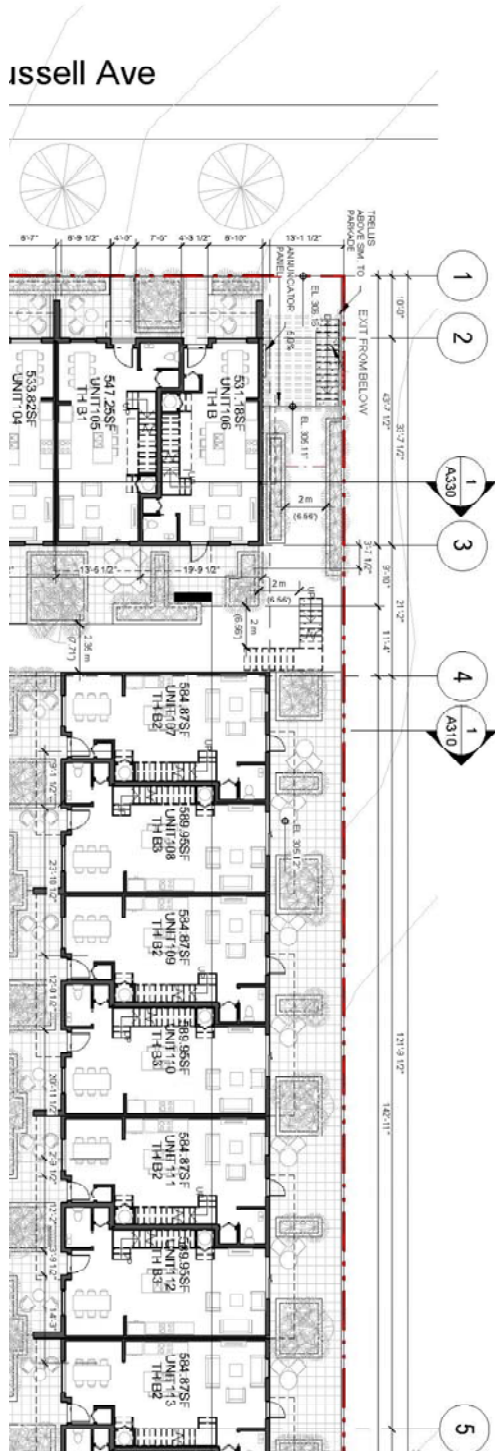


N.rvt

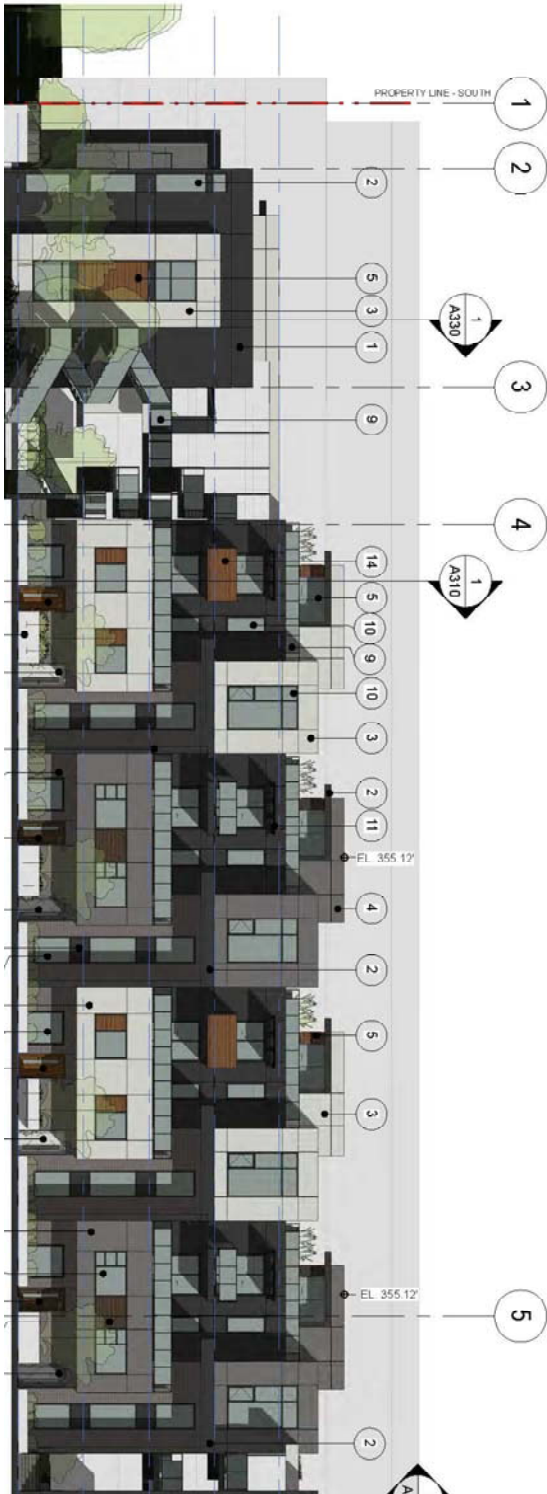
AVE



N.rvt



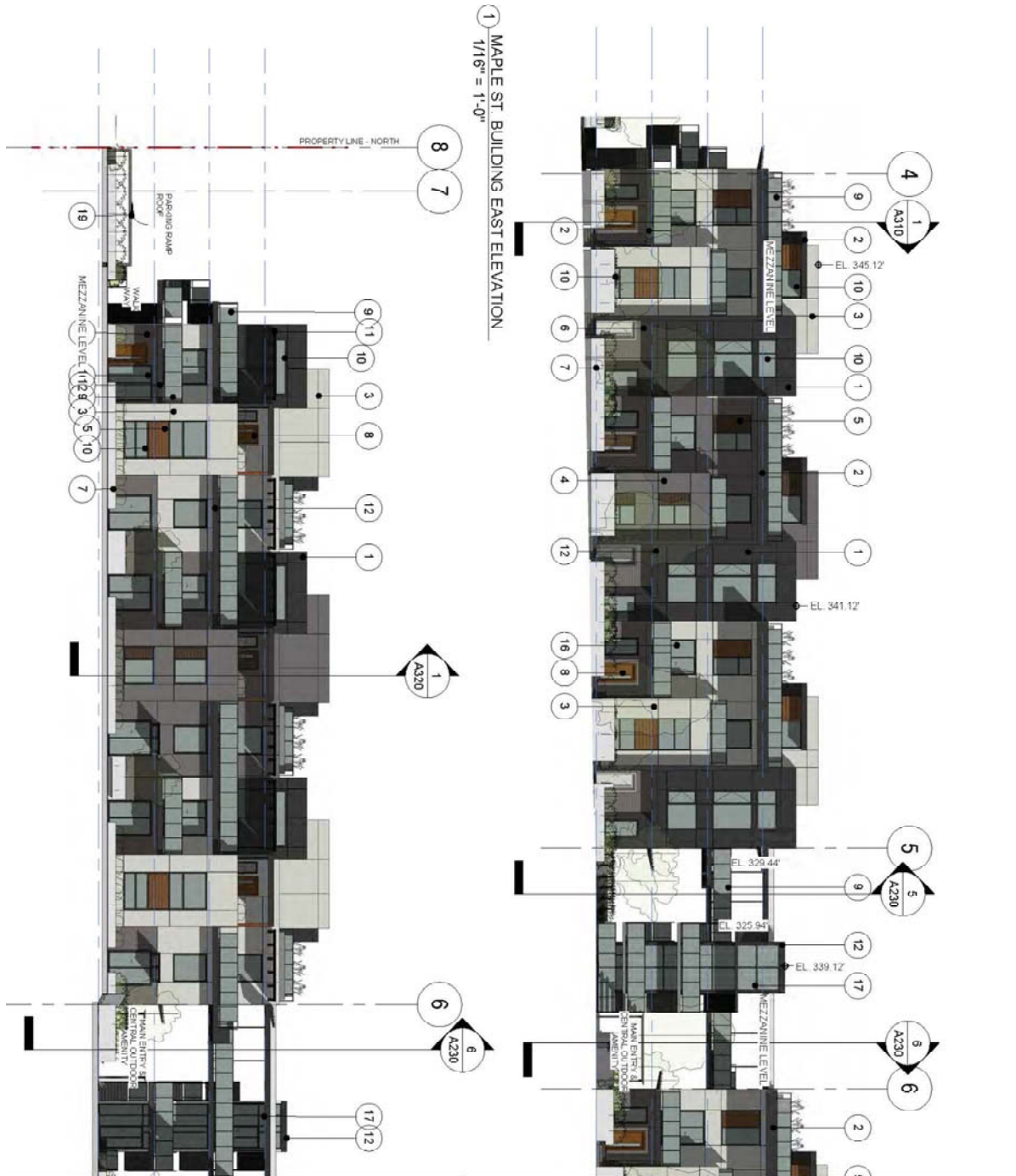
N.rvt



N.rvt



N.rvt



N.rvt



N.rvt



APPENDIX B

Council Policy 512: Official Community Plan Consultation

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



POLICY TITLE: OFFICIAL COMMUNITY PLAN CONSULTATION

POLICY NUMBER: PLANNING - 512

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

1. Purpose:

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

2. Background:

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

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

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

3. Policy:

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

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

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

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

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

APPENDIX C

Schedule G Official Community Plan Bylaw Amendment Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) All required Initial Application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review Initial Application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff may prepare an Information Report on Initial Application for Council. Council may forward the application to Public Information Meeting, or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specified persons, organizations and authorities Council considers will be affected.
- (f) Applicant may make minor revisions to the application following receipt of Information Report by Land Use and Planning Committee (LUPC).
- (g) All required Complete Application materials as indicated in the minimum submission requirements table below shall be submitted by the owner/Applicant.
- (h) Staff prepare information package and distribute for circulation.
- (i) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (j) Applicant conducts Public Information Meeting according to requirements of Schedule "E" of the Planning Procedures Bylaw.
- (k) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (l) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (m) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (n) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres.
- (o) Public Hearing held in Council Chambers or an appropriate public venue (when applicable).
- (p) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading and adoption.
- (q) Staff notifies Applicant of Council decision and include copies of approved bylaw when applicable.
- (r) Staff update OCP and Zoning Bylaw (if applicable) for consolidated amendments.

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson (arrived at 5:14 p.m.)
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Fathers

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

Press: 0

Public: 6

1. **CALL MEETING TO ORDER**
The meeting was called to order at 5:05 p.m.

2. **ADOPTION OF AGENDA**

2020-G/L-001

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopts the agenda for January 27, 2020 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

a) December 16, 2019

2020-G/L-002

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopts the December 16, 2019 meeting minutes as circulated.

CARRIED

4. **OPTIONS FOR TENANT ASSISTANCE DURING REDEVELOPMENT AND RENOVATION**

Corporate report dated January 27, 2020 from the Director of Planning and Development Services titled "Options for Tenant Assistance during Redevelopment and Renovation".

Staff provided a PowerPoint presentation that summarized the corporate report.

Councillor Kristjanson arrived at the meeting at 5:14 p.m.

Discussion ensued and the following comments were noted:

- Staff are still exploring options on how compensation funds could be provided to tenants (eg: lump sum vs. monthly payments)
- There is no case law that currently exists to reference with respect to this matter; however, staff will continue to monitor what is happening in other municipalities
- Members of the Committee expressed that they would not like to see buildings torn down before they have reached their lifespan
- Would like the rent of those who have lived in one (1) place for a long time to stay the same
- The cost of the City taking-in a bond, and monitoring all the requirements, would depend on the performance of the developers and understanding what is involved with the bond (eg: resources, tasks, etc.)

The Committee recognized tenants in the gallery and it was suggested they be permitted to provide their comments on the matter.

2020-G/L-003

It was MOVED and SECONDED

THAT the Governance and Legislation Committee permits members of the public to provide their comments with respect to the corporate report “Options for Tenant Assistance during Redevelopment and Renovation”.

CARRIED

Lilian, resident, reported that she has resided at her home for 21 years, and expressed concerns that she will not be able to find an affordable place to live. Suggested that the City wait to see what happens with development in the coming years, noting that there are many existing buildings that have vacant suites.

Chuck, resident, questioned if the compensation provided to tenants would be tax-free. Also advised that wherever they are relocated, that they hope not to be moved to a building that may also be subject to renovations in the future.

Staff advised that further information will need to be obtained with respect to the payments, noting that it is recognized the monies do not constitute income.

Discussion continued and the Committee provided the following comments:

- Concerns that tenants could be subject to tax on the compensation
- Would rather the compensation be held by the landlord/developer, and that they apply the monies to lowering monthly rent. Staff noted that having the landlord/developer administer the compensation monthly through lowered rents could pose logistical challenges (eg: privacy)
- Support was expressed for compensation in the form of an annuity plan
- A tenant being able to choose how they receive their compensation could be a good option

2020-G/L-004

It was MOVED and SECONDED

THAT the Governance and Legislation Committee defers providing direction with respect to Council Policy 511: Density Bonus / Amenity Contribution Policy, Council Policy 514: Tenant Relocation Policy, and Council Policy 516: Renovation and Relocation Policy pending further information with regards to annuity and tax implications to tenants that qualify for compensation.

CARRIED

Discussion continued and the following comments were noted:

- Concerns were expressed that a strong policy could deter developers from wanting to build rental housing in the City, noting it is important to ensure a dialogue also includes developers
- Interest to find a middle ground between allowing development that is right for the City, and protecting the homes of those that have lived in White Rock long term
- The Official Community Plan allows for an increase in density for purpose built rental projects

It was recognized that a developer was in the gallery, and it was suggested they be permitted to speak.

2020-G/L-005

It was MOVED and SECONDED

THAT the Governance and Legislation Committee permits Madhi Heidari to provide his comments in respect to the corporate report “Options for Tenant Assistance during Redevelopment and Renovation”.

CARRIED

Madhi Heidari, Developer, provided the following comments:

- The proposed numbers and figures for compensation have been in consultation with the Planning Department
- There is a large gap of time since purpose built rental was developed in the City. Now that upgrades are needed, there has been an increase in vacancy because of lack of availability. Developing projects on a more consistent basis could address this problem in the future
- Many of the buildings built decades ago have little or no amenities. Newer builds provide opportunities for amenities

Committee discussion continued and the following comments noted:

- The City could host an open house or event where they can increase their understanding on what developers could be looking for in terms of purpose built rentals
- It was suggested that the open house be held once the policies have been reviewed, particularly with respect to annuities, so that developers may provide comment

- It was suggested that it may be better to hold these conversations one on one with developers

2020-G/L-006

It was MOVED and SECONDED

THAT the Governance and Legislation Committee, after it has decided on the direction of Policies 511, 514, and 516, directs staff to host an open house where Council, staff, and developers may discuss how purpose built rentals projects fit into White Rock.

CARRIED

Councillor Johanson voted in the negative

2020-G/L-007

It was MOVED and SECONDED

THAT the Governance and Legislation Committee permits members of the public to provide their comments with regards to the purpose built rental projects open house.

CARRIED

Councillor Kristjanson voted in the negative

K. Jones, resident, commented that the City needs to take into consideration the input from the community, not just the tenants and the developer. Questioned how long a subsidy could last, stated that tenants will not be able to handle a sudden increase in rental rates.

2020-G/L-008

It was MOVED and SECONDED

THAT the Governance and Legislation Committee receives for information the corporate report dated January 27, 2020 from the Director of Planning and Development Services titled "Options for Tenant Assistance During Redevelopment and Renovation".

CARRIED

5.

CONCLUSION OF THE JANUARY 27, 2020 GOVERNANCE AND LEGISLATION COMMITTEE MEETING

The Chairperson declared the meeting concluded at 6:21 p.m.

S. Lam

Mayor Walker

Stephanie Lam
Deputy Corporate Officer

PRESENT: C. Latzen, Chairperson
G. Gumley, Vice-Chairperson
S. MacDonald, Community Member
A. Shah, Community Member
H. Valentine, Community Member (left at 5:07 p.m.)

NON-VOTING: P. Giesbrecht, Semiahmoo First Nations representative
A. Nixon, White Rock Business Improvement Association
(arrived at 4:58 p.m.)

COUNCIL: Councillor Trevelyan (Council Representative)

ABSENT: T. Blume, Community Member
S. Greysen, Community Member
C. James, Tourism White Rock
R. Khanna, South Surrey/ White Rock Chamber of Commerce

STAFF: C. Isaak, Director of Planning and Development Services
J. Gordon, Director of Engineering and Municipal Operations
G. Newman, Manager of Planning
A. Stewart, Committee Clerk
D. Johnstone, Committee Clerk

Public: 1
Press: 0

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

2020-MDTF- 01

It was MOVED and SECONDED

THAT the Marine Drive Task Force adopts the January 21, 2020 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

2020-MDTF- 02

It was MOVED and SECONDED

THAT the Marine Drive Task Force adopts the November 19, 2019 minutes as circulated.

CARRIED

4. WATERFRONT ENHANCEMENT STRATEGY REVIEW AND DISCUSSION

The Task Force discussed each of the ‘buckets’ of potential action items identified by the Chairperson. It was noted that three (3) things are required for nearly all anticipated recommendations: public funding, private funding and/ or volunteer organization to execute. The following comments were provided:

a) **Maintenance**

Furniture Kit

- Staff reported that they are working towards a consistent aesthetic for the Promenade and Marine Drive starting on East Beach. New picnic tables and benches have been implemented in East Beach, and the plan is to work west to replace the old Expo benches as budgets permit.
- An interest was expressed in implementing tall narrow tables/ communal tables.
- Implementing additional picnic tables was discussed (noted closer to Bay Street could be considered).
- With respect to garbage cans, it was noted that there are a variety of different types along the Promenade and Marine Drive.
- Containers that are divided for waste/ recycling/ compost can create issues, as many do not use the containers properly. Staff also noted that the City is paying three (3) fees for the collection of these types of bins as they contain three (3) bags.
- Staff noted that currently the City has a contractor collecting garbage along the waterfront/ Promenade.

Action Item: Staff to look into options for the current Expo benches once they have been replaced. It was noted these could be of interest to the community and/ or could be repurposed/ recycled.

2020-MDTF- 03

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council request that staff investigate the feasibility of implementing extended / community tables along the Promenade on West and East Beach and appropriate sidewalk areas.

CARRIED

2020-MDTF- 04

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council request that staff investigate the feasibility of replacing the Expo benches with the bench design used in the refurbishing of East Beach; and

THAT staff review ways to recycle/ reuse the Expo benches.

CARRIED

2020-MDTF- 05

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council request that staff investigate the feasibility of installing a consistent style of garbage / recycling cans along the Promenade and Marine Drive sidewalks.

CARRIED

Restrooms

- The term ‘comfort stations’ was discussed. It was noted that ‘restrooms’ is a more universal term.
- Current signage may not be as effective as it could be.
- Directional signage for restrooms along the Promenade could be considered.
- While staff noted that the restrooms had been painted last year, it was suggested that the paint may require a refresh (both inside and outside).
- Current hand dryers should be replaced (do not offer a lot of airflow).

2020-MDTF- 06

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council request that staff investigate the feasibility of updating the Oxford and Balsam comfort stations with clearer signage, beautification efforts, and to upgrade current hand dryers.

CARRIED

Note: A. Nixon arrived at the meeting at 4:58 p.m.

Lighting

- Current and future tree lighting along Marine Drive was discussed. It was noted that tree lighting adds to the aesthetics of the Promenade.
- Catenary (overhead suspended) lighting was discussed in the Waterfront Engagement Strategy (WES). It was suggested that implementing this type of lighting in East Beach could add to the character of the neighborhood.
- Staff noted that while lighting the trees in the median at East Beach could bring positive benefits to the street level atmosphere, residents above and behind the businesses need to be consulted as this lighting may negatively affect their enjoyment of their residences.

2020-MDTF- 07 **It was MOVED and SECONDED**
THAT the Marine Drive Task Force recommends that Council request that staff continue with the implementation of expanding lit trees along Marine Drive and the Promenade, and investigate the feasibility of expanding to the median at East Beach.

CARRIED

2020-MDTF- 08 **It was MOVED and SECONDED**
THAT the Marine Drive Task Force recommends that Council request that staff investigate the feasibility of installing catenary/ suspended lighting across Marine Drive on East Beach.

CARRIED

Bylaw Updates

- Staff summarized the Bylaw changes/ suggestions that have been made by the Task Force to date.
- Enclosed patios were identified as an important consideration for businesses along Marine Drive (especially in the off-season).

Note: H. Valentine left the meeting at 5:07 p.m.

2020-MDTF- 09 **It was MOVED and SECONDED**
THAT the Marine Drive Task Force recommends that Council request staff to explore how to facilitate the installation of enclosed patios along Marine Drive.

CARRIED

A. Nixon, White Rock Business Improvement Association (BIA), noted that if the City does move ahead with this initiative the BIA would be willing to work with the City to ensure that businesses are following the proper procedures and protocols.

b) Enhancement

Comprehensive Wayfinding Signage

- The Task Force suggested that wayfinding signage could be considered to illustrate the location of restrooms, the White Rock, the Pier, White Rock Museum, parkade, information signage (animal and wildlife related signs), connecting trails, bicycle routes, pathway access, Semiahmoo First Nations (SFN) Lands, exits to Town Centre, bus stops etc.
- Staff noted that signage needs to be consistent and that a consultant could be considered if Council decided to move ahead with additional wayfinding signage.
- General signage along the Promenade was discussed. It was noted that the position and language on the signs could be re-evaluated to determine if it is effective.

2020-MDTF- 10 **It was MOVED and SECONDED**

THAT the Marine Drive Task Force recommends that Council consider hiring a consultant to develop a comprehensive wayfinding and information plan on the waterfront including the following parameters:

- Location of restrooms;
- The White Rock;
- The Pier;
- The White Rock Museum;
- Parkade;
- Information signage (animal and wildlife related signs);
- Connecting trails and bike routes;
- Pathway access;
- Semiahmoo First Nations Lands;
- Exits to the Town Centre; and,
- Bus stops.

CARRIED

SFN Storytelling Signage (in both English and Sencoten)

2020-MDTF- 11 **It was MOVED and SECONDED**

THAT the Marine Drive Task Force recommends that Council initiate discussions with the Semiahmoo First Nation regarding storytelling signage.

CARRIED

Action Item: In the interest of time, the Chairperson requested that the remaining topics listed under Item 4 be deferred to the next scheduled meeting:

Maintenance

- Complete Character Design Guidelines for east and west beaches
- Reintroduce a “Façade Facelift” program
- Pop up parks
- Widen sidewalk on Marine Drive between Vidal Street and Oxford
- Repurpose or remove of ATM kiosk at Marine and Martin
- Develop marketing program and incentives to attract new, varied retail and service investment

Capital Projects

- Kids playground on east beach, adjacent to Charles Bernard Plaza
- Pier improvements
- Flexible use of parking lot west of the Museum
- Ice Rink for Memorial Park

Note: Agenda items addressed out of order.

7. **OTHER BUSINESS**

- **La Connor Washington trip**

It was reported that this was discussed at the December 16, 2019 Governance and Legislation Committee meeting. Council determined that they would like to see this as a Council to Council meeting.

Council had requested that the Task Force provide feedback regarding any questions/ comments that could be addressed during the La Connor Washington trip. It was suggested that Council could discuss the mix between retail and hospitality businesses in La Connor, and how that was accomplished/ encouraged.

- **Member input/ ideas**

P. Giesbrecht, Semiahmoo First Nations representative, suggested that Section 3.4.1 (Create an education, interpretation and awareness program) of the Waterfront Engagement Strategy (WES) be amended to reference the Semiahmoo First Nation as a partner (together with the Friends of the Semiahmoo Bay and the Ministry of Environment) to develop the nature and wildlife interpretation program.

- **Year-end committee report**

This report was provided to the Task Force for information.

5. **UPDATES FROM OCTOBER/ NOVEMBER MEETINGS**

- **Status of Task Force Recommendations provided to Council at their November 4 and December 16, 2019 meeting.**

The Chairperson summarized the outcomes of the previous Task Force recommendations to Council. It was noted that on-going updates with respect to recommendations to Council will be tracked on the action-tracking document.

- **BURLINGTON NORTHERN SANTA FE (BNSF) Legacy Fund**

Councillor Trevelyan advised that he has had initial discussions with BNSF regarding the possibility of a legacy fund. The focus of discussions moving forward would be to build the relationship between the City and BNSF.

- **Parking items**

Councillor Trevelyan reported the following information:

- The Parking Task Force was not renewed for an additional term by Council.
- Currently free weekday parking on the waterfront is still in effect.

The Task Force discussed feedback obtained by local businesses and residents with respect to free weekday parking in the winter season. A. Nixon, BIA, noted that he has received positive comments from businesses along the waterfront. Potential metrics for determining the relative successes and failures of the current parking structure were discussed. It was noted that metrics can often be difficult to determine as a variety of other factors (weather, festivals etc.) could also have an effect on parking.

- **Zoning changes, Enclosed Patios**
This topic was discussed during Item 4.

6. UPDATES ON COUNCIL DECISIONS RELEVANT TO MARINE DRIVE
No update at this time.

10. CORRESPONDENCE

- Email dated December 2, 2019 providing suggestions for the Marine Drive Task Force

2020-MDTF- 12 **It was MOVED and SECONDED**
THAT the Marine Drive Task Force receives for information the correspondence dated December 2, 2019 included in the January 21, 2020 agenda package.

CARRIED

8. MARINE DRIVE TASK FORCE RENEWAL

The Task Force discussed the possibility of asking Council to extend their current term past its current end date of March 31, 2020. It was noted that there are a variety of items that still need to be covered by the Task Force; however, there are currently two (2) more meetings in which this could take place. The Task Force suggested that this be reconsidered at the next scheduled meeting.

9. ACTION TRACKING

The Committee Clerk noted that action tracking sheets will be provided for all City Committees/Task Forces. This spreadsheet will be updated after each meeting and will be included along with the agenda package for each meeting for information purposes.

11. NEXT STEPS FOR THE MARINE DRIVE TASK FORCE

- Finish discussion surrounding the remaining topics in Item 4.
- Look at off-season events and volunteer activities/ fundraising.
- Conversation on the future of the Waterfront Engagement Strategy, and how these action items stay relevant following the end of the Task Force term.

12. 2020 SCHEDULE OF COMMITTEE MEETINGS

The following schedule of Marine Drive Task Force meeting dates for 2020 were approved at the October 15 meeting, and are provided for informational purposes:


- February 18; and
- March 17.

Note: The Marine Drive Task Force term ends March 31, 2020.

13. CONCLUSION OF THE JANUARY 21, 2020 MEETING

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

C. Latzen
Chairperson



D. Johnstone
Committee Clerk

PRESENT: R. Hynes, Chairperson
J. Lawrence, Vice-Chairperson
W. Boyd
P. Byer
S. Crozier
I. Lessner
D. Riley

COUNCIL: Councillor E. Johanson (non-voting)

STAFF: J. Gordon, Director of Engineering and Municipal Operations (left the meeting
at 5:49 p.m.)
D. Johnstone, Committee Clerk

Public: 3
Press: 0

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

2020-EAC-001 **It was MOVED and SECONDED**

THAT the Environmental Advisory Committee (the Committee) amends the
January 23, 2020 meeting agenda to include:

- Item 7.1 – On-Table Correspondence from Alexandra Neighborhood House;
and,

THAT the agenda be adopted as amended.

CARRIED

3. ADOPTION OF MINUTES

2020-EAC-002 **It was MOVED and SECONDED**

THAT Environmental Advisory Committee amends the minutes of the
December 5, 2019 meeting as follows:

- Under Item 5, Climate Emergency, motion 2019-EAC-034 read “THAT
the Environmental Advisory Committee adopts the report to Council
(attached to these minutes) entitled “Updating and Strengthening White
Rock’s Engagement on Climate Change”; and

THAT the minutes be adopted as amended.

CARRIED

4. **ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Members of the Committee to appoint a Chairperson and Vice-Chairperson for the 2020 Committee year.

2020-EAC-003 **It was MOVED and SECONDED**

THAT Environmental Advisory Committee appoints the following as Chairperson and Vice-Chairperson for the 2020 Environmental Advisory Committee year:

- Chairperson: R. Hynes; and
- Vice-Chairperson: S. Crozier.

CARRIED

5. **TREE MANAGEMENT BYLAW 1831 AND TREE MANAGEMENT ON CITY LANDS POLICY 611**

Working group members S. Crozier and I. Lessner summarized their list of priorities for Tree Management Bylaw 1831 and Tree Management on City Lands Policy 611.

The Committee discussed potential actions from each objective. The following discussion points were noted:

Communication and Education:

- Members discussed the idea of posting notice on a tree that is to be removed so that the public is made aware prior to its removal.
- Staff noted that in circumstances where trees have been identified as ‘high risk’ and pose a threat to public safety timelines for tree removal could be accelerated.
- Changes made to the substance of Bylaw 1831 and/ or Policy 611 would need to be reflected in communication materials. Once changes are made staff should work to educate the public (through various communication tools).
- The classification of significant trees was discussed. Staff clarified that White Rock does not have any trees on public land that are identified as ‘significant’ nor does it have a Significant Tree Registry. It was suggested that staff needs to either create this registry or remove it from the document.
- The term ‘significant tree’ requires a more clear definition. Having a set criteria was suggested to determine whether or not a tree is identified as significant. Looking at best practices from the Province and/ or other municipalities was also suggested.
- A Significant Tree Registry would have an impact on Policy 611 with respect to the pruning or removal of trees to preserve views.

Decision-making Process

- Outlining the authority of the City Arborist should be written into Bylaw 1831 to ensure that the same practices are followed for the position, regardless of the staff member filling that position.
- The suggested changes from staff to Bylaw 1831 were discussed. It was noted that many of the changes addressed previous concerns discussed by the Committee.

- Staff advised that the Director of Planning and Development Services currently has authority of administering the provisions of Bylaw 1831, as well as the ability to approve or deny an application for a tree management permit.
- The Committee debated the language of the Bylaw, particularly that the Director of Planning and Development Services has the ‘authority but not the duty’ to perform these tasks. Staff suggested this language could be to prevent legal issues for the City. Should the Committee wish to amend this, a legal opinion may be required.
- Staff’s suggestion for introducing a new Type Four (4) permit was discussed. It was noted that staff had suggested a reduced fee for this type of permit (\$200); however, concerns were expressed that this amount is still too high. It was suggested that a smaller amount could encourage compliance.
- Staff’s suggested changes indicate that Council be provided the authority to permit the removal of significant trees but that the pruning decision remains with the arborist. It was debated what role Council should have on the determination of whether a tree should be removed or pruned.
- With respect to Policy 611 and views, it was suggested that an objective criteria should be established/ followed by City staff with notification provided to Council.
- Concerns were expressed with the impact that the Zoning Bylaw has on the tree canopy.

Enforcement

- Tightening up enforcement was encouraged.
- If fines are too low or too high there are issues.
- Should be a significant deterrent in order to keep tree canopy.
- An interest was expressed in reviewing penalties/fines/best practices from other municipalities.
- Using 30cm as a guideline for ‘protected trees’ was discussed. It was debated if other considerations should be taken into account.
- Rules and regulations around replacement trees were discussed.

Significant increase of fines and fees to go to an “environmental fund” (includes other uses than just replanting)

This item was discussed during enforcement.

Views (Zoning vs. Bylaws)

- The main policy statement for Policy 611 was discussed. The Committee expressed concerns with the balance of tree preservation and the consideration of views for White Rock properties.
- Staff noted that most of the tree canopy that has been lost has been from tree removal on private lands. Policy 611 addresses only trees on public lands.
- Concerns were expressed on the suggested staff revisions for Policy 611. It was suggested these changes actually weaken the policy, whereas the original 611 was very strict in what was and was not permitted.

- Staff reported that they are developing a tree planting plan in an effort to increase the tree canopy.
- Clarifying decision-making authority and the criteria around this for Policy 611 was encouraged.
- Concerns were expressed regarding the impact that the Zoning Bylaw has on the tree canopy. This was identified as a key area affecting the tree canopy.

Significant increase of green coverage of lots (reduction of lot coverage) zoning vs bylaw

- It was suggested that this will be addressed through the amendments to the Official Community Plan (OCP) and the Climate Change Policy.
- A fundamental conflict exists between growing the canopy and the current zoning in many parts of the City of White Rock.

Action Item: Staff to add the remainder of items (Increase Canopy coverage from current 17% to over 25% in 2 years; significant increase of replanting (replacement trees requirement), and the Greening of the City) to the next scheduled meeting for further discussion.

6. ORGANIZATION OF UPCOMING AGENDA ITEMS

- Next steps in light of Council's endorsement on the Committee's climate change resolution.
 - Work with staff on items a, b, and c from motion 2019-12-05
 - Bring emissions targets into the OCP review process.

Action Item: Staff to invite Director of Planning and Development Services to the February 6, and February 20 meeting to discuss timing, further targets etc. for the OCP review process as well as the Zoning Bylaw and Bylaw 1831.

- Information provided by Chairperson R. Hynes for the climate change motion could be used to inform the OCP.
- Staff reported that the resource requirement will come through Council's budget. The climate change implication will be included in the corporate report template for all departments moving forwards. Staff will be working with Metro Vancouver and will keep council informed on updates with respect to climate change as they arise.
- Metro Vancouver request for presentation on a new Air Quality Management Plan and an overarching climate strategy for the region.

Action Item: Staff to invite Metro Vancouver to the February 20 Committee meeting to provide a presentation.

Note: J. Gordon left the meeting at 5:49 p.m.

- White Rock Pier/ West Wharf Replacement
 - It was noted that there may be some urgency to having the Committee offer their input into this matter with respect to timeline for the Pier

insurance claim, and Council's discussions around Community Amenity Contributions (CACs).

- It was suggested this item be discussed with the Provincial representative when they come to discuss water quality.
- The Committee could comment on the environmental aspect of the report forwarded by Council. It was clarified that the consultant report only looked at replacing the exact pier structure.

Action Item: Councillor Johanson to provide additional information to the Committee on the timeline for the insurance claim surrounding the White Rock Pier/ West Wharf replacement.

Action Item: Staff to provide an update on Council's request that they start developing a concept for the White Rock Pier/ West Wharf replacement.

- Committee invitation to a member from the Province
 - D. Riley, Committee member, reported that there would be a Shared Water Alliance meeting being held on February 13, and that members from the Province would be in attendance at that meeting. Mr. Riley volunteered to reach out to obtain a contact to invite to an upcoming Committee meeting.

Action Item: D. Riley, Committee member, to provide information to staff following the February 13 Shared Water Alliance meeting on which representative to invite from the Province to discuss water quality. Update to be provided to the Committee at the February 20 meeting.

- Council referral for Mr. Thompson – Bee City White Rock
 - The Committee suggested that Mr. Thompson be invited for a ten (10) minute presentation as well as a brief question and answer session from the Committee.

Action Item: Staff to invite Mr. Thompson to present at either the February 6 or March 5 Committee meeting.

7. INFORMATION

- Committee Action Tracking Document

7.1 CORRESPONDENCE FROM ALEXANDRA NEIGHBORHOOD HOUSE

S. Crozier, Committee Member, summarized the "On-Table" correspondence regarding an invitation to the steering committee for the Sustainable Community Action Network. Members were encouraged to attend if available.

8. OTHER BUSINESS

No items.

9. ENVIRONMENTAL ADVISORY COMMITTEE MEETINGS

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

- February 6
- February 20
- March 5
- March 19
- April 2
- April 16
- May 7
- May 21
- June 4
- June 18
- July 2
- July 23
- September 3
- September 24
- October 8
- October 22
- November 5
- November 19

10. CONCLUSION OF THE JANUARY 23, 2020 ENVIRONMENTAL ADVISORY COMMITTEE MEETING

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



R. Hynes, Chairperson

D. Johnstone, Committee Clerk

PRESENT: M. Partridge, Chairperson (left at 5:12 p.m.)
P. Petrala, Vice-Chairperson
K. Breaks (left at 6:05 p.m.)
E. Cheung (arrived at 4:04 p.m.)
J. Davidson
S. Fairbairn
P. Higinbotham
D. Thompson

NON-VOTING: K. Bjerke-Lisle, White Rock Museum and Archives (arrived at 4:10 p.m.)
K. Woods, White Rock Library

COUNCIL: Councillor A. Manning (non-voting) (left at 5:55 p.m.)

ABSENT: M. Bali
H. Vanderwolf

STAFF: E. Stepura, Director of Recreation and Culture
E. Keurvorst, Manager of Cultural Development
D. Johnstone, Committee Clerk
A. Stewart, Committee Clerk

Public: 1
Press: 0

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

The Committee noted that the header on the agenda indicates that the meeting would be live-streamed/ telecast. As the meeting is taking place in the Gallery Room at the White Rock Community Centre it was clarified that this would not be the case.

2020-ACAC-001 **IT was MOVED and SECONDED**

THAT the Arts and Cultural Advisory Committee adopts the agenda for the January 28, 2020 meeting as circulated.

CARRIED

3. ADOPTION OF MINUTES

a) October 22, 2019

2020-ACAC-002 **IT was MOVED and SECONDED**

THAT the Arts and Cultural Advisory Committee adopts the October 22, 2019 meeting minutes as circulated.

CARRIED

Note: E. Chung arrived to the meeting at 4:04 p.m.

4. **SELECTION OF THE 2020 CHAIRPERSON & VICE-CHAIRPERSON**
Members discussed the requirements and duties of the Chairperson and Vice-Chairperson.

2020-ACAC-003

IT was MOVED and SECONDED

THAT the Arts and Cultural Advisory Committee appoints the following members as Chairperson and Vice-Chairperson for the 2020 Committee year:

- Chairperson: M. Partridge
- Vice-Chairperson: P. Petrala

CARRIED

5. **BUSKERS PROGRAM REVIEW**

Staff reviewed the corporate report dated September 30, 2019.

Note: K. Bjerke-Lisle arrived to the meeting at 4:10 p.m.

Staff provided the following information:

- Buskers run year round with a license for 12 months (January to December)
- Most are out starting in April (43 registered last year)
- First come, first play for 45 minutes

The Committee discussed the following locations:

- Uptown
 - Uptown locations are not always desirable for buskers
- Condo/Strata spaces
 - Because they sit on private property, any arrangements would be subject to the approval of the owner/condo/strata
- Existing
 - After reviewing the map, good coverage exists throughout
 - No existing locations at the far end (west beach)
 - Oxford comfort station is currently a location, and there is an opportunity to move it across the street where there is more foot traffic
- Potential
 - By the playhouse theatre
 - Bayview park

The Committee discussed challenges in promoting the program:

- The map is on the website but not always promoted
- A Facebook page devoted to buskers would be beneficial, buskers could post when and where they will be
- There is a desire to work with City communications - if buskers use hashtags, City staff can support

The Committee identified the following to be recommended as part of the Cultural Strategic Planning process:

- Buskers are interested in high pedestrian traffic locations; adding more locations doesn't automatically lead to higher participation

- A location on the east side of Johnston Road next to the White Rock Playhouse could be viable
- The City could encourage private land options
- Increased promotion of the Busking Program and its participants is needed to build the program. Suggestions include use of social media linking to both the artist and City’s accounts
- A location on the north side of Marine Drive near Oxford could be beneficial to local businesses

Note: Staff will prepare a Corporate Report for Council on these recommendations.

6. UPDATE ON DELEGATION TO THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Committee Members E. Cheung and P. Petrala provided an update on the presentation to the Economic Development Advisory Committee on November 13, 2019. The presentation included the five (5) ideas, inventory under each of those themes and examples of how arts and culture could partner with businesses. The presentation was well-received, and the Economic Development Advisory Committee endorsed the recommendation to add partnering businesses with art and culture to their Strategic Plan.

7. FILMING STRATEGY WORKING GROUP

Staff reported that the working group will gather and present information to the Committee on how White Rock can become more “film-friendly.” The Committee will then make recommendations to Council on policies, processes and budget requirements to grow on-location filming in White Rock. Members offered the following comments:

- Road use permits, parking, etc. are all challenges for production companies
- Creative BC may be invited to speak with the working group
- Discussion of filming assets within White Rock and how they could become more film-friendly

2020- ACAC-004

It was MOVED and SECONDED

THAT the following Arts and Cultural Advisory Committee members be appointed to the working group regarding filming strategy within the City:

- E. Cheung; and
- M. Patridge.

CARRIED

Staff noted that the following people will be invited to support the working group:

- A. Nixon, White Rock Business Improvement Association (BIA)
- J. Ellis, Peninsula Productions and Earl Marriot Secondary
- N. Haquist, Former ED of Directors Guild of Canada, Community member

8. CULTURAL STRATEGIC PLANNING NEXT STEPS

Staff led a strategic planning session with the Committee, starting with a review of what has been completed to date:

- Clarified the Vision Statement
- Review of previous plan
- Developed SWOT
- Defined six (6) goals

Committee members were invited to review and develop action statements for those SWOT items that were the highest priority. Committee members were divided into two (2) groups to discuss their identified priorities and then post items of agreement under the appropriate goal.

Note: The Chairperson inquired about the previous invitation extended to Semiahmoo First Nation. It was noted that input would be valued while moving forward with Strategic Planning.

The following ideas were generated as part of the discussion. **These ideas are extremely preliminary as the Committee continues to work through the Strategic Planning process. These ideas are captured for discussion purposes only.**

Goal 1: Grow the creative economy and culture led economic development.

- Investigate the ability of the City of White Rock to offer tax incentives to building owners who rent to arts and culture businesses or organizations. (new Provincial legislation)
- Develop a film strategy to attract commercial filming business to White Rock.
- Add an uptown and west beach weather web cam
- Hold an artists in business workshop through the library
- Create an economic development plan to attract a hotel/convention/multi-purpose complex

Goal 2: Broaden the City's role in arts and culture, maximize partnerships and foster collaboration within the creative sector.

- Connect artists and businesses to facilitate art displays, artists in residence programs and sponsorship of cultural events.
- Host an annual Business and the Arts event that recognizes businesses that support the arts in White Rock.
- Invite Cloverdale lighted parade participants to participate in Sea Festival Parade
- Breakdown inter-city department silos to optimize arts and culture programming that is already happening (library, museum, rec & culture)
- Partner with South Surrey and SFN on marketing and cultural programs and events
- City staff from other peninsula area cities to cross-promote and explore ways to optimize outreach and create reciprocal PR and promote each cities artists
- Leverage peninsula cultural connections to optimize associations

Goal 3: Provide an adequate number of arts and cultural facilities to support expanding program participation and event hosting.

- Create a directory to determine who and how to reach local artists able for participation in public art projects
- Hold concerts and other arts and cultural events at Central Plaza
- Explore hosting arts and cultural events at Centennial Park and Civic Precinct
- Redesign 5 Corners to make it more event/concert hosting friendly
- Advocate to Council to build a new arts centre/gallery/studio/performing arts centre
- Develop a directory of local artists - develop a hub or database - that is simple
- Organize a way to work with marketing students
- Develop a robust volunteer management program through the city
- Improve way finding signs

Goal 4: Enrich White Rock's spirit of celebration by increasing the range of arts programs, artistic opportunities and cultural festivals.

- Enhance the vibrancy of Town Centre with arts performances, displays, banners
- Research and develop a mural festival business plan
- Research and develop a night market business plan for uptown and the beach
- Talk to Farmers Market about adding an artist's tent/more activities

Goal 5: Increase community participation, engagement and the visibility of arts and culture.

- Continue to market White Rock as an arts and cultural destination using the Recreation Guide to include sections dedicated to arts, culture and heritage
- Promote WR notable artists
- Compile an inventory of marketing tools, channels, tactics, etc. (i.e. realtors/ Facebook groups)
- Work with all arts/cultural partners to cross-promote
- Improve event listing on city website (all-inclusive of White Rock Artists and Cultural Events)
- Target millennials and families for more engagement
- Offer library lectures that focus on the arts and optimize the marketing of these
- Keep White Rock trees lit all year round
- Include galas on the city's website event page
- Market arts and cultural programs, events and artwork to South Surrey residents
- Consider outdoor seating and lighting uptown to create a more vibrant streetscape
- Request assistance from local businesses in displaying, purchasing and sponsoring local arts and crafts
- Request marketing assistance of the arts by the BIA, South Surrey White Rock Chamber of Commerce and Explore WR
- Conduct guerilla marketing by visiting new developments and leaving flyers

Goal 6: The Cultural Advisory Committee will monitor, evaluate and report to City Council, Semiahmoo Arts and other key stakeholders on White Rock's Cultural Strategic Plan Goals and Actions.

- Recommend additional cultural support staff to be included in city budget
-

Note: M. Partridge left at the meeting at 5:12 p.m. and P. Petrala assumed the role of Chairperson.

Note: Further discussion of this item took place following Item 11.

9. REPORT FROM THE CHAIR

Action Item: Members were invited to read and review the document and bring forward items for action to the next meeting.

10. COMMITTEE ACTION TRACKING

The Committee Action Tracking was provided to the Committee for information purposes.

11. 2020 COMMITTEE MEETING SCHEDULE

The following dates were provided for reference purposes:

- February 25;
- March 24;
- April 28;
- May 26;
- June 23;
- July 28;
- September 29;
- October 27; and
- November 24.

2020-ACAC-005

It was MOVED and SECONDED

THAT the Arts and Culture Advisory Committee endorses the meeting be extended to 6:15 p.m.

CARRIED

Note: Committee members resumed work on Item 8.

8. CULTURAL STRATEGIC PLANNING NEXT STEPS

Staff reported that strategic planning will continue at the next meeting. Items within each goal will be assigned to a matrix to assist in identifying those with ease of implementation and high impact.

Note: Councillor A. Manning left the meeting at 5:56 p.m.

Note: K. Breaks left the meeting at 6:05 p.m.

12. CONCLUSION OF THE JANUARY 28, 2020 ARTS AND CULTURAL ADVISORY COMMITTEE MEETING

The Chairperson concluded the meeting at 6:14 p.m.

M. Partridge, Chairperson

A. Stewart, Committee Clerk

PRESENT: C. Bowness
C. Harris
U. Maschaykh
J. McMurtry
G. Parkin
E. Ross
M. Sabine

COUNCIL: Councillor A. Manning, Chairperson
Councillor E. Johanson

NON-VOTING ADVISORS: R. Bayer, Peninsula Homeless to Housing Task Force (PH2H) representative

STAFF: C. Isaak, Director of Planning and Development Services
G. Newman, Manager, Planning
E. Tuson, Committee Clerk

Public: 1
Press: 0

1. **CALL TO ORDER**
The Chairperson called the meeting to order at 3:31 p.m.

2. **ADOPTION OF AGENDA**

2020-HAC-001 **IT WAS MOVED AND SECONDED**
THAT the Housing Advisory Committee adopts the agenda for January 29, 2020 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

a) November 25, 2019

2020-HAC-002 **IT WAS MOVED AND SECONDED**
THAT the Housing Advisory Committee adopts the November 25, 2019 meeting minutes as circulated.

CARRIED

4. CMHC 2019 RENTAL HOUSING MARKET SURVEY HIGHLIGHTS

The Manager of Planning provided a brief introduction / presentation regarding the Canadian Mortgage and Housing Corporation (CMHC) 2019 rental housing market survey highlights.

The following key discussion points were noted:

- White Rock's historic rates of population growth and understanding how that translates into housing needs within the community.
- Observed exodus of young professionals/ families and arrival of baby boomers and seniors.
- Rental housing versus home ownership noted as a key point in the CMHC 2019 data.
- Rental vacancy rates compared to the increase in the average rental rate.
- Establishing the core housing need criteria.

In response to questions from the Committee, staff noted the following:

- With respect to discrepancies from one data story to the next, this may be a result of different classifications. For example, certain housing units considered rentals may not identify independent / assisted living as rentals in one data inventory, but they may be reflected as such another data inventory.
- Income levels are not reflected in the data presented. The City can request that type of specialized data from Stats Canada. This data can also be attained via public input, to be compared against other sources of data.
- BC Housing offers a program for low-income/ at risk seniors called 'Shelter Aid for Senior Renters'; however, this is a stipend. The problem occurs, as their income does not increase while the cost of housing increases existentially.

The Committee noted concern for seniors who may be dependent on fixed pensions. In addition, vulnerable senior women with housing needs. Councillor Manning noted that the Committee has the opportunity to analyze what type of housing development they want to attract to the community.

5. HOUSING HARDSHIP CONCEPT OVERVIEW

The Manager of Planning provided a presentation regarding the housing hardship concept. The following key points were noted:

- Median household income in White Rock is \$62,000.
- Median household value in White Rock is \$600,000. Households are spending 44% of their income just to reach the median housing price.
- Housing hardship approach integrates other key components of living into affordability of housing (e.g., cost of food, clothing, entertainment, etc.).

Discussion ensued and the following points were noted:

- Consideration of quality of life in addition to housing needs.
- A household that is high income may generally put 40-50% of their money into housing; however, they still have enough left over for the essentials. The housing hardship measure looks at the income amount left over to spend on quality of life.

- The majority senior population in White Rock is not included in this consideration. As well, single parent households are another vulnerable population not considered.

6. WHITE ROCK IN 2020: TODAY'S REALITY

Number of Rental Units – information retrieved from a 2012 inventory

Councillor Manning directed the Committee to the 2012 White Rock community census compiled by a community member. The following comments were noted regarding the census:

- Purpose built rental stock in White Rock is generally older.
- Older units become more expensive to maintain and will often need to be updated to code.
- Older purpose-built rental stock can become attractive for development to be replaced with new purpose- built rentals or a joint strata opportunity.
- Staff noted that newer retirement building/ complexes are not included in this data but they are considered rental stock.

It was noted that many of the current major construction projects are all strata purpose buildings. There may be secondary rentals by owner within those buildings. Some of the buildings may have a block of rental units within the strata.

The Committee noted the importance of having up to date data on these type of statistics in order to make official recommendations to Council in line with their mandate. Collecting current data will help inform both the City and its residents in terms of the rental picture and current housing needs in White Rock. Having a baseline to determine issues (homelessness/ rentals/ at risk seniors) will help the Committee establish a work plan.

Staff noted that CHMC and the Province will be helpful in collecting specialized data; however, specific information the Committee is looking for may not currently exist and will need to be collected over time.

Discussion continued and the following comments were noted:

- The 2012 data shows that one (1) rental management company owns a majority of the rental properties in White Rock. The City could consider reaching out to the company to start a dialogue regarding rental properties.
- Staff noted that in the City's current Official Community Plan (OCP) it requires any rental unit be replaced in redevelopment (one (1) to one (1) redevelopment).
- The City has current data on the number of secondary suites but does not necessarily have access to data regarding who is renting those units. There are roughly 1100 secondary suites.
- The Planning and Development Services Department is working on revisions to the relocation and renovation policy.
- Suggested the City could work with developers to purchase units within a given development to use for rental purposes.

Action Item: Staff to provide the Committee with the following information:

- An up to date number of current rentals, secondary suites, and short-term rentals (e.g. Airbnb) in White Rock; and
- Provide the number of rental units anticipated in current developments for the next three (3) years.

Discussion continued and the following was noted:

- White Rock is a unique community (climate, living conditions, geography etc.). The Committee needs to develop the correct criteria in order to combat the specialized issues within the community.
- Staff noted a work plan could be prepared to guide the Committee in their review of the public housing report. How to understand the data, consult the public, address the data and develop the housing needs could be included within the work plan. This would provide the Committee with a road map to achieve its mandate.

Vulnerable Populations

The Committee noted the necessity of including the indigenous community in the conversation, specifically the conversation regarding homelessness. Concern was noted for helping aging seniors and providing proper living conditions as the cost of living rises.

J. McMurtry, Committee Member, provided the Committee with an update regarding the Star of the Sea cold weather shelter. Average overnight attendance is roughly 16-18 people per night reaching a high of 26. The shelter is generally open if the temperature reaches below zero (0) degrees Celsius.

7. IMPLICATION OF THE NEED FOR NEW RENTAL STOCK ON CURRENT RESIDENTS

The Committee noted this item was discussed under Item 6.

8. HOUSING CONTINUUM

Councillor Manning overviewed the housing continuum for the Committee. It was noted that the Committee needs to establish where on the continuum they would like to focus.

Discussion ensued and the following points were noted:

- Independent social housing is important for residents who need both housing support and mental/ physical support. Physical/ mental assistance could be provided.
- In order to focus on one specific housing need on the continuum the Committee needs to know where the gap within the community lies.
- Co-housing and co-ops are not included on the continuum. Staff noted that the City currently has two co-ops (North Bluff Village being the largest). These types of housing could fall under affordable homeowners.
- White Rock is composed of a variety of people with a range of incomes. Available housing does not match this diversity.

Action Item: Staff to provide the Committee with the range of income levels within the City.

Staff noted that this data would be collect by household. Each household would be include in a given income bracket. To include specific information (e.g. gender), the City would need to collect custom data.

The Committee noted that current market rental data will be useful is assessing the 2016 Housing Task Force recommendations that are currently active within the City’s OCP. Staff noted that the time to construct buildings could be two (2) – three (3) years. The recommendations made by the City’s 2016 Housing Task Force does not include the buildings that were under construction at that time. There is generally a lag between policy interventions and the tangible impact.

9. PARTNERSHIPS

Councillor Manning noted the possibility of potential grants the City could access from various levels of government and other organizations. The partnership reading material included in the agenda package was for the Committees information moving forward.

10. ACTION TRACKING

Corporate Administration provided an action-tracking sheet to the Committee. This spreadsheet will be updated after each meeting and provided to members for information.

11. 2020 COMMITTEE MEETING SCHEDULE

The Committee approved the 2020 meeting schedule at the November 25, 2019 meeting. The following dates are provided for reference purposes:

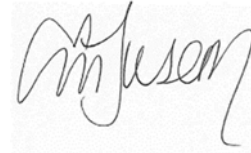
- February 26;
- March 25;
- April 22;
- May 27;
- June 24;
- July 22;
- September 23;
- October 28; and,
- November 25.

Discussion ensued and J. McMurtry, Committee member, noted that the Star of the Sea cold weather shelter recently received a presentation about homelessness. This presentation could be beneficial for the Committee to review.

Action Item: J. McMurtry to send Committee Clerk homelessness presentation to be distributed to the Committee for information.

12. CONCLUSION OF THE JANUARY 29, 2020 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:32 p.m.



Councillor A. Manning
Chairperson

E. Tuson
Committee Clerk

UNAPPROVED

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2323**



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 Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.3(b)(ii) in its entirety and replacing it with the following new section 4.1.3(b)(ii):
 - (ii) there shall be no more than three lots containing a *cannabis store* use in the area bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street;
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323".

RECEIVED FIRST READING on the	13 th	day of	January, 2020
RECEIVED SECOND READING on the	13 th	day of	January, 2020
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2320**



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 Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.5 in its entirety and replacing it with the following new section 4.1.5:
 - 4.1.5 a) The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores*.
 - b) The retail sale of cannabis accessories, as defined by the federal *Cannabis Act*, is permitted within a *cannabis store* but is not permitted within 500 metres of a zone that permits a *cannabis store* or within 500 metres of a property where a *cannabis store* is authorized by a Temporary Use Permit.
2. That Section 7.16 of Schedule "B" – Comprehensive Development Zones' of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By adding a new permitted use in subsection 7.16.1 in the correct alphabetical order, as follows:
 - (g) a *cannabis store*
 - (2) By adding a new location of permitted uses in subsection 7.16.2(a), as follows:
 - (iv) a *cannabis store* must only be located in the 1st floor of the building identified as Building 3 on the plans, and the commercial retail space containing the *cannabis store* shall be not be located within 8 metres of Johnston Road

3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320".

PUBLIC INFORMATION MEETING on the	18 th	day of	September, 2019
RECEIVED FIRST READING on the	13 th	day of	January, 2020
RECEIVED SECOND READING on the	13 th	day of	January, 2020
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

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



DEVELOPMENT VARIANCE PERMIT NO. 426

1. Development Variance Permit No. 426 is issued to **Wong Yuet Wah Chau and Rosa Kwok Lai Chow** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster
District Plan 8096
(Civic: 1478 Johnston Road)

PID: 011-426-381

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 426 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:

Section 4.1.3(b)(i) is varied to reduce the required setback from the premises containing the *cannabis store* use to existing *child care centre* from 100 metres to 80 metres.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit.

Terms and Conditions:

5. The variance is for the use of commercial premises within the existing building as a *cannabis store*.
6. This permit expires in the event that the existing building is demolished or if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is cancelled. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
7. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the tenant improvements for the proposed *cannabis store* use within

two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

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

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

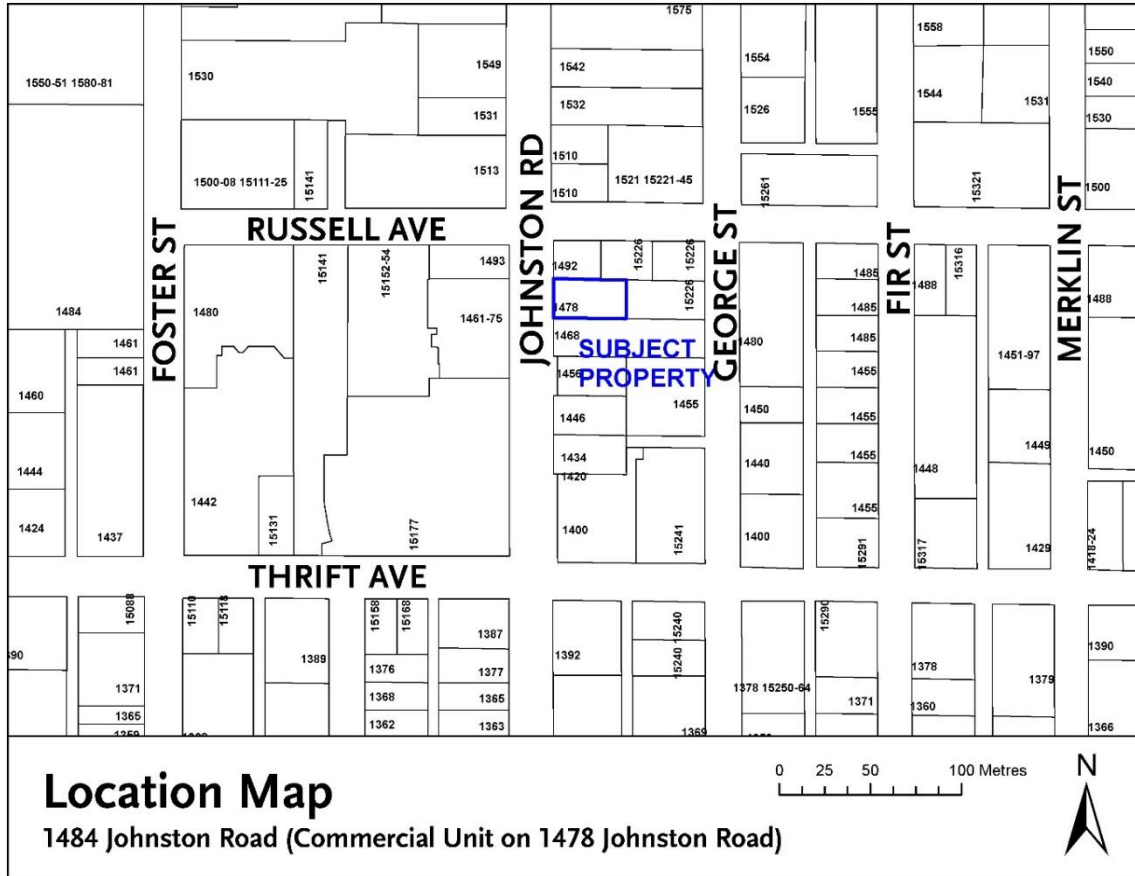
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2020.

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

Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A – Subject Property Location Map



THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 19-012

1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow as the owner (hereinafter called the “Permittee”) 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:

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8096
PID: 011-426-381
(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 19-012 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended; and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
- c) The premises containing the *cannabis store* use must be no larger than 160 square metres;
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building;

- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use;
 - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store*;
 - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday;
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
 6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
 7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use 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.
 8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

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

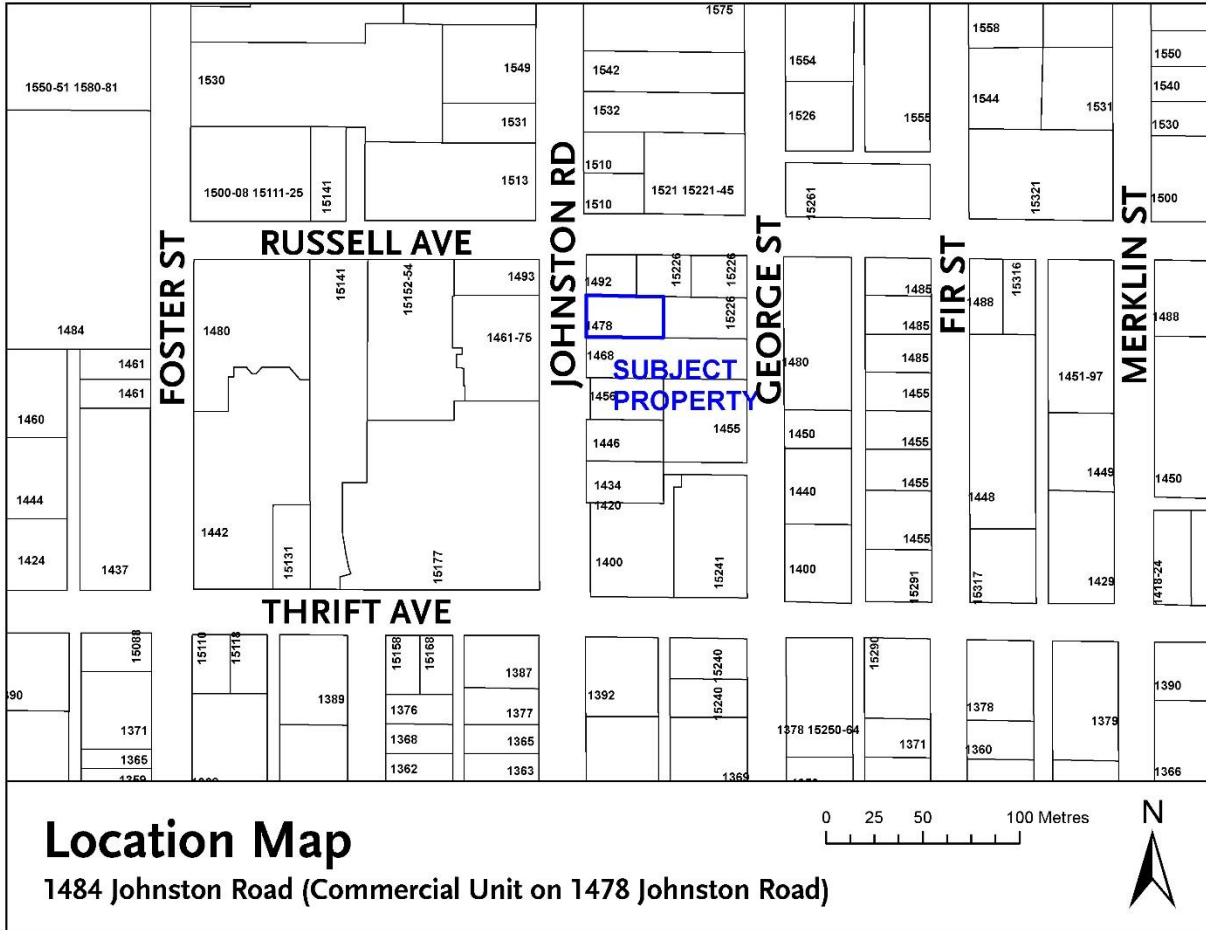
This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

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

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Schedule A – Location Map



Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC



84a moody street
port moody, british columbia
canada v3h 2p5
604.936.6190
604.936.6175
www.cts-bc.com

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

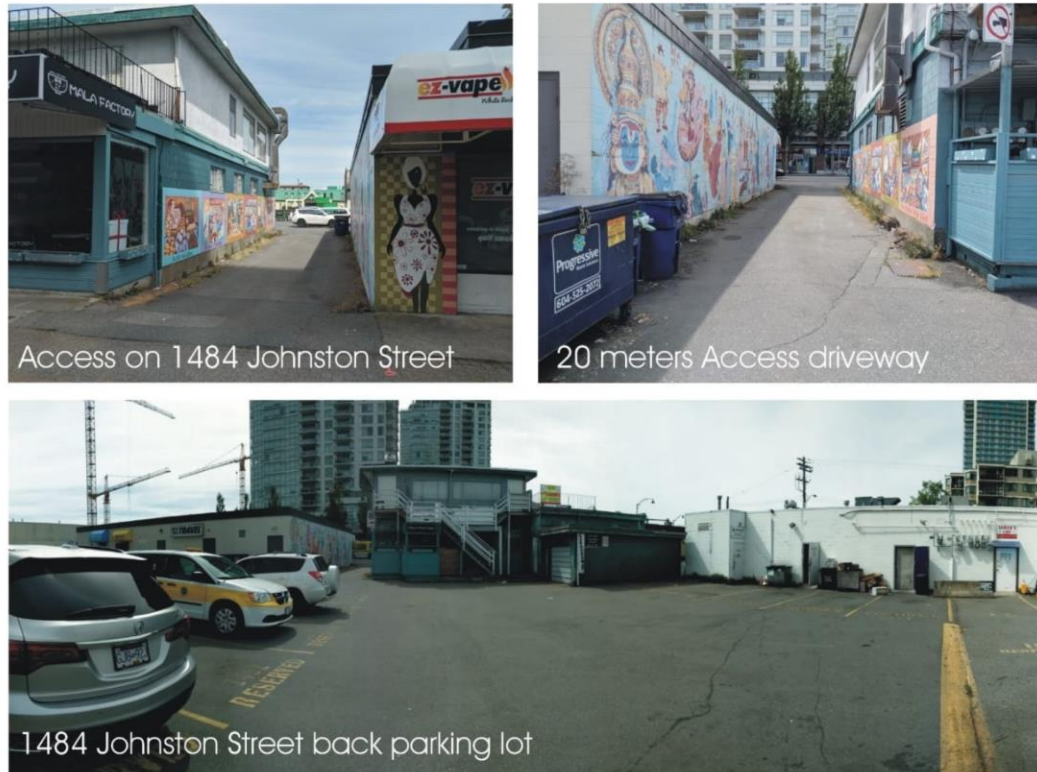
CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

**FIGURE 1
STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT**



2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, “Stop” sign, “Pedestrian Crossing” Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 19-014

1. This Temporary Use Permit No. 19-014 is issued to King Day Holdings Ltd. as the owner (hereinafter called the "Permittee") 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 4 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8437
PID: 007-842-848
(Civic: 1542 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 19-014 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2012, No. 2000" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:
 - a) Permitted Temporary Uses
 - (i) A *cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
- c) The premises containing the *cannabis store* use must be no larger than 80 square metres;
- d) The permittee must obtain a sign permit;
- e) The permittee must provide a minimum of two on-site parking spaces for the *cannabis store* use;

- f) The *cannabis store* shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 9:00 PM on any day;
 - g) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - h) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - i) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
 - j) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
 6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
 7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use 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.
 8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

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

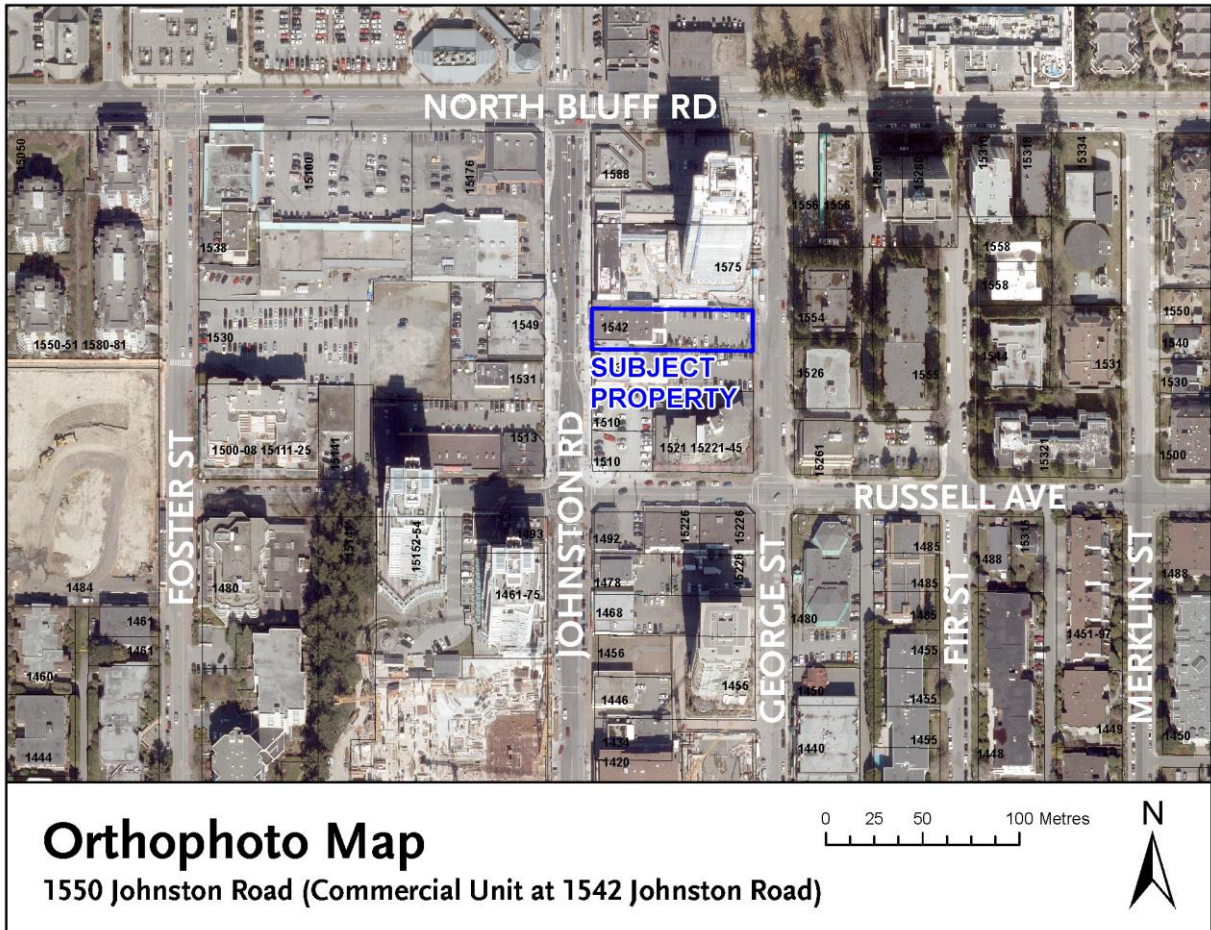
This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

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

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Schedule A – Orthophoto Location Map





BC ASSESSMENT

Overview of Assessment & 2020 Assessment Roll

City of White Rock

Rhiannon Carpentier – Senior Appraiser
Christopher Danchuk – Deputy Assessor
Lower Mainland Residential Department
February 10, 2020

Topics

1. About BC Assessment
2. Valuation
3. Classification
4. Assessment cycle & key dates
5. Relationship between assessments & taxes
6. 2020 assessment roll overview
7. Appeals process

Who we are, what we do, & how we do it

since
1974

Creation of BC Assessment

- 1974 non-partisan commission tasked with examining property assessment & taxation
- Recommended creation of a province-wide assessment authority
- Operates independent of property taxing function & independent of provincial politics
- Since enactment of *Assessment Authority Act* & *Assessment Act* in 1974, BCA has provided uniform, fair, & independent property assessments to the people of BC



**British Columbia
Assessment Authority**

Our product

- Annual list of property values provides stable, predictable base for real property taxation in B.C.

- Identifies ownership, value, classification & exemptions for each property

- Represents over 2 million properties with total value of \$1.94 trillion

- Provides the base for local governments & taxing authorities to raise approximately \$8 billion annually in property taxes for schools & important local services

The Assessment Roll

How we value different properties

- Market value as of July 1st
 - Residential
 - Commercial



Residential



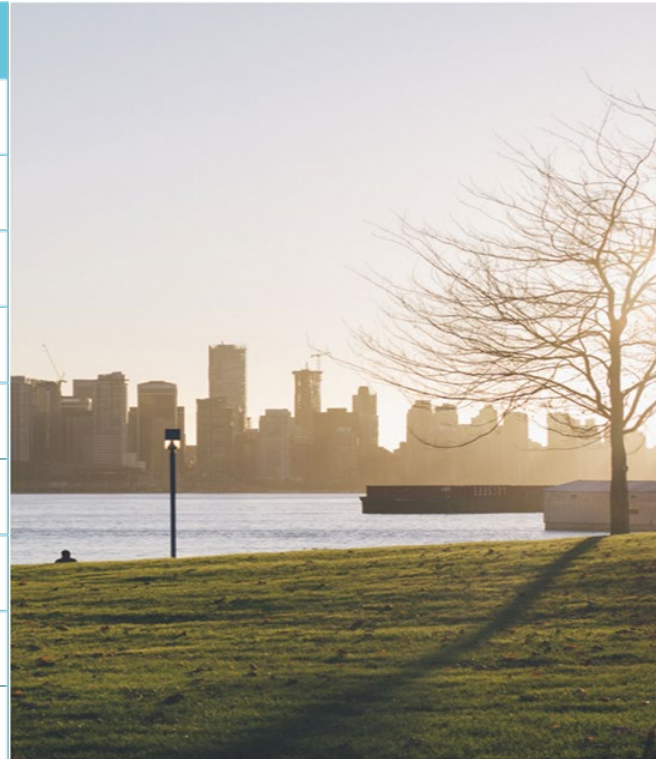
Commercial

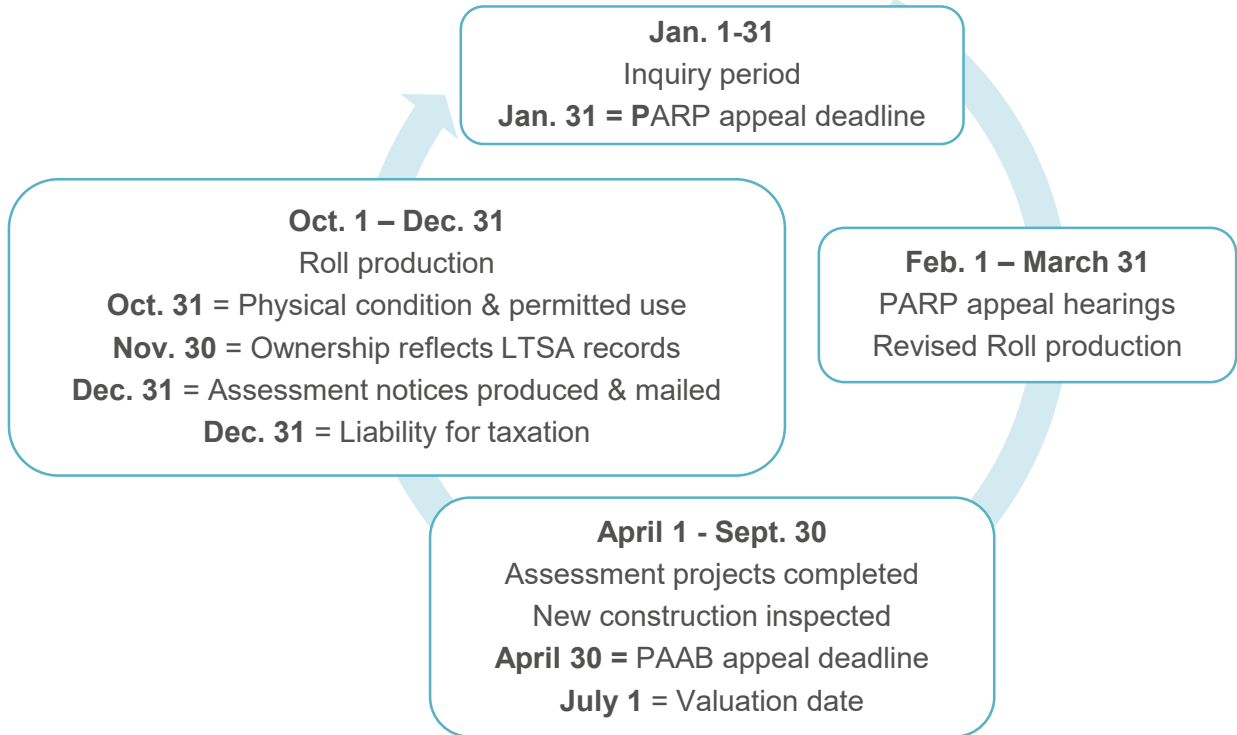
Market value is the most probable price which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer & seller, each acting prudently, knowledgeably & assuming the price is not affected by undue stimulus.

- Legislated (regulated values)

How we classify properties

Class	Title
1	Residential
2	Utilities
3	Supportive housing
4	Major industry
5	Light industry
6	Business other
7	Managed forest land
8	Recreational/non profit
9	Farm land





Relationship between assessment & taxation



Due 1st Business Day July*

**Unless your taxing authority has enacted an alternative municipal tax collection structure under Section 235 of the Community Charter.*

Impact of changes in assessed value on taxes

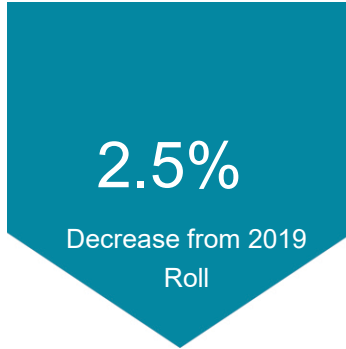
	Your Property's Value Change	Property Tax Impact
1.	 <p>LOWER than Average Change for Property Class</p>	Taxes Likely DECREASE
2.	 <p>SIMILAR to the Average Change for Property Class</p>	Taxes Likely DO NOT CHANGE
3.	 <p>HIGHER than Average Change for Property Class</p>	Taxes Likely INCREASE

2020 Assessment Roll Overview

2020 Completed Assessment Roll highlights

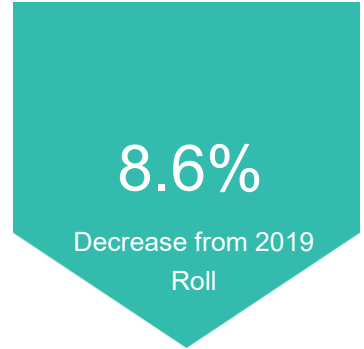


Total properties
2,091,135



2.5%
Decrease from 2019
Roll

Total value
\$1.94 trillion



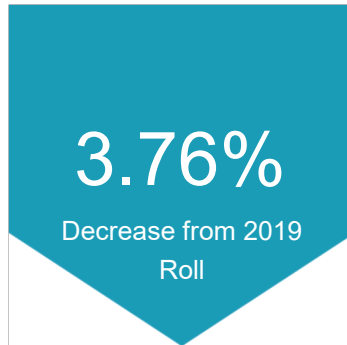
8.6%
Decrease from 2019
Roll

Total non-market change
\$27.1 billion

2020 Completed Assessment Roll – City of White Rock

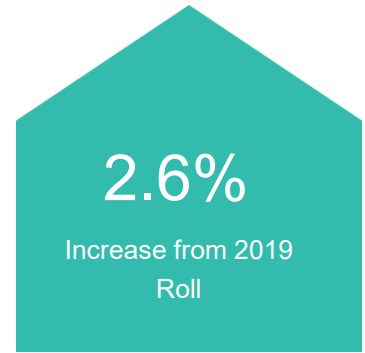


Total properties
8,843



3.76%
Decrease from 2019
Roll

Total value
\$9.160 billion



2.6%
Increase from 2019
Roll

Total non-market change
\$ 247.6 million

Property Type	Typical % Change July 2018 to July 2019
Residential – Single Family	-15% to 0%
Residential - Strata	-5% to 0%
Commercial/Industrial	0% to 15%

Appeal process

Appeal process

January 1 to 31 – Inquiry Period

Owner's review assessments & contact us if they have any questions



January 31 – Appeal Deadline for 1st Level of Appeal

Deadline for formal written request for independent review



February 1 to March 15 – Hearings for 1st Level of Appeal

Property Assessment Review Panel conducts reviews via hearings



April 30 – Deadline for 2nd Level of Appeal

Property Assessment Appeal Board conducts reviews

Risk to Revised Assessment Roll provided to Taxing Authorities

2020 Appeals – White Rock

Property Type	2020 PARP Appeal Count	2019 PARP Appeal Count
Residential – Single Family	17	46
Residential - Strata	35	76
Commercial / Industrial	14	21
Utilities	0	3
Total	66	146

BC Assessment resources

www.bccassessment.ca

- Assessment search tool
- Property information & trends
- Interactive property trends map
- Information pages (FAQs)
- BC Assessment YouTube channel
- Data Advice
- Assessment LinkBC
- Standard Building Permit Report
- Service Boundary Web Map

BC ASSESSMENT

Search services and trends [Log in | Register](#)

Assessment search Services & products Property information & trends About us Contact us

The uniform valuation date of
July 1, 2019
determined your 2020 property assessment

Find your property assessment

Civic address Enter address

Use of [bccassessment.ca](#) implies agreement with our terms of use, collection notice and privacy statements.
Any commercial use of these data in whole or in part, directly or indirectly, including the use of such data for business, residential address or telephone directory services or any solicitation service is specifically prohibited except with the prior written authority of the owner of the copyright.

BC Assessment services & products

- Understanding the assessment process
- Your assessment notice & property taxes
- Change address & property information
- Appeals
- Interactive property trends map

[See more services & products](#)



White Rock Festival of Lights 2019



**29 Evenings – December 7, 2019
to January 5, 2020**



32,000 Face Book and Instagram impressions





More than 43,000 visitors

**Magical Meadow – 10 Elementary Schools, 10,000 lights
1,000 hand painted lanterns**



**A huge thank you to all our sponsors, donors
and living tree purchasers**





A large field of colorful lights (red, green, blue, purple, orange) is spread across a grassy area at night. In the background, a long bridge spans across a body of water under a dark, cloudy sky. To the left, there are some illuminated structures and trees.

Thank You City of White Rock
we look forward to sharing WRFL 2020
with our community

The White Rock Festival of Lights Society

White Rock



WRFL 2020

**November 13 to
January 9**



**A very special thank you to
the WRFL 2019 committee
and all the volunteers**

**Catherine Ferguson, Gary Gumley,
Nora Hutt, Carolyn Latzen and Jas Sain**

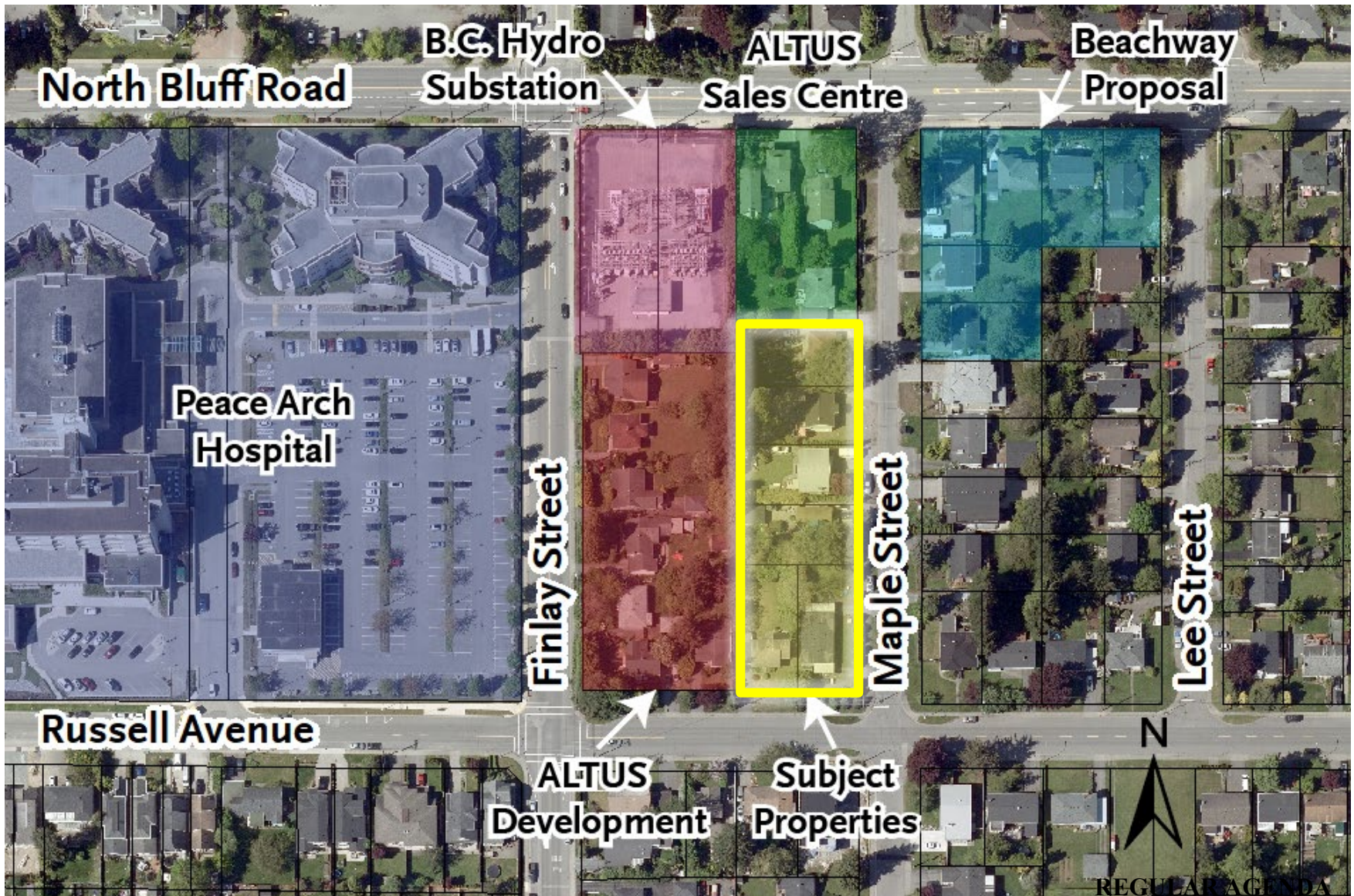
Russell Avenue / Maple Street

OCP Amendment – Next Steps for Consultation

WHITE ROCK
My City by the Sea!

February 10, 2020

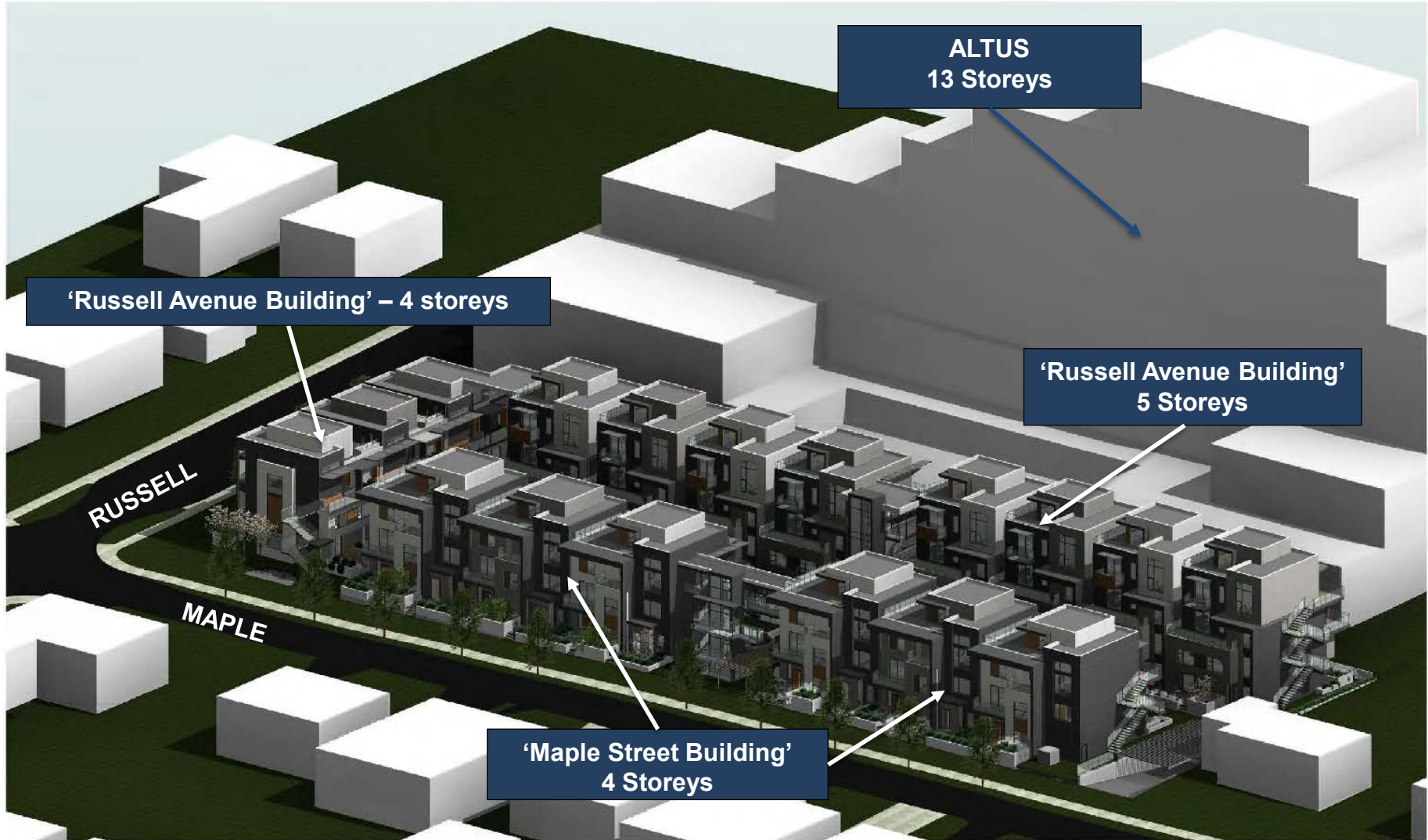
Site Context



Development Proposal



Development Proposal



Recommendation

- **Staff recommend application proceeds to Public Information Meeting to receive specific input on the application, followed by consideration of revisions based on public input and Advisory Design Panel Review.**
- **Additional recommendations on consultation (referring application to City of Surrey and School District prior to any bylaw readings) required for OCP amendments per section 475(2) of the *Local Government Act* and Council Policy 512.**

Options

Council can:

1. Direct staff to continue processing this OCP Amendment application in its present form, to proceed to a Public Information Meeting and review by the Advisory Design Panel, and pass a resolution regarding appropriate forms of consultation; or
2. Refer this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
3. Refuse this OCP Amendment application.

A photograph of a long pier extending into the ocean at dusk. The pier is illuminated by a series of arched streetlights that recede into the distance. The sky is a deep blue, and the water reflects the lights. On the left side of the image, there is a large blue graphic overlay with white wavy lines.

WHITE ROCK

My City by the Sea!

Development Proposal – Site Plan

ALTUS
13 Storeys

SITE PLAN OVERVIEW
Scale: 1:300

Russell Ave



Summary of Analysis

4/5 storey proposal exceeds the 3 storey building heights on Maple Street in the OCP, and changes building type from ground-oriented townhouses only to townhouses with apartments 'stacked' above.

- **Potential Community Benefits of Proposal**
 - supports different housing choices (apartments with townhouses),
 - offers transition from neighbouring 13-storey Altus building under construction to future townhouses on opposite side of Maple Street, and
 - provides 8 of 59 units as permanently rental tenure.
- **Context of Application within OCP Review**
 - proposes to increase building height during review of City-wide building height

Tree Replacement / Landscaping

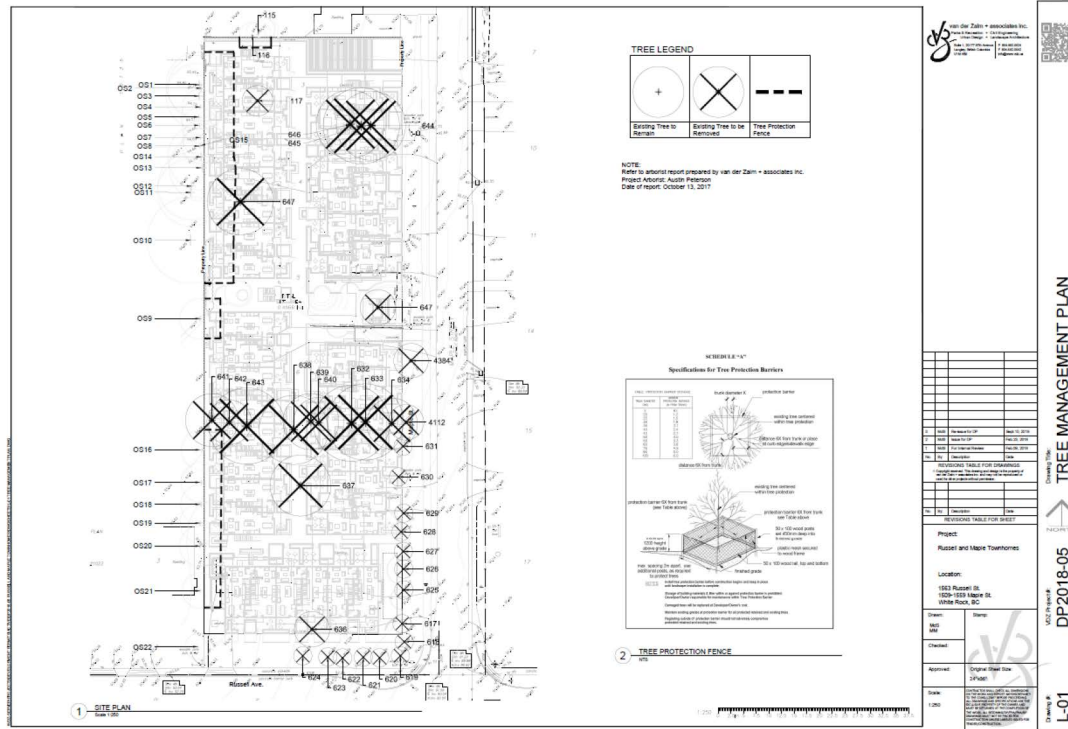
**ALTUS
13 Storeys**

SITE PLAN OVERVIEW
Scale 1:300



Replacement Tree Location	Number of Replacements (to be planted)	Replacements Provided as Cash-in-lieu (x\$1,500)
On-Site	36	27
City	13	17

Tree Replacement / Landscaping



Tree Location	Number of Removals Proposed	Replacements Required	Security Required (x\$1,500)
On-Site	19	63	\$94,500
City	15	30	\$45,000
Total	34	93	\$139,500

Development Proposal



Recommendations to Council – Marine Drive Task Force January 21, 2020

Waterfront Enhancement Strategy – Maintenance (Benches)

Recommendation #1

THAT Council requests that staff investigate the feasibility of implementing extended/ community tables along the Promenade on West and East Beach and appropriate sidewalk areas.



PHOTO 1 & 2 Example: East Beach near Moby' Dicks and other restaurants on the promenade and Marine Drive - there are no tables stands near those businesses. Stand-up or community tables are one option to enhance East Beach.



Recommendation #2

THAT Council requests that staff investigate the feasibility of replacing the Expo benches with the bench design used in the refurbishing of East Beach; and,

THAT staff look a ways to recycle/ reuse the Expo benches.

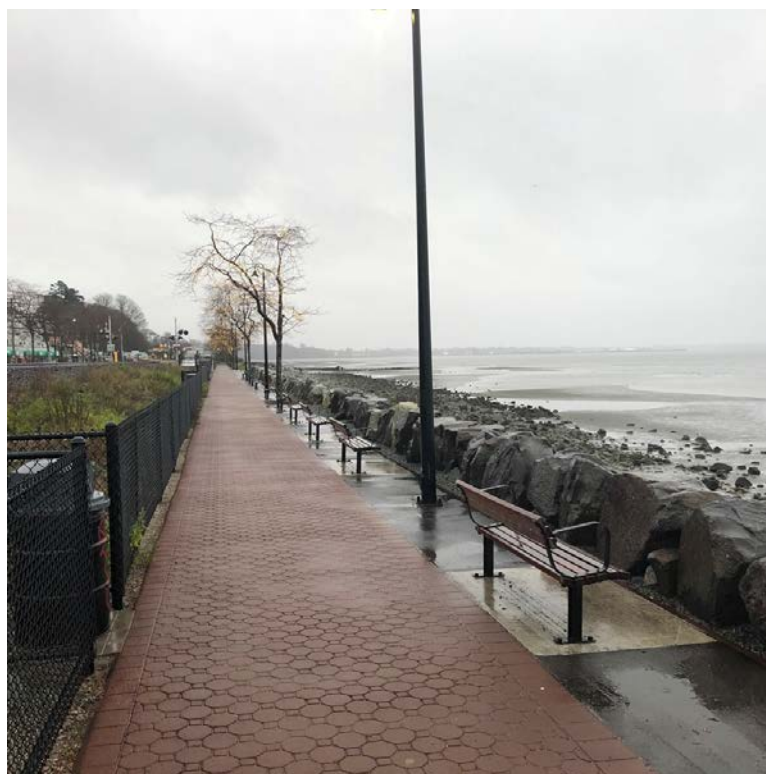


PHOTO 3 &4: Although well remembered, the EXPO benches are getting old, worn out, and dated. To enhance the promenade, use one consistent style of benches. The EXPO benches would be auctioned, sold, or given away and not thrown out.

Waterfront Enhancement Strategy – Maintenance (Waste/Recycling)

Recommendation #1

THAT Council requests that staff investigate the feasibility of installing a consistent style of garbage/ recycling cans along the Promenade and Marine Drive sidewalks.



PHOTO 5-8: Use one or two consistent style garbage/recycling cans on the promenade. Currently there are 5 or 6 styles of varying degrees of attractiveness.

Waterfront Enhancement Strategy – Maintenance (Comfort Stations)

Recommendation #1

THAT Council request that staff investigate the feasibility of updating the Oxford and Balsam comfort stations with clearer signage, beautification efforts, and to upgrade current hand dryers.



PHOTO 9-12: Both comfort stations, but the Balsam Comfort Station in particular could use a refresh. The signage is not clear that this is a washroom, and the building could use paint/beautification (way-finding signage, mural on exterior?) and newer style hand driers.

Waterfront Enhancement Strategy – Maintenance (Lighting)

Recommendation #1

THAT Council request that staff continue with the implementation of expanding lit trees along Marine Drive and the Promenade, and investigate the feasibility of expanding to the median at East Beach.



PHOTO 13-14: Extend the tree lighting further along West Beach and on into East Beach - in particular the medians (second photo from the Peach Arch News)

Recommendation #2

THAT Council request that staff investigate the feasibility of installing catenary/suspended lighting across Marine Drive on East Beach.



PHOTO 15 & 16: Example of catenary lighting to create a vibrant community feel on East Beach.

Waterfront Enhancement Strategy – Enclosed Patios

Recommendation #1

THAT Council request staff to explore how to facilitate the installation of enclosed patios along Marine Drive.



PHOTO 17: Enclosed patios where possible could significantly extend the months of operation and profitability of our Marine Drive businesses. They would also contribute to year round activity on Marine Drive for locals and visitors alike.

Waterfront Enhancement Strategy – Enhancement (Wayfinding Signage)

Recommendation #1

THAT Council consider hiring a consultant to develop a comprehensive wayfinding and information plan on the waterfront including the following parameters:

- Location of restrooms;
- The White Rock;
- The Pier;
- The White Rock Museum;
- Parkade;
- Information signage (animal and wildlife related signs);
- Connecting trails and bike routes;
- Pathway access;
- Semiahmoo First Nations Lands;
- Exits to town centre; and,
- Bus stops.



PHOTO 18: Wayfinding could help visitors in our community find their way and help enhance our waterfront.

Waterfront Enhancement Strategy – Enhancement (SFN Storytelling Signage in both English and Sencoten)

Recommendation #1

THAT Council initiate discussions with the Semiahmoo First Nation regarding storytelling signage.



PHOTO 19: Yet another option of enhancing our waterfront and sharing the history of the Semiahmoo People.