

THE CORPORATION OF THE
CITY OF WHITE ROCK

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

MEETING NOTICE

Pursuant to the *Community Charter* Special and Closed meetings of Council have been called to begin at **5:00 p.m. on MONDAY, SEPTEMBER 14, 2020.**

DATE: MONDAY, SEPTEMBER 14, 2020
MEETING TIME: 5:00 P.M.
LOCATION: WHITE ROCK CITY HALL COUNCIL CHAMBERS –
15322 BUENA VISTA AVENUE, WHITE ROCK BC

These meetings have been called to discuss items that are in accordance with Sections 90 (1) (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m) and 90(2) (b)] of the *Community Charter*:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (f) Law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;
- (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

WHITE ROCK
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- (l) discussion with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 (annual municipal report);
- (m) a matter that, under another enactment, is such that the public may be excluded from the meeting; and
- 90(2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

PURPOSE:

- Land /Negotiation of Municipal Service
- Release of Closed Topics from February 1 - July 31, 2020 (13 Closed Meetings plus 1 Closed Council-to-Council Intergovernmental meeting with the Semiahmoo First Nation have been held during this time period)

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

Date: September 9, 2020



Tracey Arthur, Director of Corporate Administration

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



September 9, 2020

A **CLOSED MEETING** of CITY COUNCIL will be held in the **CITY HALL COUNCIL CHAMBERS** on **Monday, September 14, 2020**, following the Special to Close Meeting at **5:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

1. AGENDA APPROVAL

RECOMMENDATION:

THAT the Corporation of the City of White Rock Council adopt the agenda for the September 14, 2020 closed meeting as circulated.

2. PREVIOUS MINUTES

Closed Meeting – July 28, 2020

Page

RECOMMENDATION:

THAT the Corporation of the City of White Rock Council adopt the minutes of the July 28, 2020 closed meeting as circulated.

3. CONSIDERATION OF NEW CITY HALL IN TOWN CENTRE DEVELOPMENT PROJECT

Page

[Community Charter Section 90 (1) (e) and (k)]

Corporate report from the Director of Planning and Development Services titled "Consideration of New City Hall in Town Centre Development Project".

RECOMMENDATION:

THAT Council provide direction to staff on whether to pursue the concept of incorporating a new City Hall facility in a mixed-use development project in the Town Centre area at 1513 Johnston Road.

- 4. CONTENT OF COUNCIL CLOSED MEETINGS FROM FEBRUARY 1, 2020 – JULY 31, 2020 AND CLOSED MOTION TRACKING**
[Community Charter Section 90 (1) (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (m) and 90(2) (b)]

Page

RECOMMENDATIONS

THAT Council:

1. Authorize the public release of Appendix A of this closed corporate report noting the Content of Closed Council Meetings from February 1, 2020 – July 31, 2020 at a regular Council meeting; and
 2. Authorize the public release of this closed corporate report in accordance with *Freedom of Information and Protection of Privacy* legislation.
- 5. DISCUSSION / CONSIDERATION OF ITEMS TO BE RELEASED FROM THE CLOSED SESSION TO THE PUBLIC**
- 6. CONCLUSION OF THE SEPTEMBER 14, 2020 CLOSED COUNCIL MEETING**

THE CORPORATION OF THE
CITY OF WHITE ROCK
CLOSED CORPORATE REPORT



DATE: September 14, 2020

TO: Mayor and Council

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Consideration of New City Hall in Town Centre Development Project

RECOMMENDATION

THAT Council provide direction to staff on whether to pursue the concept of incorporating a new City Hall facility in a mixed-use development project in the Town Centre area at 1513 Johnston Road.

EXECUTIVE SUMMARY

Council has previously discussed options regarding the replacement or renovation of the existing City Hall building, which has been noted to have seismic (life/safety) issues, accessibility deficiencies, and space constraints, among other issues common to aging structures. The options presented to Council have focused on City Hall remaining within the present civic precinct area, which includes the White Rock Library, Evergreen Childcare building, City Hall Annex, and the RCMP and Fire Services buildings.

An alternate approach to renewing City Hall, and potentially freeing up space in the existing civic precinct for redevelopment, would be to develop or acquire space for the City Hall at another location. The notion of relocating City Hall in the Town Centre, specifically, is in the Official Community Plan (OCP) policy 9.2.2: “Explore the possibility of relocating City Hall to the Town Centre, establishing a new civic centre with other potential civic facilities.”

A property owner interested in pursuing the redevelopment of their site (1513 Johnston Road) has recently approached staff with a pre-application inquiry. They are aware of the current OCP Review for the Town Centre area and have indicated that they intend to submit an application under the current Zoning Bylaw provisions in the form of a mixed-use tower development, which include bonus density where a community amenity contribution is provided. Under the current maximum density in the Zoning Bylaw (5.4 gross floor area times the lot area – FAR) and the related provisions in the Council Policy 511: Density Bonus and Community Amenity Contribution Policy, a property of this size built to a maximum density would generate an amenity value of approximately \$5.5M. Spaces that are City owned and operated are not included in the maximum FAR and are therefore not double-counted in determining the targeted amenity contribution. The owner is also aware that a potential outcome of the Town Centre OCP Review is that the development potential (e.g. permitted maximum height and density) may be reduced.

Given the relatively small size of the Town Centre area and the limited number of opportunities to co-locate new public facilities such as a City Hall in close proximity to the existing White Rock Community Centre, staff requested that the property owner consider whether they would incorporate space for a new City Hall within their redevelopment as an on-site amenity contribution. The property owner is open to this approach to an amenity contribution, and has provided schematic drawings of how it could be configured, for illustrative purposes. These drawings are included as Appendix A to this corporate report. A ground level site plan, second level floor plan (containing City Hall space), and building elevation drawings are included in the figures below for reference.

Figure 1: Ground Level Site Plan

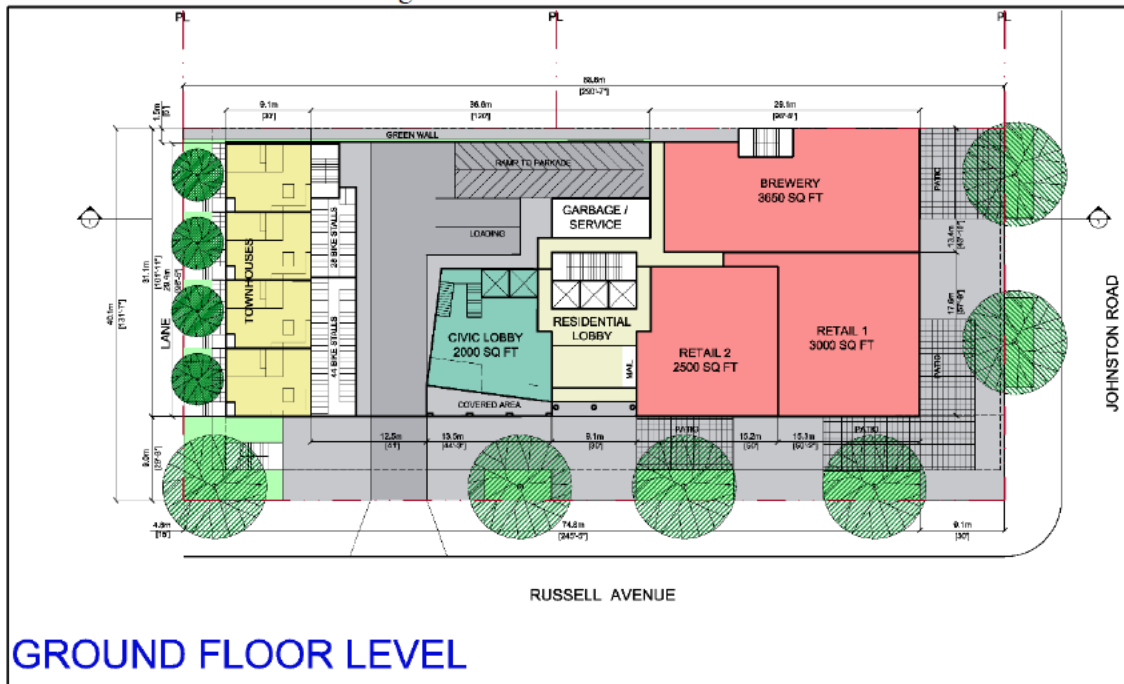


Figure 2: Second Level Floor Plan

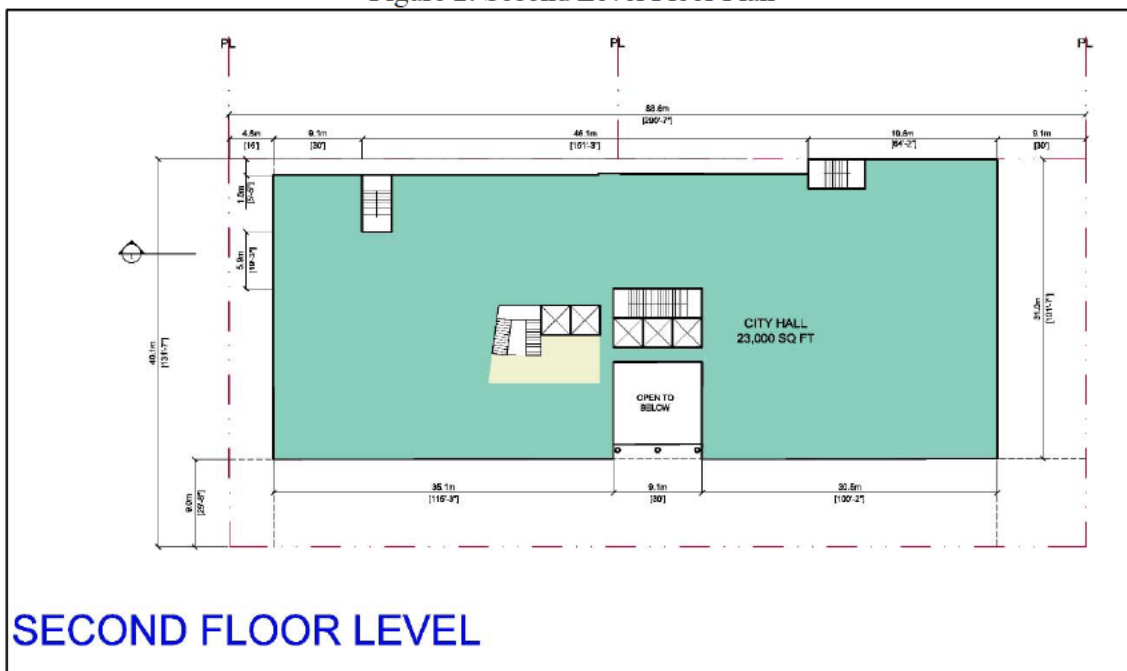


Figure 3: Building Elevation Illustrating Uses (from North)

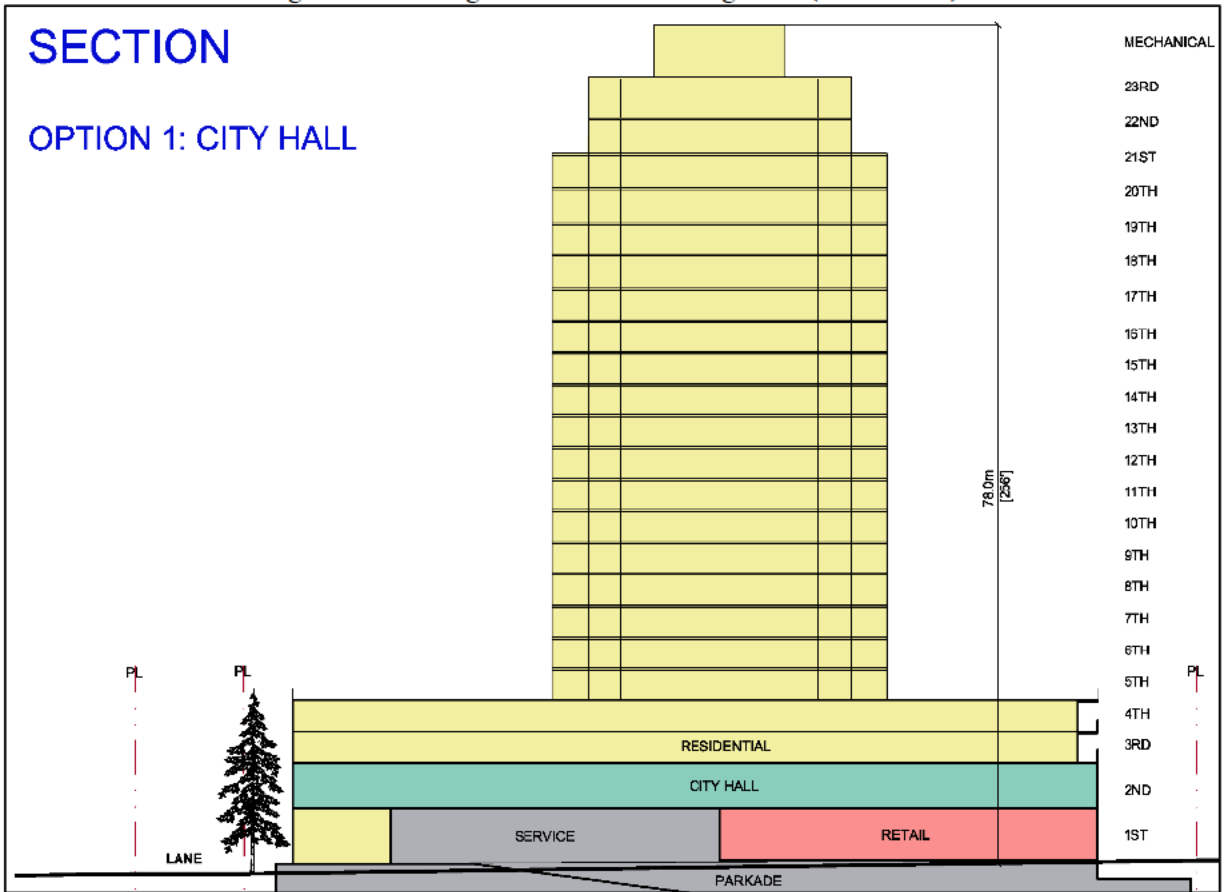
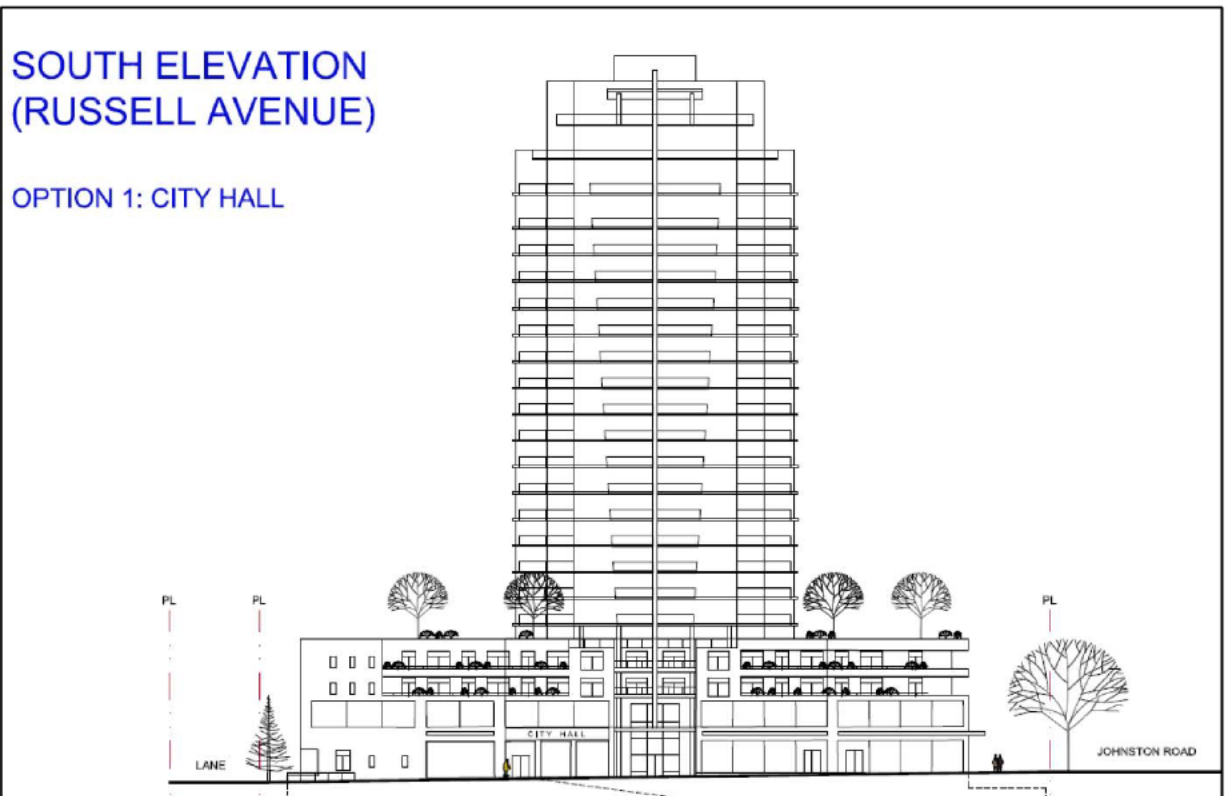


Figure 4: Building Elevation Illustrating Uses (from North)



Prior to the property owner and staff expending considerable effort in refining the concept of a mixed-use building that incorporates a new City Hall, staff are seeking Council direction on whether there is interest in relocating City Hall to the Town Centre at all, and if being part of a mixed-use building (as an Air Space Parcel, such as the White Rock Community Centre at Miramar Village) is supported by Council. If Council is not interested at this time, the applicant would likely proceed with making an application for a similar sized building without a City Hall.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
March 13, 2019 2019-107	That Council: 1. Receives for information the corporate report dated March 11, 2019 from the Chief Administrative Officer, titled “City Hall”; and 2. Directs staff to prepare a business analysis, as described within the corporate report
January 13, 2020 2020-016	THAT Council directs staff to bring forward an estimate for a study to be done for City Hall and the City Annex building to make it habitable and safe during an earthquake.
February 24, 2020 2020-095	THAT Council directs staff to bring forward a corporate report that outlines the process, implementation and cost(s) of the City conducting a Referendum regarding a new City Hall.

INTRODUCTION/BACKGROUND

Some of the challenges associated with the current City Hall building were presented to Council in corporate reports dated March 11, 2019 and January 13, 2020, which are attached as Appendix B and C, respectively. The issues as presented in the reports include seismic risk, accessibility deficiencies, and inadequate space. Space inadequacies not only relate to the City’s ability to accommodate community meetings but also the ability to house staff from various multidisciplinary branches of the corporation (e.g. Planning, Engineering, Operations, etc.) under one roof. This can create challenges in delivering local services as customers may need to visit multiple City offices.

Anticipated Space Needs

While the trend toward working from home during the COVID-19 pandemic has created some uncertainty around post-pandemic space requirements for meetings and employees, staff undertook a survey of similar sized municipalities in the Metro Vancouver area several years ago and believe that approximately 25,000-35,000 square feet (~2,300-3,200 square metres) would be adequate for the meeting, lobby, and office space requirements for a new City Hall. Further, the space noted is believed to be sufficient to serve the population growth in White Rock over the next 30-50 years. Additional facilities that are commonly co-located with civic facilities include community theatres and child care spaces, which can benefit from sharing spaces with similar functions (e.g. Chambers space and performance space).

A summary of the other municipalities surveyed is provided in the table below:

Table 1: Survey of Similar Sized Municipalities and their City Hall Sizes

Municipality	2016 Population (Census)	City Hall Building Size (Square Feet)
Pitt Meadows	18,573	11,400#
Langley (City)	25,888	12,000*
Port Moody	33,551	25,000^
West Vancouver	42,473	<i>Currently renovating (at time of survey)</i> 33,000 (Old), 20,000 (new) – 53,000 total

*City of Langley staff noted that their space is completely inadequate for the number of staff, which has doubled since constructed approximately 20 years ago.

^Port Moody similarly noted that some departments which should be at City Hall were unable to be accommodated in the same building, and that 32,000 square feet would likely be necessary to fit together.

#White Rock staff who were familiar with the City Hall building in Pitt Meadows also considered that Pitt Meadows was undersized for the population/staff.

For reference, White Rock’s population in 2016 was 19,952 and the current City Hall is approximately 12,000 square feet.

A more detailed needs assessment / space planning exercise would need to be conducted to validate these numbers, and should include consideration of the trend towards online services and work from home options for staff, as well as exploring opportunities to relocate staff at the Keil Street Operations Building to City Hall. This could potentially be undertaken within the Facilities Master Plan or done as a separate study.

Pending Council’s decision on whether this opportunity should be pursued, staff would undertake this study and potentially engage a design firm to assist with the interior layout and programming to be incorporated into the property owner’s development application. Staff could bring a corporate report to a future Regular Council meeting with identifying the anticipated costs of the study and sources of funding.

Official Community Plan Policy

In the Town Centre chapter of the OCP, there is a current objective that seeks “to enable the establishment of civic and community uses, as well as other important destinations, reinforcing the Town Centre as a centre for cultural, civic, and public life in the city.” In support of this objective, Policy 9.2.2 directs that the City “explore the possibility of relocating City Hall to the Town Centre, establishing a new civic centre with other potential civic facilities.”

The Town Centre chapter of the OCP is attached to this corporate report as Appendix D.

Proposed Site – 1513 Johnston Road

The property at 1513 Johnston Road currently has a one-storey strip of commercial businesses including the Wooden Spoon restaurant and two micro-breweries (White Rock Beach Beer and 3 Dogs Brewing), among other tenants. It is situated on the north-west corner of the Johnston Road and Russell Avenue intersection, opposite the White Rock Community Centre and Bryant Park to the south, and across Johnston Road from the lot expropriated from Imperial Oil by the City for a future Town Square/Civic Plaza (1510 Johnston Road).

The current Town Centre policies and 2011 Town Centre Urban Design Plan call for a large new neighbourhood park in the block bounded by Johnston Road, Russell Avenue, Foster Street, and North Bluff Road, which would likely be located immediately north of the subject site.

Given the proximity to existing City assets (the White Rock Community Centre) and potential future assets (neighbourhood park and Town Square), staff believe this site offers a unique opportunity to create a civic heart in the growing Town Centre area.

Cost of Constructing new City Hall

The March 11, 2019 corporate report estimated a \$16-20M cost to construct a new City Hall, on the assumption that it would be a standalone building located in the civic precinct area, with an approximate floor area of 20,000-30,000 square feet. Should Council direct staff to pursue the option of relocating to a new mixed use development in the Town Centre, these costs would have to be re-evaluated following a space planning study. Given that the developer's approximate amenity contribution would be \$5.5M, there would be additional costs to constructing the City Hall. These additional costs could be partially covered by cash-in-lieu CACs from other projects, the sale of the City lane adjacent to the parcel to the developer (if considered surplus to the City's needs) or other surplus City properties, or other sources to be determined.

FINANCIAL IMPLICATIONS

The City's current Financial Plan includes \$3M for some renovations to the current City Hall. A project of the magnitude described in this report will require significant changes to the current capital program. Prior to committing to the Developer and the project, the full costs will need to be included in a Financial Plan Bylaw.

LEGAL IMPLICATIONS

Any partnership on a project of this scale entails risks, including those with legal implications, and any related agreements, including cost/maintenance agreements and Air Space Parcel subdivisions with the property owner would require legal review. Such agreements would need to be compliant with the *Community Charter* prohibitions on providing assistance to a business and other related legislation applicable to municipal dealings.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

On February 24, 2020, Council requested a corporate report on the process, implementation and cost of the City doing a referendum on a new City Hall. Managing the City's response to the COVID-19 pandemic has disrupted the work on this topic.

If Council is interested in pursuing the relocation of City Hall, there are several opportunities to discussing the concept in a public setting where the agenda includes related topics, including the Land Use and Planning Committee meeting scheduled for September 16, 2020 on the Town Centre OCP Review, as well as the Governance and Legislation (CAC Workshop) on September 23, 2020, which may include discussion of using received CACs to develop civic facilities.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Engineering and Municipal Operations and Finance Departments, were provided with a copies of this corporate report. No additional comments

CLIMATE CHANGE IMPLICATIONS

The opportunity to construct a new City Hall could include building and site features designed to reduce greenhouse gas emissions (electric vehicle charging infrastructure, building energy

efficiency, etc.), as well as incorporate technology that facilitates increased work-from-home and/or online services.

By contributing to the mix of activities within walking distance in the city's growing Town Centre area, a relocated City Hall could encourage more residents in the area to walk or cycle to meet their daily needs. The Town Centre is also the transit hub for the community and may allow more employees to come to work by bus instead of single-occupant vehicle.

ALIGNMENT WITH STRATEGIC PRIORITIES

The review of the City Hall and Civic Precinct is included in Council's 2018-2022 Strategic Priorities as a "Next" project.

OPTIONS / RISKS / ALTERNATIVES

Alternatives:

Council can:

1. Direct staff to continue the discussion with the property owner of 1513 Johnston Road regarding including a space for a new City Hall in their forthcoming development application, and proceed bringing a corporate report to a Regular Council meeting to discuss moving forward with a needs assessment/space planning exercise to ensure that general design of the building is capable of meeting the City's needs. Any partnership on a project of this scale entails risks, however exploring the opportunity does not commit the City to making the capital expenditures associated with executing the project.
2. Direct staff not to pursue relocating the City Hall to the Town Centre area, both generally and more specifically as part of the mixed use redevelopment application at 1513 Johnston Road. This may result in a lost opportunity to co-locate City Hall in close proximity to the White Rock Community Centre and other future civic facilities (parks, etc.) in the Town Centre.

Council may also wish to consider directing staff to delay the recommendations in the Town Centre OCP Review which relate to the height and density of properties in this area and, by reducing the development potential for these properties, may postpone interest in redeveloping properties or an inability to proceed with the project.

CONCLUSION

A property owner in the Town Centre area has indicated they are open to incorporating a new City Hall space within the redevelopment proposal for their property, and staff are seeking Council's direction as to whether this should be pursued.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendation of this report.

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

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Conceptual Drawings Submitted by Property Owner of 1513 Johnston Road
- Appendix B: Staff Report dated March 11, 2019 titled “City Hall”
- Appendix C: Staff Report dated January 13, 2020 titled “City Hall – Seismic Report”
- Appendix D: Town Centre Chapter of the Official Community Plan

APPENDIX A

Conceptual Drawings Submitted by Property Owner of 1513 Johnston Road

STATISTICS

MUNICIPAL ADDRESS:

1513 JOHNSTON ROAD, WHITE ROCK, BC

LEGAL DESCRIPTION:

LOT 34 EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 34504
SECONDLY; PARCEL "P" (REFERENCE PLAN 36117),
SECTION 10, TOWNSHIP 1, NWD PLAN 32979

GROSS LOT AREA:

38,016 SQ. FT. (3531.7 SQ M) = 0.873 ACRE (0.353 Ha)

EXISTING ZONE: CR-1 TOWN CENTRE AREA

TYPE OF DEVELOPMENT:

MIXED USE

MAX. SITE COVERAGE: 65%

ALLOWED: 24,710 SQ FT (7531.73 SQ M)
PROPOSED: 20,300 SQ FT (53.4%)

BUILDING HEIGHT:

ALLOWED: 265'-0" (80.7 M) C/W AMENITY AGREEMENT
PROPOSED: 265'-0" (80.7 M)
23 STOREYS

PROPOSED SETBACKS:

EAST (FRONT): 30' (9 M)
WEST (REAR): 15' (4.5 M)
SOUTH (EXTERIOR SIDE YARD): 30' (9 M)
NORTH (INTERIOR SIDE YARD): 89'-6" (27.3 M) AT 0'-0"
160'-0" (47.5 M) AT 5'-0" (1.5 M)

FSR: (C/W AMENITY AGREEMENT)

ALLOWED: 5.4 = 205,286 SQ FT (19,071.1 SQ M)
PROPOSED: 5.37 = 204,000 SQ FT (1895 SQ M)
(EXCLUDING CITY HALL)

CITY HALL AMENITY (NOT INCLUDED IN FSR)

GROUND FLOOR: 2,000 SQ FT (186 SQ M)
SECOND FLOOR: 23,000 SQ FT (2140 SQ M)
TOTAL AREA: 25,000 SQ FT (2320 SQ M)

BUILDING AREAS (INCLUDED IN FSR ONLY):

GROUND FLOOR PLATE: 22,000 SQ FT (2040 SQ M)
SECOND FLOOR PLATE: 1,000 SQ FT (90 SQ M)
THIRD FLOOR PLATE: 19,500 SQ FT (1810 SQ M)
FOURTH FLOOR PLATE: 19,500 SQ FT (1810 SQ M)
TYPICAL TOWER PLATE: 7,700 SQ FT (715 SQ M)
(17 FLOORS)
22ND FLOOR PLATE: 6,000 SQ FT (560 SQ M)
PENTHOUSE PLATE: 5,000 SQ FT (465 SQ M)

COMMERCIAL SPACE:

RETAIL 1: 3000 SQ FT
RETAIL 2: 2500 SQ FT
BREWERY: 3650 SQ FT
TOTAL COMMERCIAL: 9150 SQ FT

RESIDENTIAL SUITES:

TOWER SUITES: 123
3RD & 4TH FLOOR APARTMENTS: 42
TOWNHOUSES: 4
TOTAL NO. OF UNITS: 169

PRIVATE INDOOR AMENITY PROVIDED (INCLUDED IN FSR):

4,800 SQ FT (446 SQ M)

PRIVATE OUTDOOR AMENITY PROVIDED:

12,300 SQ FT (1140 SQ M)

RESIDENTIAL STORAGE LOCKERS:

NO MINIMUM NUMBER REQUIRED
PROVIDED: 168

PARKING:

COMMERCIAL PARKING STALLS:

REQUIRED: 1 PER 37 SQ M (400 SQ.FT.)
= 9,150 SQ FT / 400 = 23
PROVIDED: = 23

CITY HALL PARKING:

REQUIRED: 1 PER 37 SQ M (400 SQ.FT.)
= 25,000 SQ FT / 400 = 62.5
PROVIDED: = 63

RESIDENTIAL PARKING STALLS:

REQUIRED FOR TOWNHOUSES: 2 PER UNIT = 10
PROVIDED: 2 X 4 = 8

REQUIRED FOR APARTMENTS: 1.2 PER UNIT + 0.3 VISITOR

PROVIDED: 165 X 1.2 = 198 SECURE RESIDENTIAL
165 X 0.3 = 50 VISITOR
TOTAL APARTMENT RESIDENTIAL = 248

TOTAL PARKING STALLS REQUIRED:

PUBLIC (COMMERCIAL + CITY HALL + RESIDENTIAL VISITORS)
= 23 + 63 + 50 = 136
SECURE RESIDENTIAL = 198
= 334

TOTAL PARKING STALLS PROVIDED:

PUBLIC: = 131
SECURE: = 213
TOTAL: = 344

LOADING BAYS:

REQUIRED: 2 (1 SHARED WITH RESIDENTIAL)
PROVIDED: 2

BICYCLE STALLS:

	CLASS 1	CLASS 2
CITY HALL	0.25 PER 200 SQ M 2320 / 200 X .25 = 3	0.75 PER 200 SQ M 2320 / 200 X .75 = 9
COMMERCIAL	0.25 PER 200 SQ M 1100 / 200 X .25 = 2	0.75 PER 200 SQ M 1100 / 200 X .75 = 4
SUITES	1 PER UNIT = 169	0.2 PER UNIT = 34

TOTAL CLASS 1 BICYCLE STALLS PROVIDED: 172
TOTAL CLASS 2 BICYCLE STALLS PROVIDED: 44

PROJECT STATISTICS

OPTION 1: CITY HALL



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: info@multigonadab.com

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NO.	DATE	REVISION ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
6	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC

FOR:
PRIME JOHNSTON HOLDINGS LTS.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8

DRAWING TITLE:
PROJECT STATISTICS
OPTION 1: CITY HALL

DATE: JUNE 18, 2020	SHEET NO:
SCALE: N/A	A-0
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



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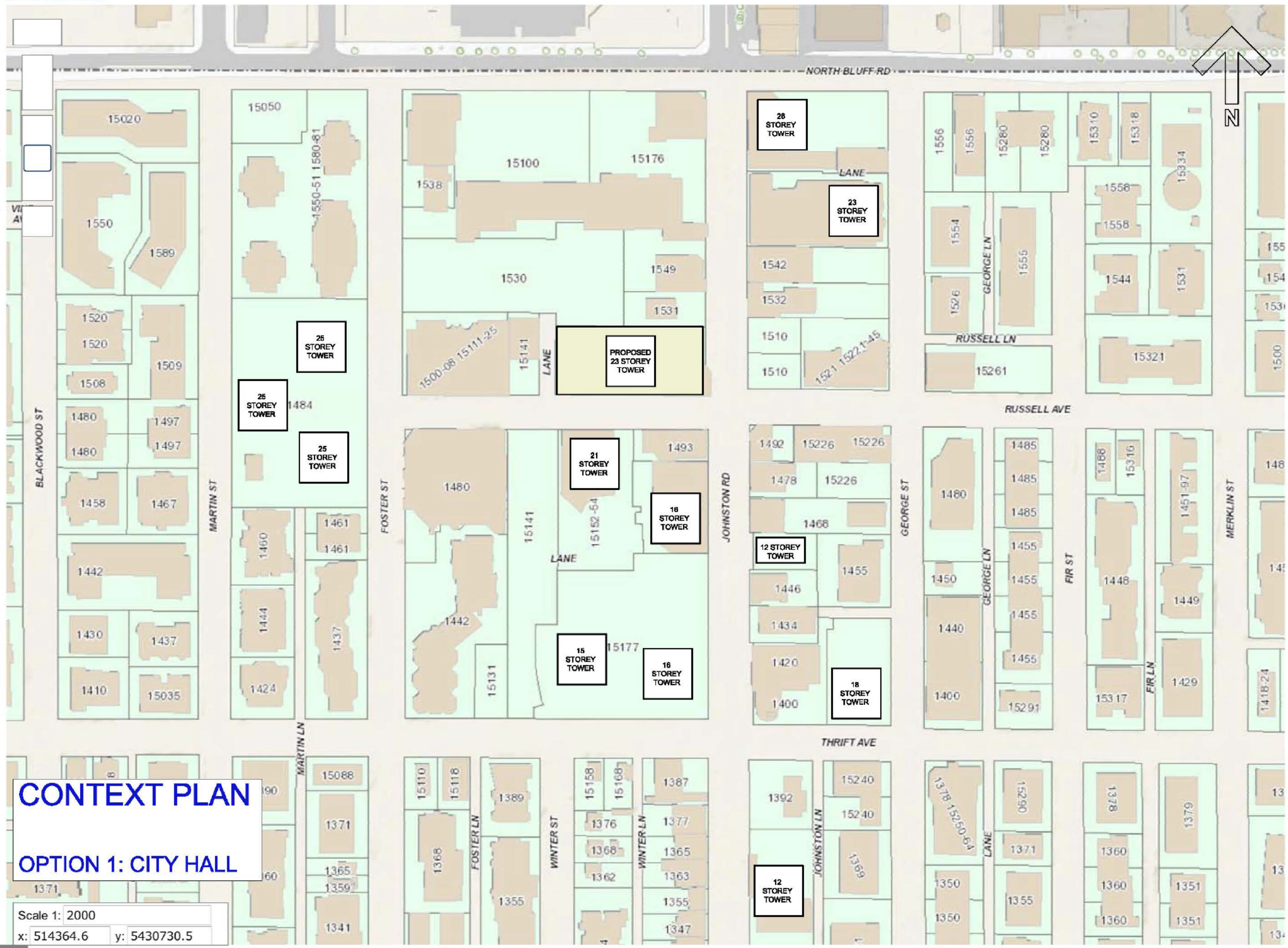
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PROJECT TITLE:
**MIXED USE DEVELOPMENT
 1513 JOHNSTON ROAD,
 WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
 HOLDINGS L.TS.
 1325-1500 WEST GEORGIA ST.
 VANCOUVER, BC V6G 2Z8**

DRAWING TITLE:
**CONTEXT PLAN:
 NEIGHBOURING
 HIGH RISE BUILDINGS
 OPTION 1: CITY HALL**

DATE:	JULY 29, 2020	SHEET NO.:	
SCALE:	N.T.S.		
DESIGN:	FAA		
DRAWN:	NW		A-1
PROJECT NO.:	2003		



CONTEXT PLAN
OPTION 1: CITY HALL

Scale 1: 2000
 x: 514364.6 y: 5430730.5



**F. ADAB
ARCHITECTS
INC.**

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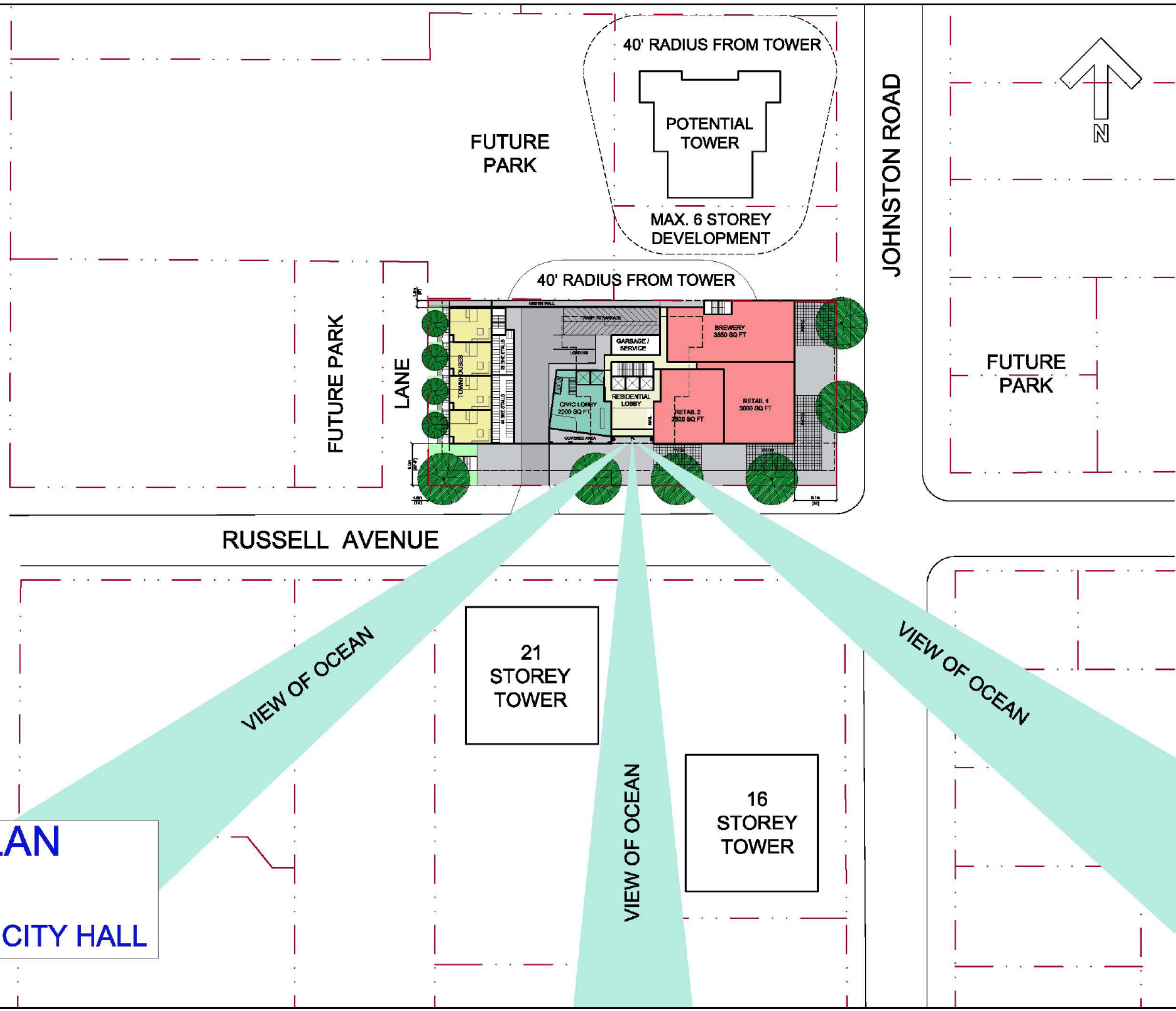
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2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

DRAWING TITLE:
**SITE PLAN
OPTION 1: CITY HALL**

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/32" = 1'-0"	A-2
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



SITE PLAN
OPTION 1: CITY HALL

VIEW OF OCEAN

VIEW OF OCEAN

VIEW OF OCEAN

21
STOREY
TOWER

16
STOREY
TOWER

40' RADIUS FROM TOWER
POTENTIAL
TOWER
MAX. 6 STOREY
DEVELOPMENT

40' RADIUS FROM TOWER

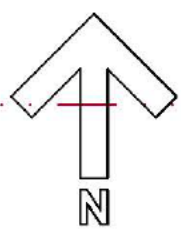
JOHNSTON ROAD

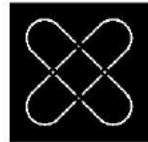
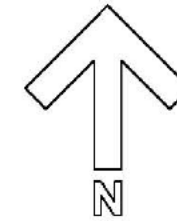
FUTURE PARK
LANE

RUSSELL AVENUE

FUTURE PARK

FUTURE
PARK





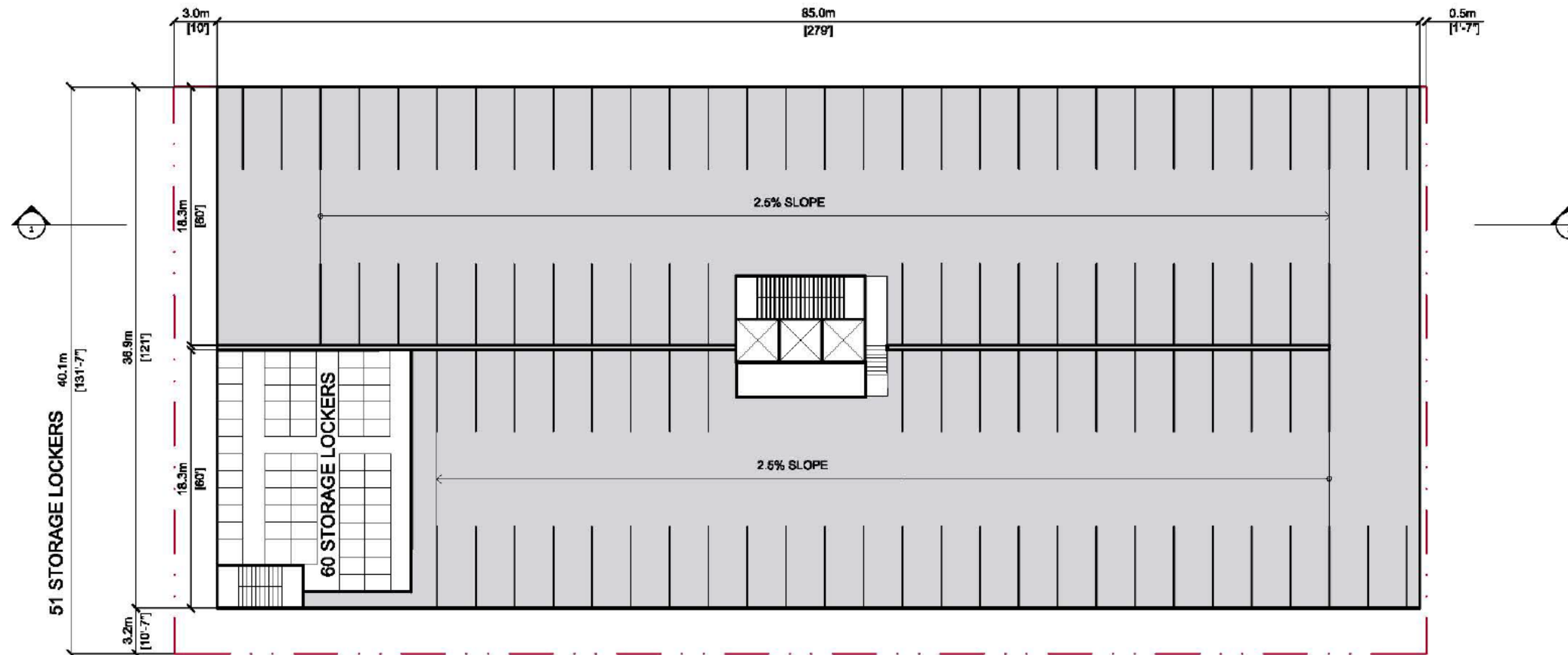
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 967-3003 FAX: (604) 967-3033
E-MAIL: mfa@mulgonaadab.com

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P4 PARKING LEVEL
90 SECURE PARKING STALLS

OPTION 1: CITY HALL

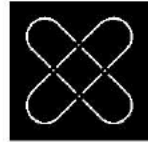
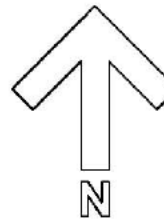
NO.	DATE	REVISION/ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.**
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8

DRAWING TITLE:
P4 PARKING LEVEL
OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-3
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



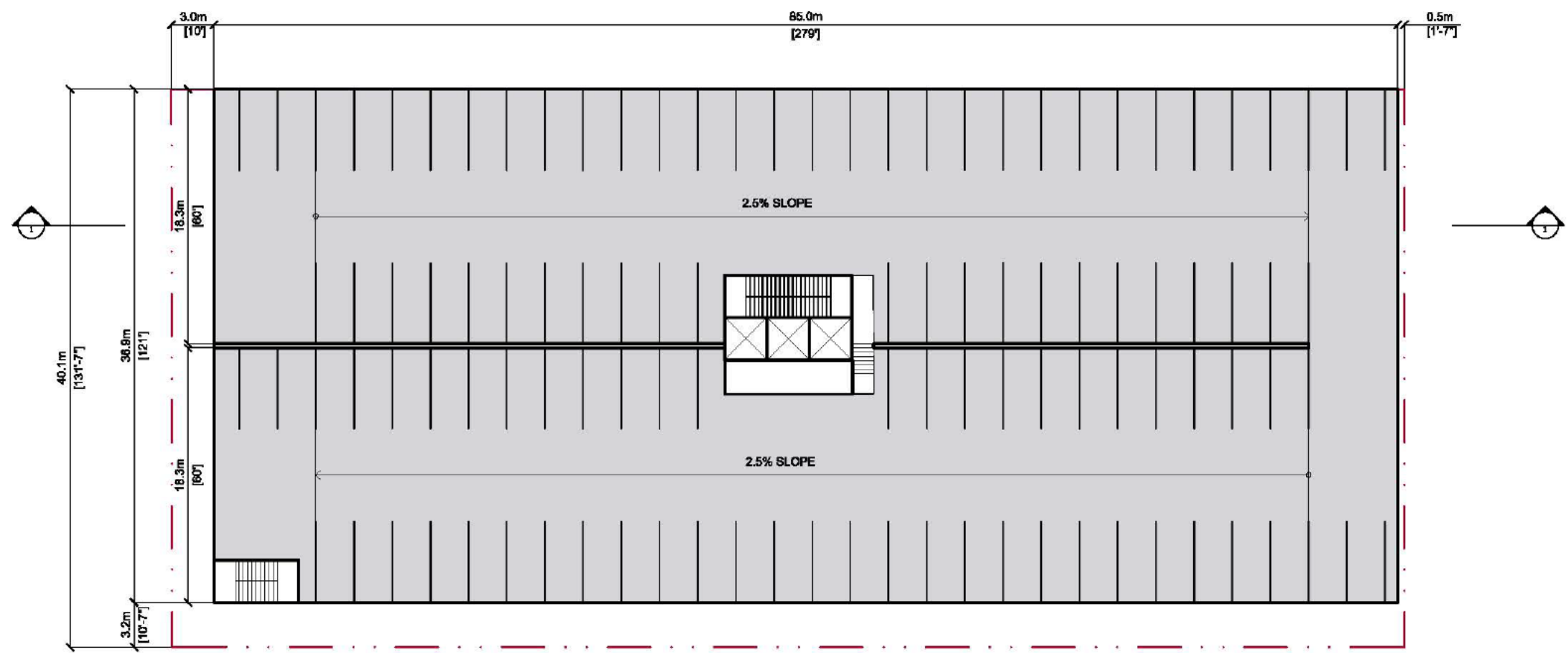
**F. ADAB
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**P3 PARKING LEVEL:
102 SECURE PARKING STALLS**

OPTION 1: CITY HALL

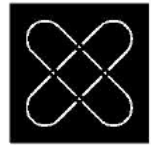
NO.	DATE	REVISION/ISSUED
7	AUG 13 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 16 2020	DESIGN DEVELOPMENT
3	JUL 09 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

DRAWING TITLE:
P3 PARKING LEVEL
OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-4
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



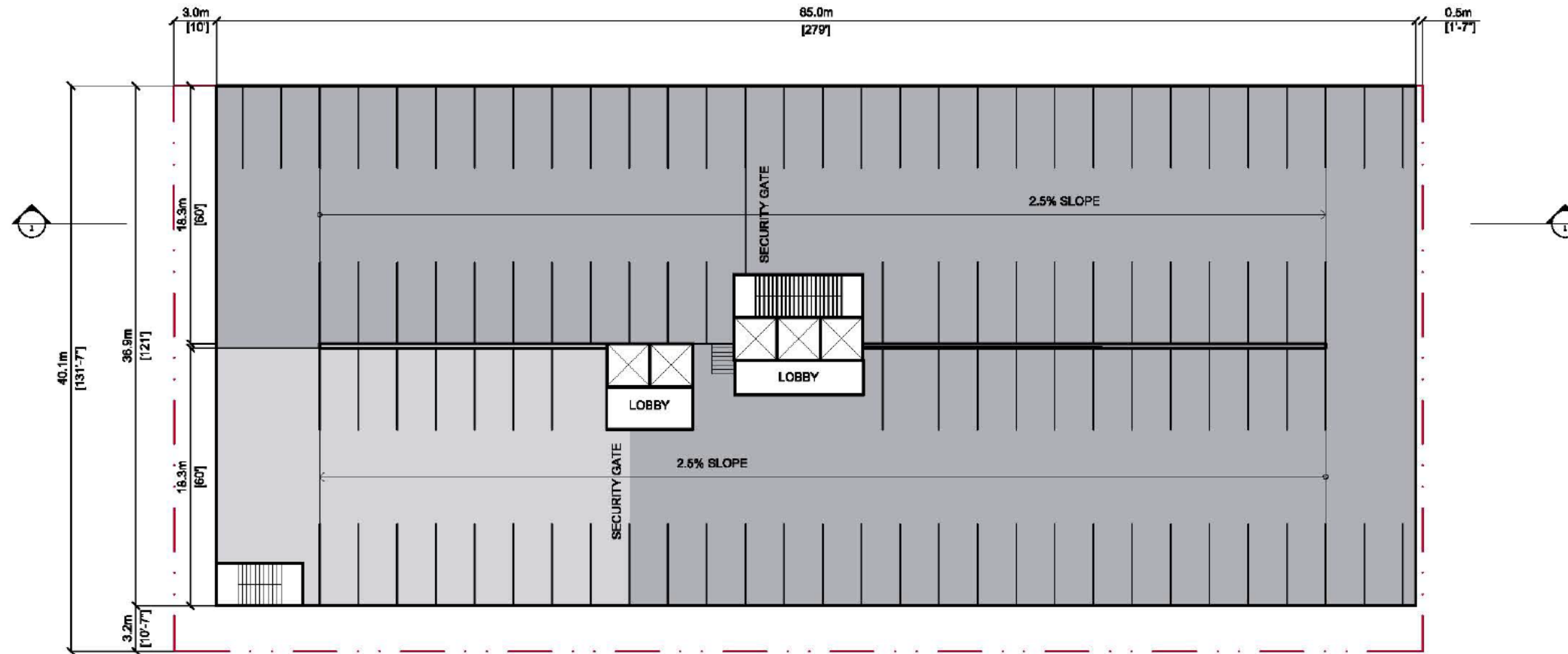
**F. ADAB
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P2 PARKING LEVEL:
15 SECURE + 62 UNSECURE = 87 PARKING STALLS

OPTION 1: CITY HALL

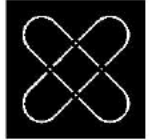
NO.	DATE	REVISION / SUBJ
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 06 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MIXED USE DEVELOPMENT
 1513 JOHNSTON ROAD,
 WHITE ROCK, BC

FOR:
PRIME JOHNSTON
HOLDINGS L.T.S.
 1325-1500 WEST GEORGIA ST.
 VANCOUVER, BC V6G 2Z6

DRAWING TITLE:
P2 PARKING LEVEL
 OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-5
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



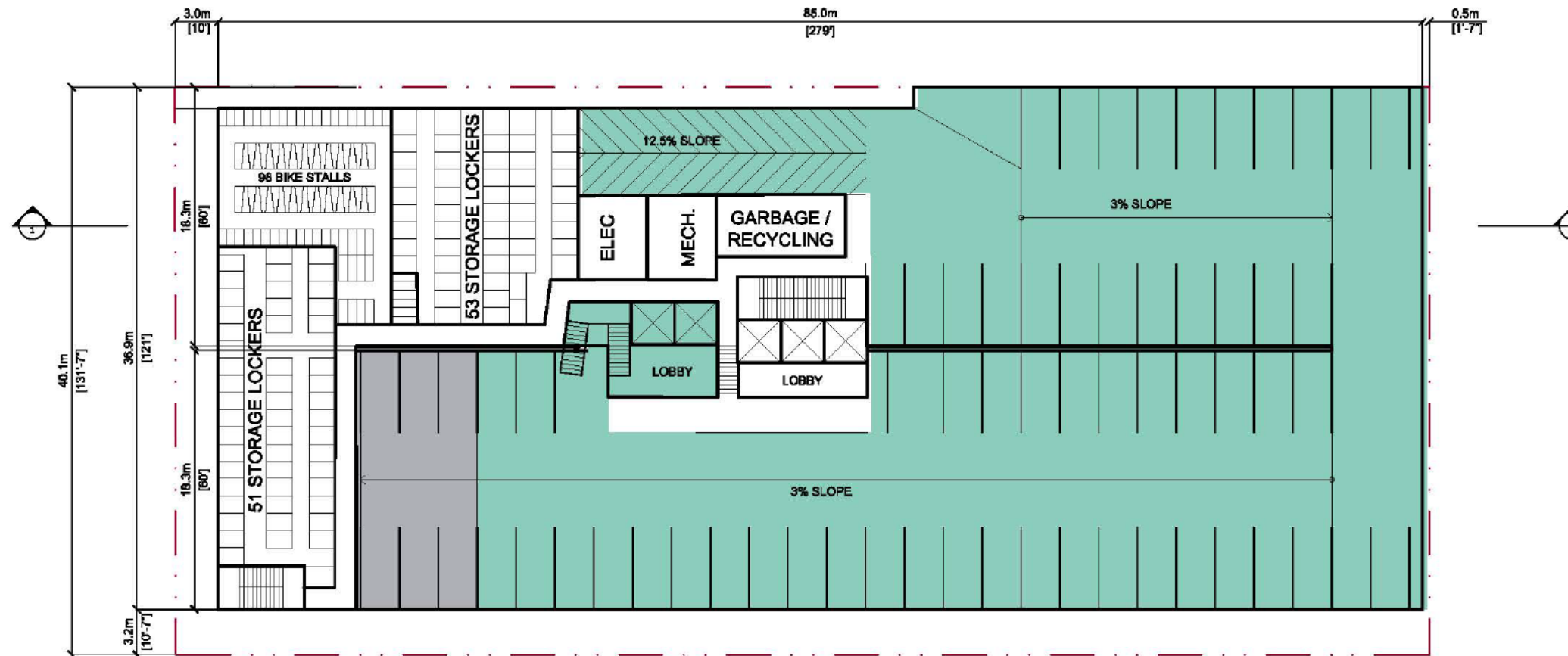
**F. ADAB
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E-MAIL: nra@multigenadab.com

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P1 PARKING LEVEL:

65 UNSECURED (PUBLIC) PARKING STALLS; CITY HALL: 55 PARKING STALLS IN BLUE

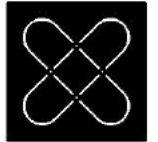
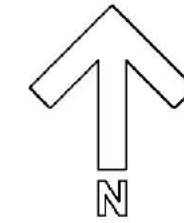
OPTION 1: CITY HALL

NO.	DATE	REVISION/ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC
FOR:
**PRIME JOHNSTON
HOLDINGS LTS.**
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z6

DRAWING TITLE:
P1 PARKING LEVEL
OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-6
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



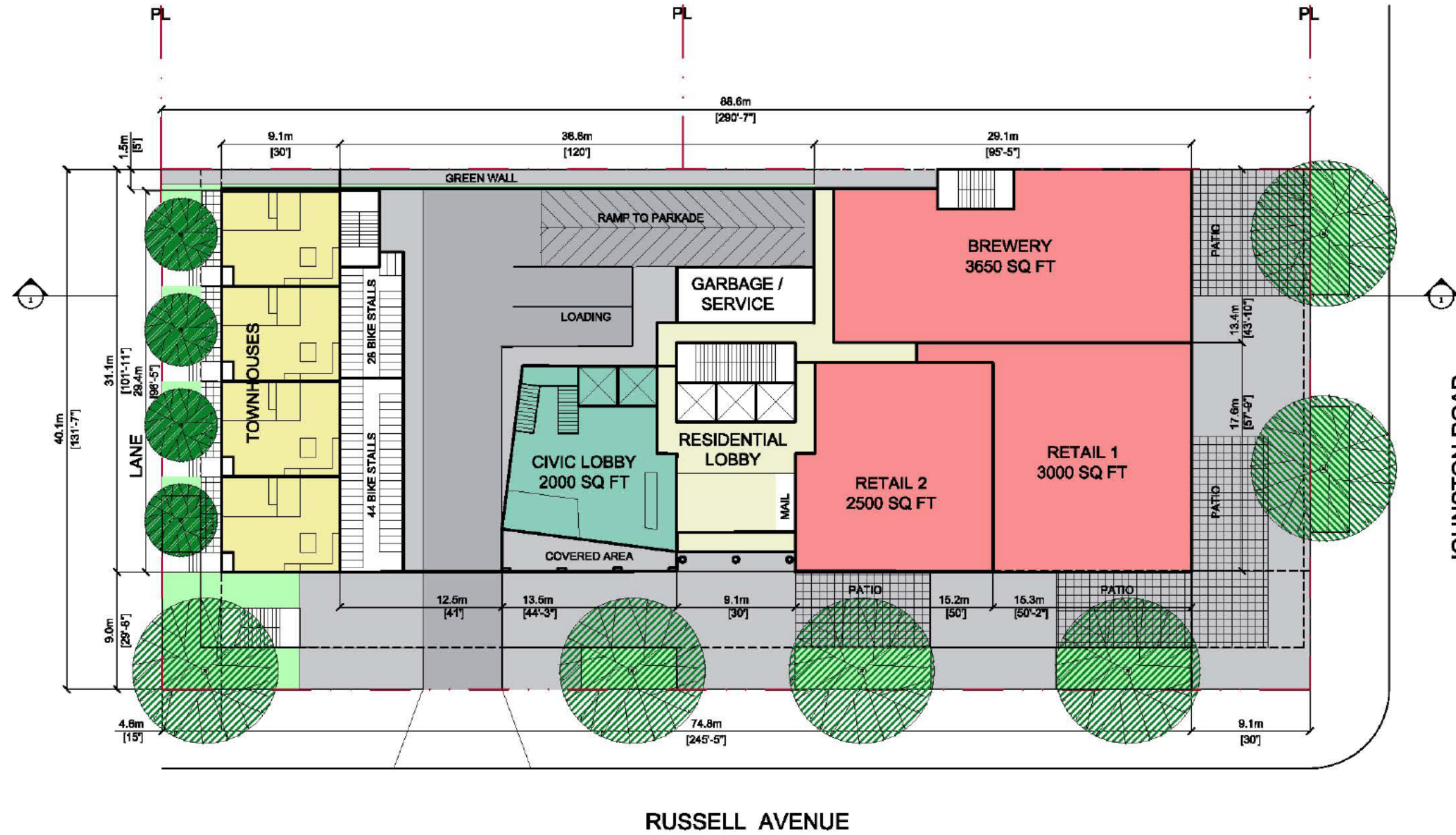
**F. ADAB
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GROUND FLOOR LEVEL

OPTION 1: CITY HALL

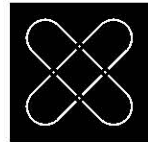
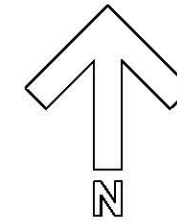
NO.	DATE	REVISION ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 16 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS LTS.**
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V8G 2Z8

DRAWING TITLE:
GROUND FLOOR PLAN
OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-7
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



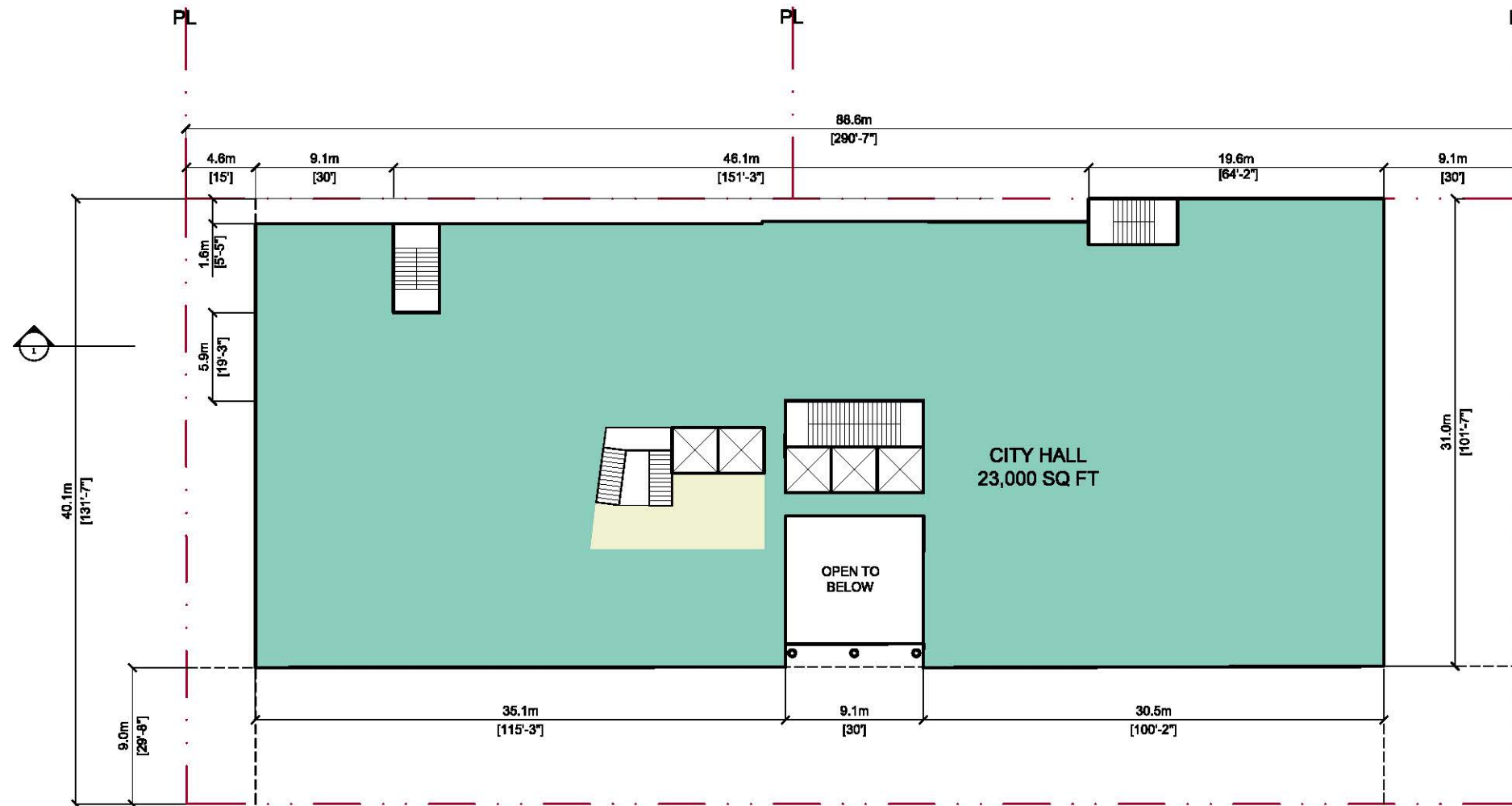
**F. ADAB
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SECOND FLOOR LEVEL

OPTION 1: CITY HALL

NO.	DATE	REVISION/ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.**
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8

DRAWING TITLE:
**SECOND FLOOR LEVEL
OPTION 1: CITY HALL**

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-8
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



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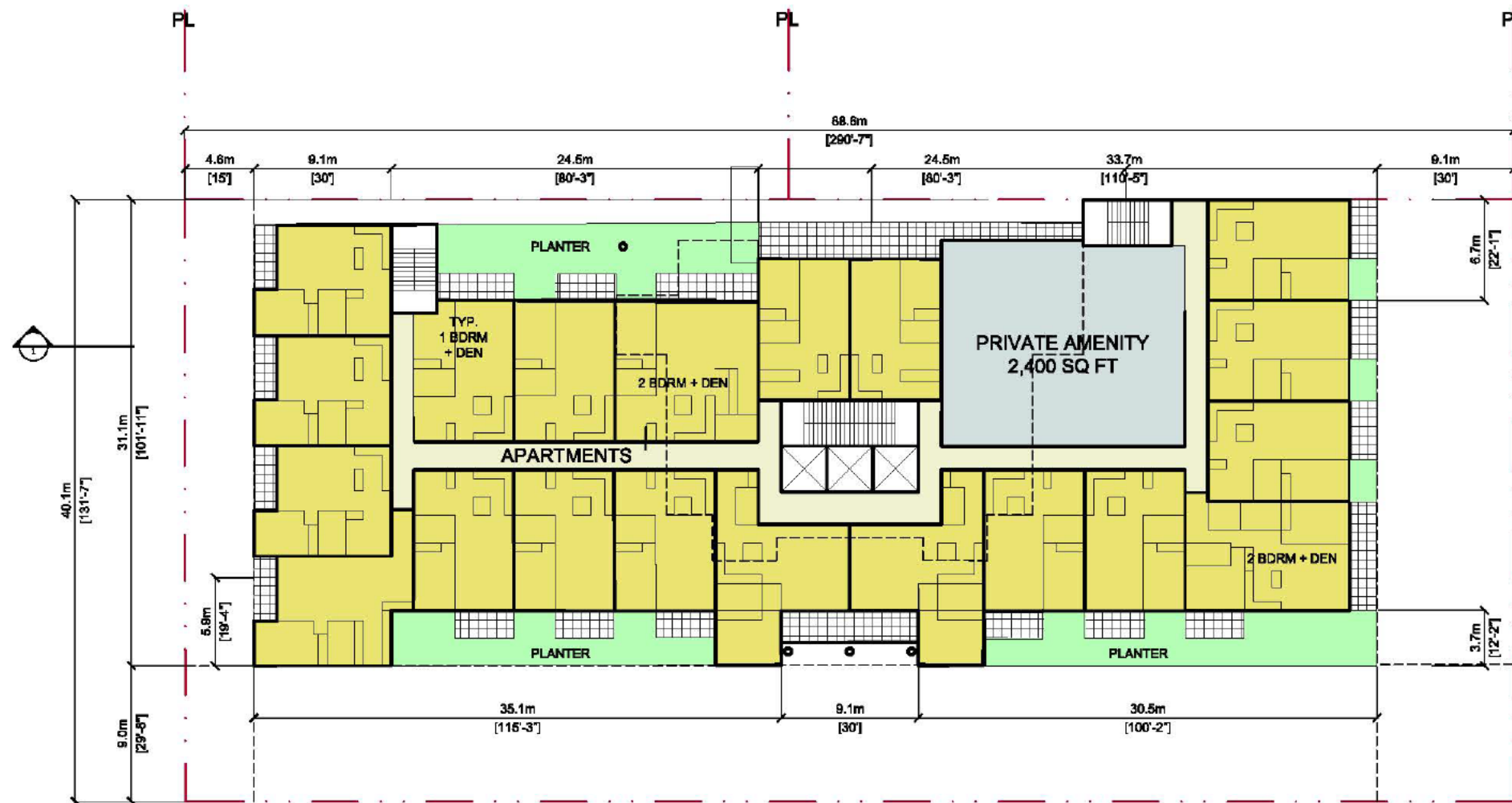
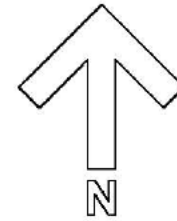
NO.	DATE	REVISION ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
6	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z6**

DRAWING TITLE:
**THIRD FLOOR LEVEL
OPTION 1: CITY HALL**

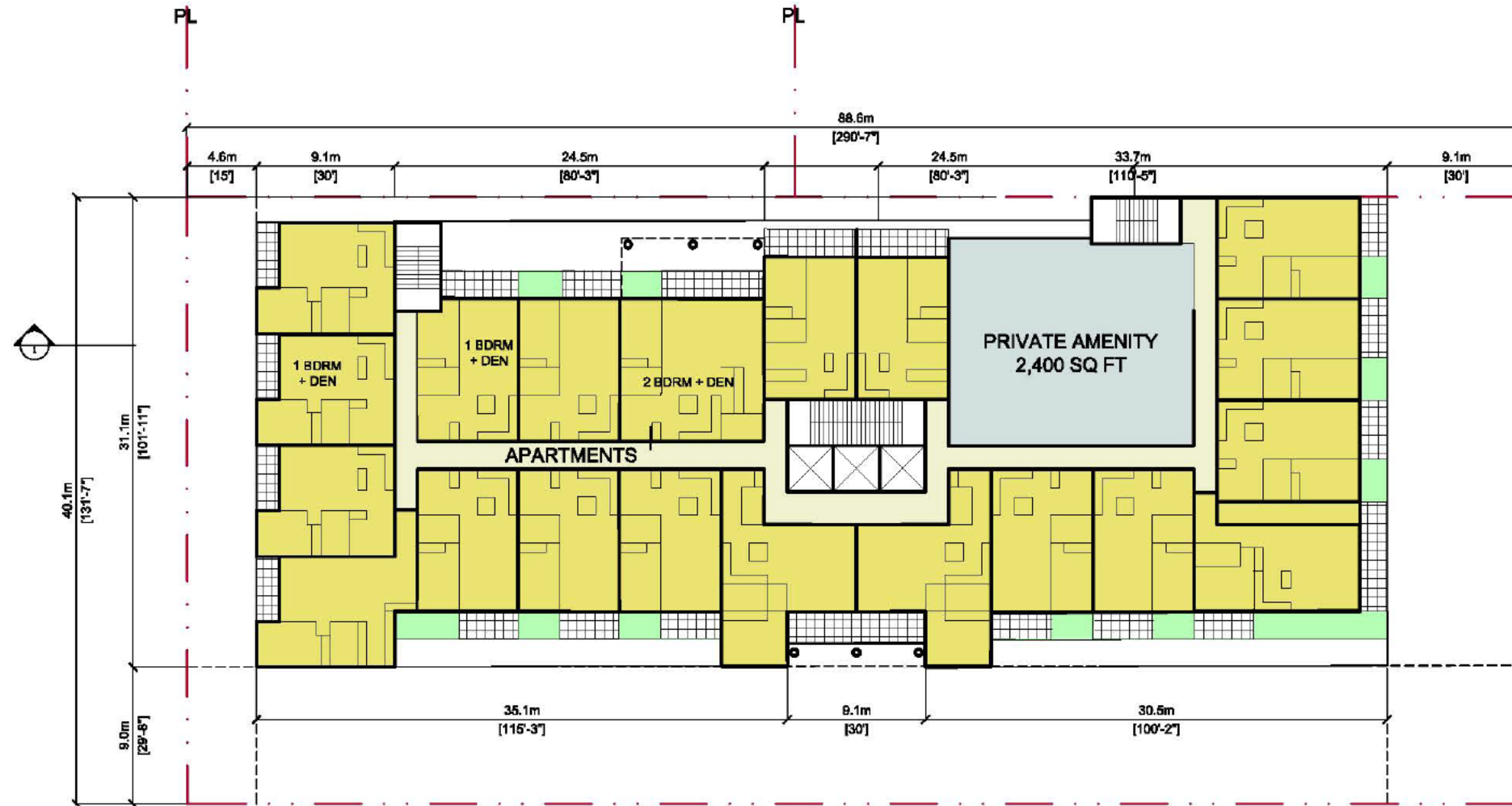
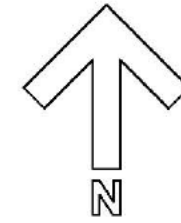
DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-9
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



THIRD FLOOR LEVEL

17 RESIDENTIAL UNITS

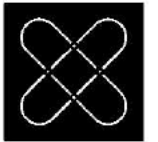
OPTION 1: CITY HALL



FOURTH FLOOR LEVEL

17 RESIDENTIAL UNITS

OPTION 1: CITY HALL



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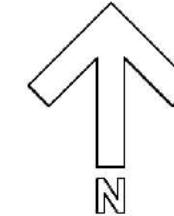
NO.	DATE	REVISION ISSUED
7	AUG 19 2020	OPTION 1 REVISED FOR CLIENT REVIEW
8	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS LTS.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

DRAWING TITLE:
**FOURTH FLOOR LEVEL
OPTION 1: CITY HALL**

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-10
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



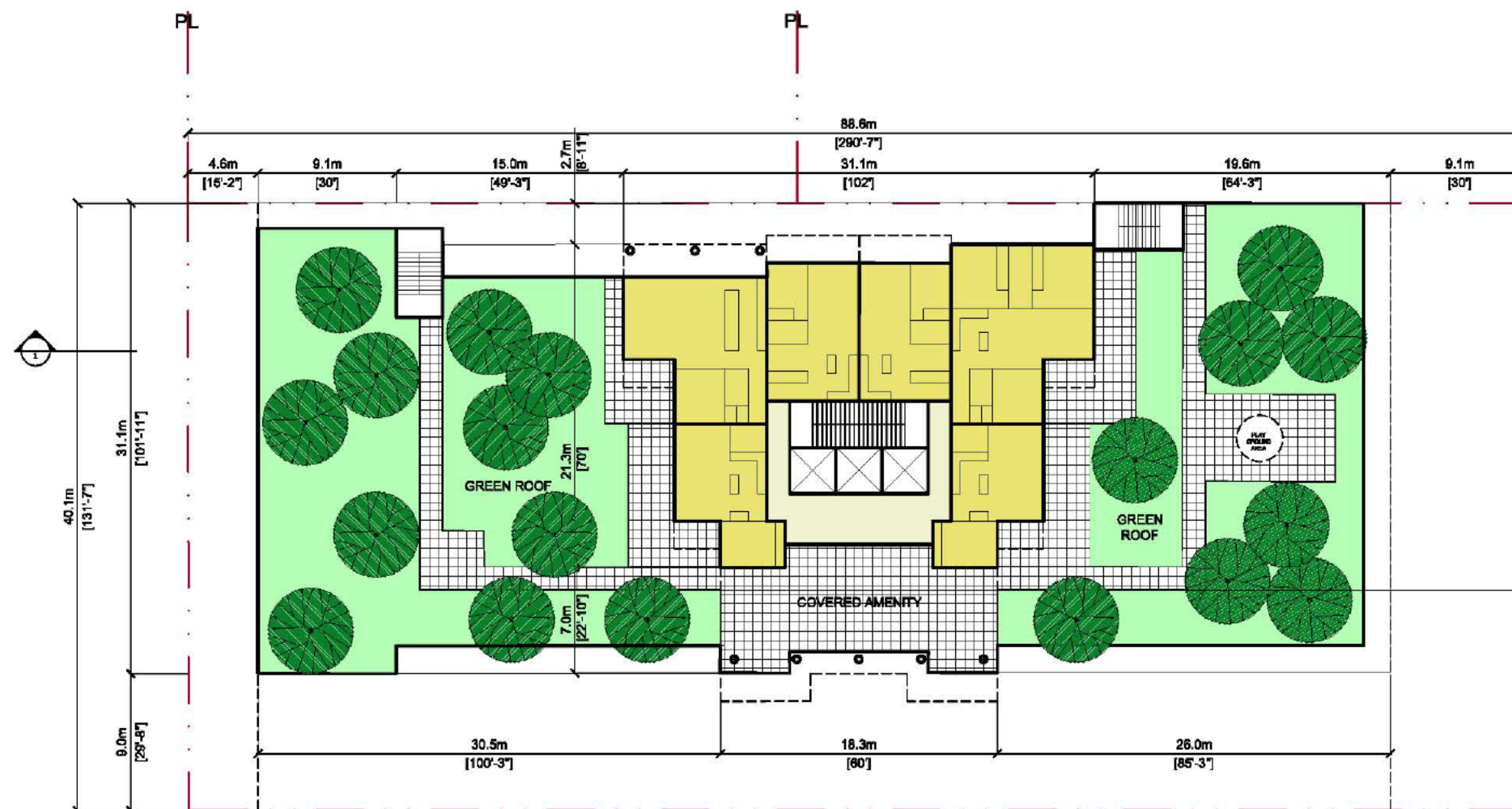
**F. ADAB
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FIFTH FLOOR LEVEL

6 RESIDENTIAL UNITS

OPTION 1: CITY HALL

NO.	DATE	REVISION ISSUED
7	AUG 18 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 16 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 16 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

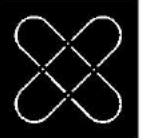
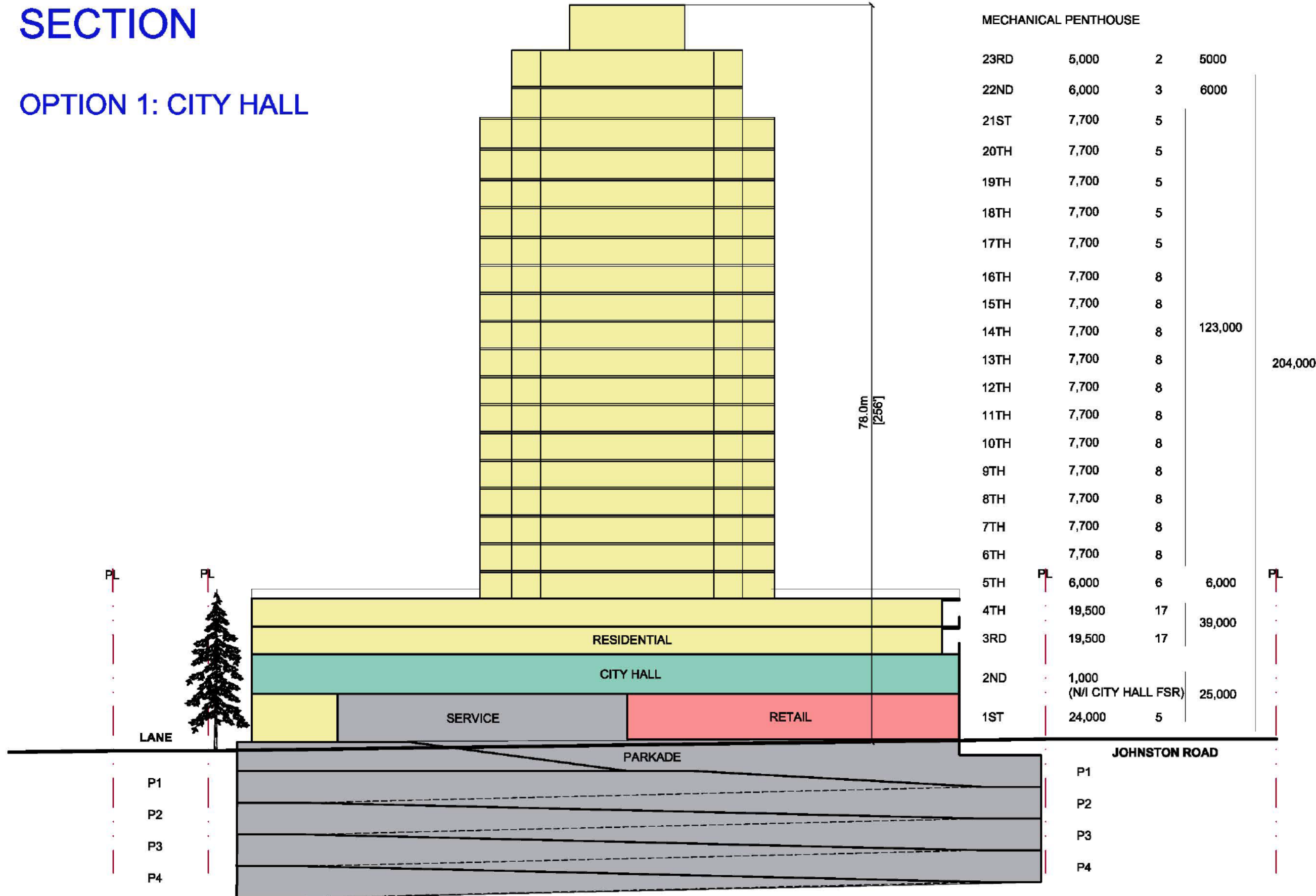
FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

DRAWING TITLE:
**FIFTH FLOOR LEVEL
OPTION 1: CITY HALL**

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-11
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	

SECTION

OPTION 1: CITY HALL



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1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

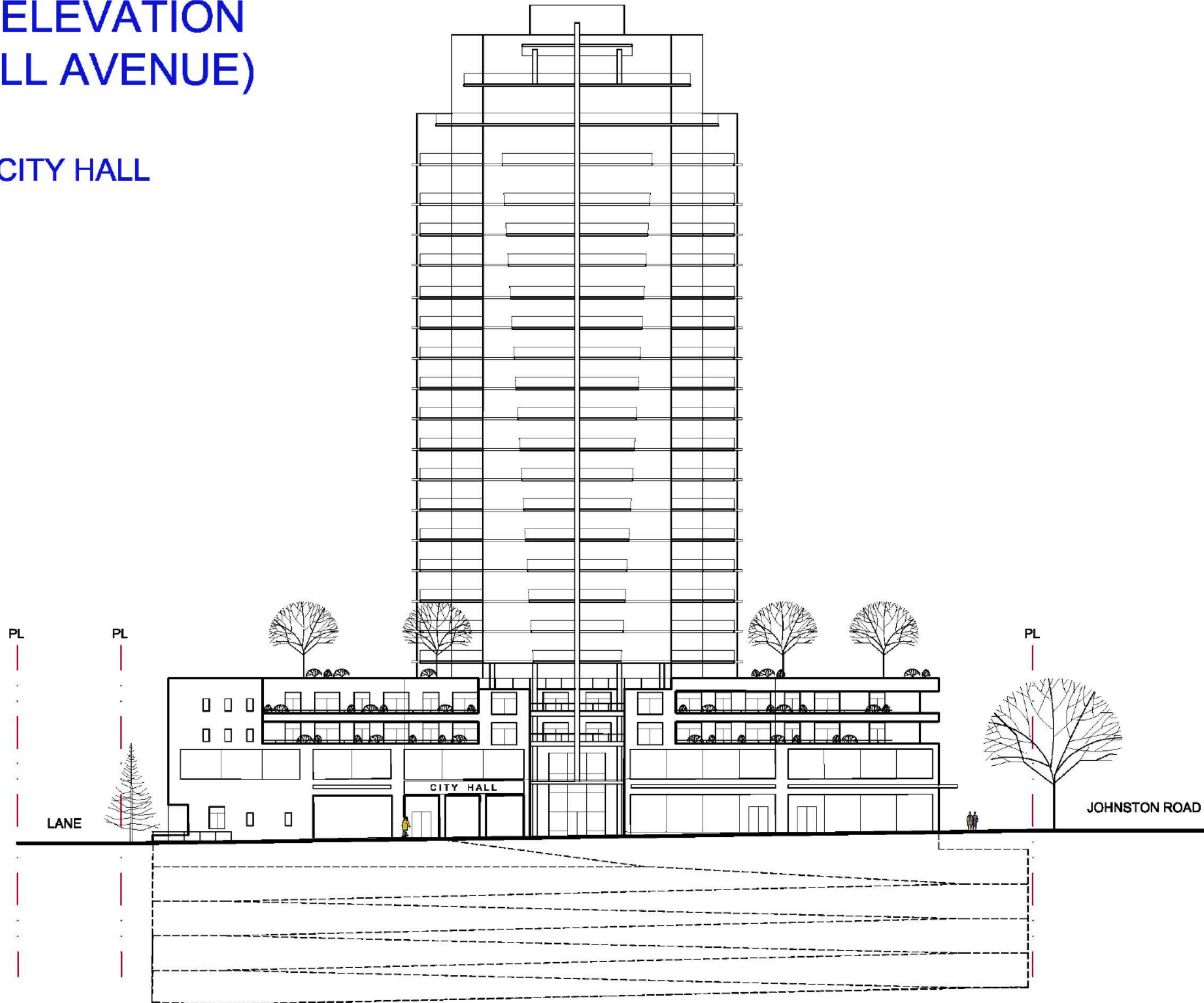
FOR:
**PRIME JOHNSTON HOLDINGS LTS.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z6**

DRAWING TITLE:
**SECTION
OPTION 1: CITY HALL**

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-12
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	

SOUTH ELEVATION (RUSSELL AVENUE)

OPTION 1: CITY HALL



**F. ADAB
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NO.	DATE	REVISION ISSUED
7	AUG 10 2020	OPTION 1 REVISED FOR CLIENT REVIEW
6	JUL 29 2020	OPTIONS 1 & 2 REVIEW BY CITY
5	JUL 22 2020	DESIGN DEVELOPMENT
4	JUL 15 2020	DESIGN DEVELOPMENT
3	JUL 08 2020	REVIEW BY CITY
2	JUN 30 2020	PRELIMINARY SCHEMATIC
1	JUN 19 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS LTS.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

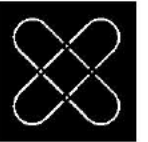
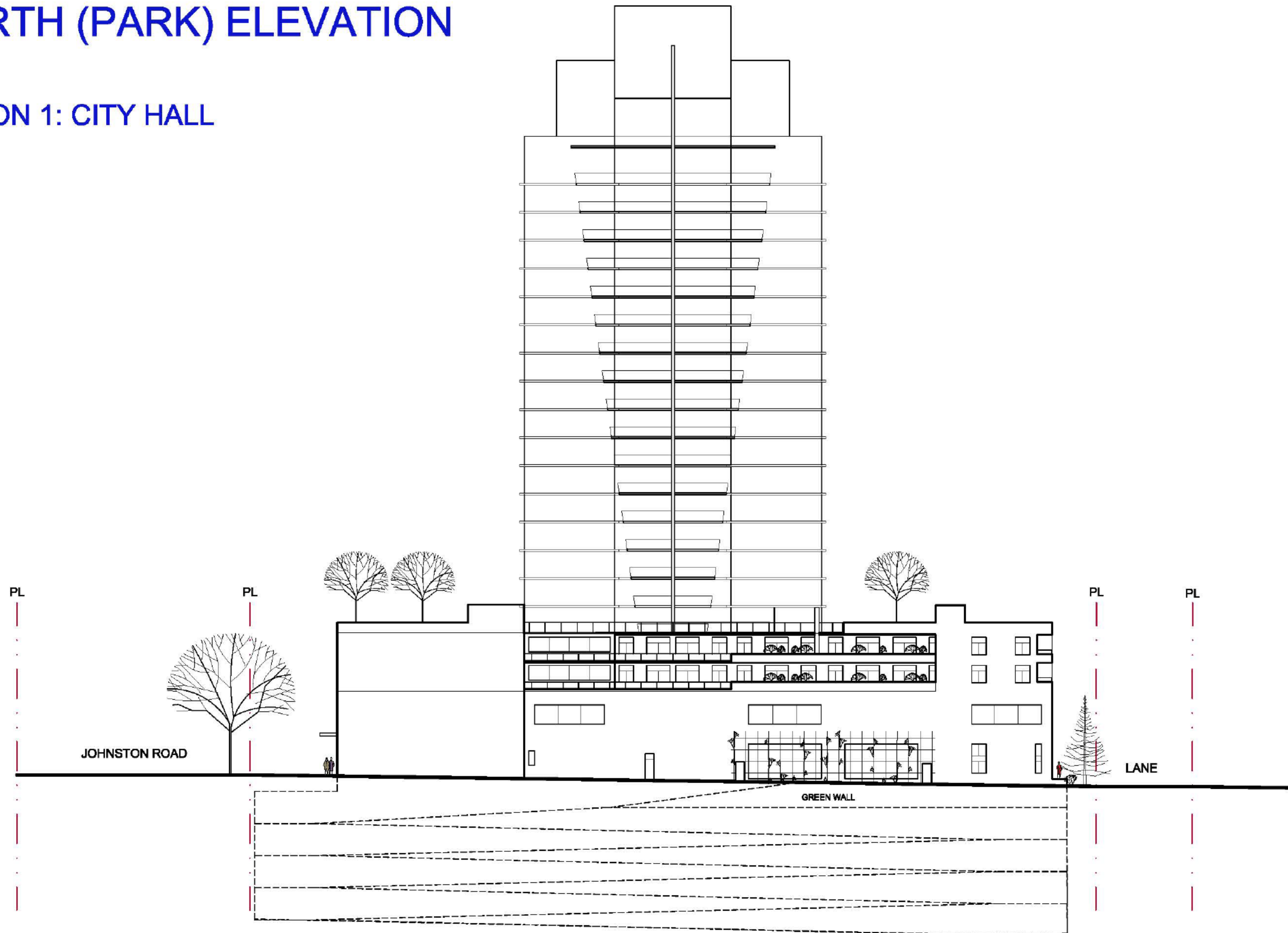
DRAWING TITLE:
**SOUTH ELEVATION
(RUSSELL AVENUE)**

OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-13
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	

NORTH (PARK) ELEVATION

OPTION 1: CITY HALL



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1	JUN 15 2020	PRELIMINARY SCHEMATIC

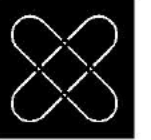
PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z6**

DRAWING TITLE:
**NORTH (PARK)
ELEVATION**

OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-14
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	



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1	JUN 18 2020	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MIXED USE DEVELOPMENT
1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

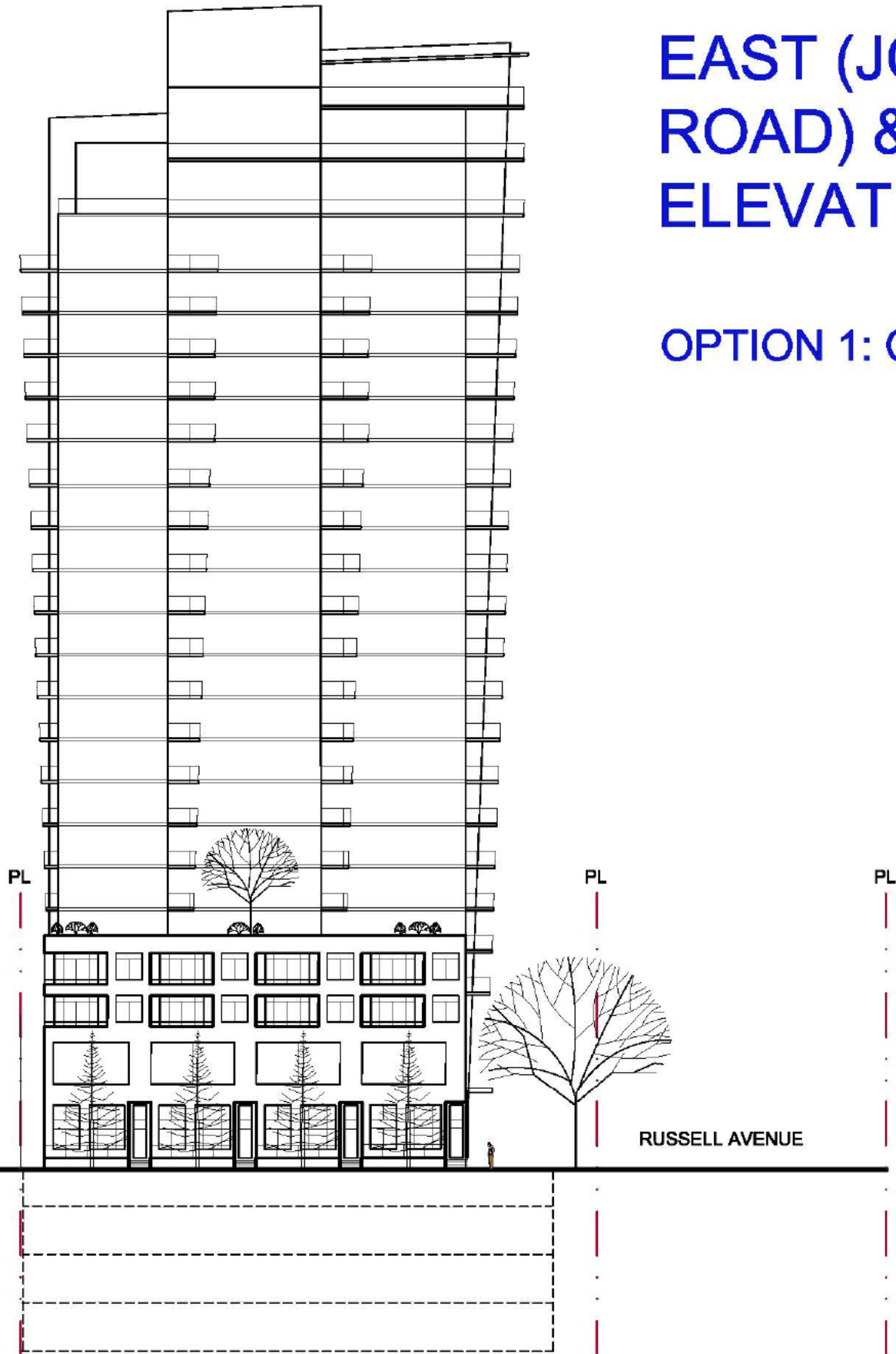
DRAWING TITLE:
**EAST (JOHNSTON ROAD)
& WEST (LANE) ELEVS**

OPTION 1: CITY HALL

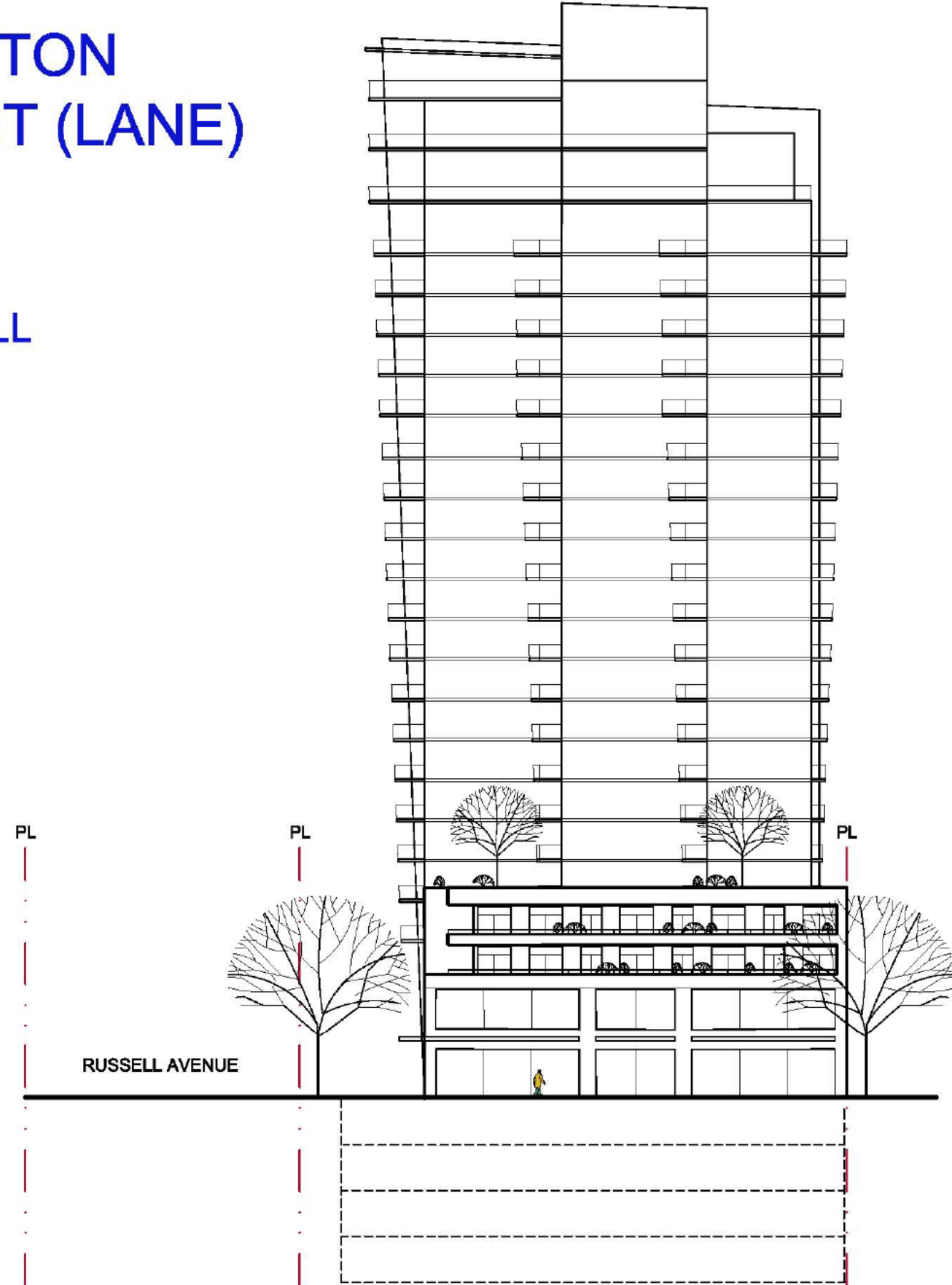
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DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	

EAST (JOHNSTON ROAD) & WEST (LANE) ELEVATIONS

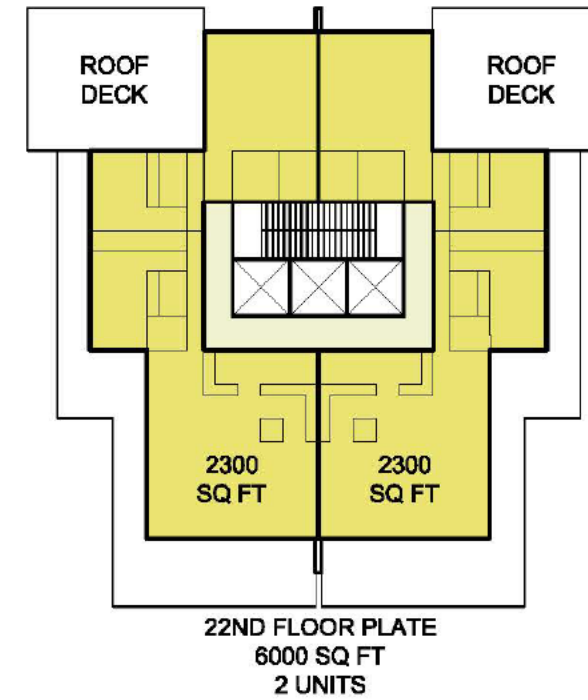
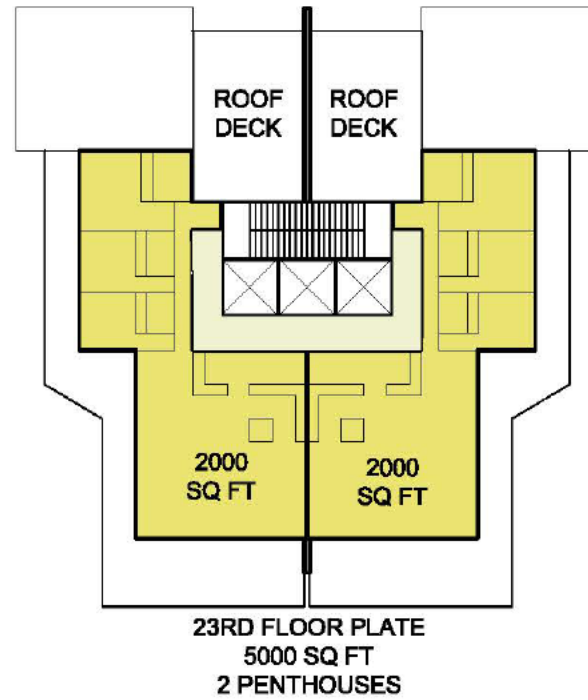
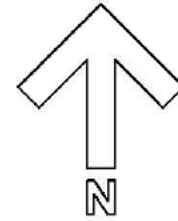
OPTION 1: CITY HALL



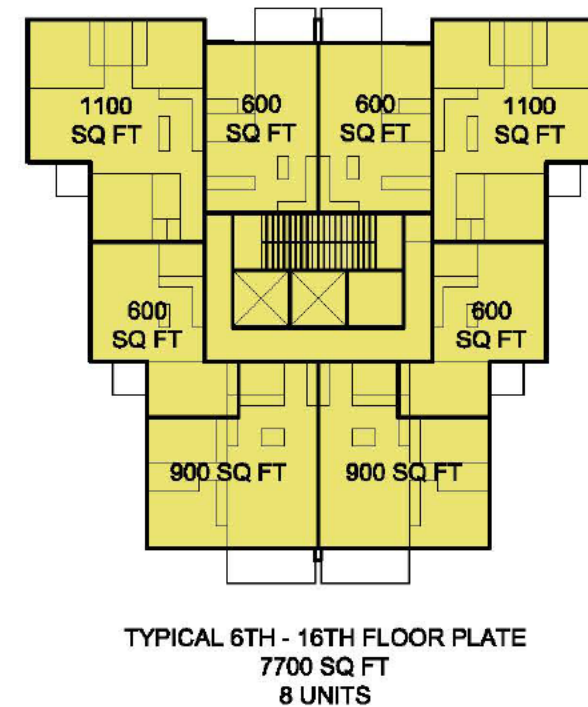
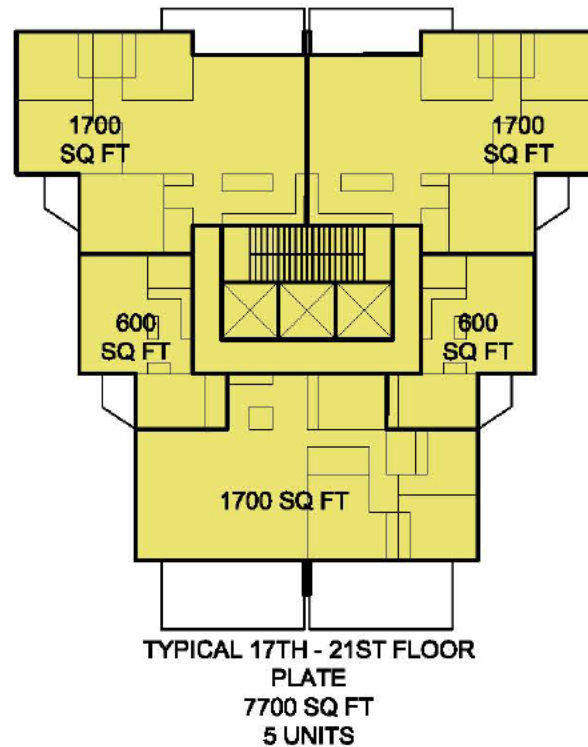
WEST (LANE)



EAST (JOHNSTON RD)



TYPICAL TOWER FLOOR PLATES



OPTION 1: CITY HALL



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PROJECT TITLE:
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1513 JOHNSTON ROAD,
WHITE ROCK, BC**

FOR:
**PRIME JOHNSTON
HOLDINGS L.T.S.
1325-1500 WEST GEORGIA ST.
VANCOUVER, BC V6G 2Z8**

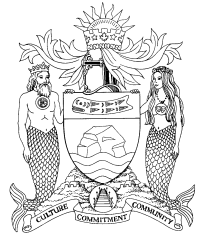
DRAWING TITLE:
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OPTION 1: CITY HALL

DATE: JULY 29, 2020	SHEET NO:
SCALE: 1/16" = 1'-0"	A-16
DESIGN: FAA	
DRAWN: NW	
PROJECT NO: 2003	

APPENDIX B

Staff Report dated March 11, 2019 titled “City Hall”

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 11, 2019
TO: Mayor and Council
FROM: Dan Bottrill, Chief Administrative Officer
SUBJECT: City Hall

RECOMMENDATION

THAT Council receive for information the corporate report dated March 11, 2019, from the Chief Administrative Officer, titled “City Hall.”

INTRODUCTION

This corporate report is provided as information regarding the City Hall building located at 15322 Buena Vista Avenue.

Concerns with regards to the current City Hall have been recognized and discussed for many years. The Facilities Master Plan dated February 8, 2008 outlined several challenges with a recommendation to “*determine the best City Hall renovation, addition, and/or replacement option.*” Since that time, some critical renovations to the building were completed including replacement of windows, roof rehabilitation, roof structure seismic work and an HVAC system. However, the larger issues to the building remain and are outlined in this corporate report.

ANALYSIS

The City Hall building was constructed in 1962. It is 57 years old and one could argue that it has outlived its useful life. The major challenges with the City Hall building are as follows:

Elevator

The City Hall building does not have an elevator making it not fully accessible and difficult for persons with physical disabilities or mobility impairments to access other floors within the building.

City Hall Space

The space within the building is no longer sufficient to accommodate the current amount of City staff necessary to service the needs of the community. The problem will be compounded when faced with attempting to find space for additional staff to service the needs of a growing population. Placing City staff in multiple locations creates a loss of efficiencies or effectiveness of both internal and external customer service delivery.

There is inadequate meeting space. In regard to Council meetings, the Council Chambers with a larger seating capacity would alleviate having to take rental space from the White Rock Community Centre when it is expected to have a crowd of more than 68 people. Ironically, in these circumstances, these meetings/functions must be held off site and they are not live streamed. A larger capacity Council Chamber that is permanently equipped with cameras and

audio will ensure that all meetings/important events, such as the Council Inaugural, are live streamed and preserved. The public attending the meetings would be able to do so in comfort and those that are unable to attend still have the opportunity to watch the proceedings.

Additional meeting areas at City Hall are also required. Currently, the existing two (2) are well utilized. They are not large rooms and the Council Chambers are needed for any meeting or training session with more than twelve (12) people in attendance. This causes additional work where the Council Chamber set up needs to be taken down to host them and this usually involves disconnecting the presentation equipment that can lead to a shortened life of the equipment each time it is handled.

Seismic Improvements and Building Code Requirements

Extensive renovations to the building is necessary to provide seismic improvements for the safety and health of the occupants (staff and visitors). The current assessed value of the building is \$235,000.

City of White Rock Building Bylaw, 2012, No. 1928 states the following:

*“When the value of proposed alterations, renovations, repairs or an addition to an existing building exceeds 50% of the current assessed value of that building, the entire building must be made to substantially conform to the requirements of the **Building Code** and the bylaws of the City of White Rock.”*

The cost to provide construction upgrades to the building is difficult to estimate but would be expected be several million dollars. As a result, the entire City Hall building must substantially conform to the requirements of the Building Code and City bylaws. As with any significant renovation to a building like our City Hall, a large contingency fund would need to be available for unforeseen problems. The following points provide additional information with regards to required upgrades:

- From what we have learned about the building so far, the wall systems are merely mortared bricks without any steel reinforcement. Further, the walls are not connected to the foundation and are sitting only on a mortar bed. This is verified by looking at the demolition of other buildings in White Rock of similar age and construction, such as the Evergreen Care Home building. This kind of wall performs poorly in low and high frequency earthquakes.
- The performance of the foundation would also need to be assessed for adequacy to support the required loads.
- The building is not Accessible as defined by the Building Code;
 - *Access or Accessible means an area and its facilities, or both, as required by this Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities.*
- An elevator would be required to give access to all parts of the building to a person with disabilities.
- Accessible washrooms would be required on both floors; none of the existing washrooms meet the requirements.
- The current edition of the Building Code requires that all building meet a minimum level of energy and a maximum of energy consumption for the entire building, specifically, either the National Energy Code for Buildings or ASHRAE

90.1. This would mean replacement of light fixtures with more energy efficient ones, probable replacement of the heating plant (boiler) and an upgrade to the insulation of the entire building. The current heat pump system used for heating and cooling is operating beyond the design limit and can not be expanded any more.

It should be noted that in order to perform the renovations, it would be necessary to temporarily relocate City Hall staff and services to an alternate location as the work cannot be performed while the building is operating.

OPTIONS

The following options are available for the Finance and Audit Committee's consideration:

1. Continue to use the building and make no substantive renovations. This option means that occupants of the building will remain at risk due to the known seismic issues associated with the building;
2. Perform seismic improvements as well as the associated Building Code requirements; or
3. Replace the City Hall building and prepare a business analysis to determine needs assessment, available options (including location, building design(s) and other uses of existing City hall site/precinct) and costs.

It is recommended that Council consider replacing the City Hall building (option 3).

BUDGET

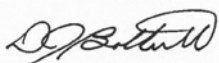
The current Financial Plan does not include any funding for major renovations or additions to the existing building. The Facilities Master Plan prepared in 2008 stated that "It is estimated that the capital cost to fully renovate and upgrade the existing City Hall building to current code standards would be roughly equivalent to the capital cost of a replacement building of the same square footage."

Rather than expending funds on the existing building, it is now timely to consider replacing the City Hall building. The cost to build a new City Hall is estimated at between \$16M to \$20M (including soft costs and contingencies) depending on the size of the new building. A business needs assessment would provide clarity on the appropriate size and costs to replace the City Hall building.

CONCLUSION

It is fundamentally important to maintain our City assets as well as eventually replace those City assets once they have reached the end of their useful life. The City Hall building is operating beyond its useful life. There are several significant challenges with the building as outlined in this corporate report. The replacement of the City Hall building is a significant decision that will have an impact on City Hall customer service delivery, staff efficiency and effectiveness. A business needs assessment is recommended in order to move forward with the replacement of the current City Hall building.

Respectfully submitted,

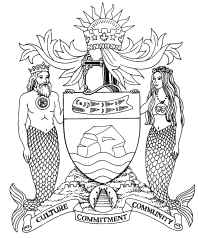


Dan Bottrill
Chief Administrative Officer

APPENDIX C

Staff Report dated January 13, 2020 titled “City Hall – Seismic Report”

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 13, 2020
TO: Mayor and Council
FROM: Jim Gordon, P.Eng., Director of Engineering and Municipal Operations
SUBJECT: City Hall – Seismic Report - 2020

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated January 13, 2020 from the Director of Engineering and Municipal Operations titled “City Hall – Seismic Report - 2020”;
 2. Endorse the retention of a consultant to evaluate options for the future of White Rock City Hall; and
 3. Endorse the development of a 5-year implementation plan for the future of White Rock City Hall as well as the civic precinct.
-

INTRODUCTION

White Rock City Hall was originally constructed in 1962. The building was not designed to withstand a 100-year return period earthquake. The City retained Bush, Bohlman & Partners LLP (BBP) to conduct a seismic assessment, a cost estimate for retrofit, and a retrofit report for White Rock City Hall. The report is attached as Appendix A. The purpose of this corporate report is to summarize BBP’s findings and present options for the future of White Rock City Hall.

PAST PRACTICE / POLICY / LEGISLATION

In British Columbia, new buildings are designed to the 2018 BC Building Code to withstand ground motion with a 2,475-year return period.

ANALYSIS

BBP reviewed the building’s existing structural systems, and assessed the building using the Seismic Retrofit Guidelines Third Edition (SRG3) and the BC Building Code 2018. BBP’s assessment did not include a geotechnical subsurface investigation or a non-structural seismic assessment.

White Rock City Hall is an 11,908-sq.ft building, separated into three areas:

- West Wing - the seismic system for the West Wing consists of unreinforced masonry walls on three sides, and nonductile concrete columns on the west side.

- East Wing - at the East Wing, the seismic systems include unreinforced masonry walls on three sides and nonductile concrete columns on the south side.
- Lobby - the lobby does not have a seismic system; it shares the systems with the two adjacent wings.

BBP's seismic assessment found seismic deficiencies in the following locations:

1. South and west lateral systems are very weak and nonductile, posing a high risk of major damage in a moderate earthquake
2. The masonry walls are unreinforced and risk collapse out of plane.
3. The east wing roof diaphragm is very weak and is not able to properly transfer seismic demands to the lateral system
4. The lobby roof is not connected to a lateral system in the east-west direction, potentially causing failure to the masonry walls
5. The basement is not designed to resist dynamic soil pressures

The consultant found the Probability of Drift Exceedance (PDE) for the concrete frame was 20% in 50 years. Based on the Seismic Retrofit Guidelines, White Rock City Hall is a High Risk (High 1) building. Furthermore, the building only meets 20% of the required lateral capacity of the latest building code (2018 BCBC). Unlike new buildings which are designed to withstand ground motion for a 2,475-year return period earthquake, the White Rock City Hall building could fail from the ground motion predicted for a 100-year return period earthquake.

In addition to seismic deficiencies, the City Hall building does not meet the growing needs of the residents and staff. The building does not have an elevator. A person with mobility challenges needs to walk around the exterior of the building to access another floor. The building also does not house all City staff; Human Resources, Information Technology, Bylaws, Parking and Engineering staff are in separate buildings. Visitors seeking to do business with other City departments may need to commute to a separate building. As the demand for City services increases, the number of City staff will increase. The building does not have space to accommodate additional office space to house new staff.

In a 2010-2011 space planning analysis by MKT Development Group consultants estimated that 26,592-sq.ft of office space is required for accommodating Corporate Administration, Council, Information Technology, Human Resources, Planning and Development Services, and Financial Services staff. Unfortunately, the analysis failed to consider that Senior Engineering staff and Engineering development staff currently at the Operations Yard should be relocated to City Hall requiring an additional 5,475-sq.ft of office space. Therefore, a minimum combined total of 32,000-sq.ft of office space is necessary.

RISK MANAGEMENT

SRG3 is used by the Ministry of Education to determine seismic risk and retrofit requirements. For comparison, the public school system in BC currently has 27% of its schools in high seismic zones rated at the High 1 Risk level. All of these, and any other schools with a PDE rating of 5% in 50 years or greater, will eventually be retrofitted or replaced, but not all at once. The School Seismic Program has been going on for 15 years and will still take many years to complete.

The City Hall building is rated as High 1. If the building is not seismically retrofitted, the building could fail in a 100-year return period earthquake. There are also financial risks to

seismically retrofitting City Hall because additional space would be necessary to accommodate accessibility requirements and office space for staff.

OPTIONS

Given the growing needs of the City, seismically retrofitting City Hall may not offer the best value. Staff have considered several options for the future of City Hall. These options are listed as follows:

- 1) Seismic retrofit of City Hall to less than 2% PDE per SRG3
- 2) Partial seismic retrofit of City Hall to High 2 (7% to 10% PDE) per SRG3
- 3) Rent office space and relocate City Hall to a commercial building
- 4) Partnerships with other institutions to develop a new City Hall
- 5) Relocate staff to other City-owned buildings (ie: Evergreen Daycare)
- 6) Construct a new City Hall

Option 1 – Seismic Retrofit

A retrofit is estimated to cost \$1.8M and at least 9 months to complete, if the building is unoccupied during renovation. This retrofit will address life safety issues in the event of a major earthquake; but the building could be extensively damaged beyond repair. This retrofit could potentially protect the building against less severe earthquakes. The cost estimate for a retrofit excludes staff relocation and office space rental. If the building is to remain occupied during retrofit, additional budget and time would be necessary.

Option 2 – Partial Seismic Retrofit

Costs for an interim partial retrofit to a lower standard (High 2) are not currently available.

Option 3 – Rent Commercial Office Space

Commercial office space vacancy is low in White Rock. The estimated commercial rental rate for the South Surrey and White Rock area is between \$14/sq.ft and \$30/sq.ft per annum. The challenge is finding a location that provides 32,000-sq.ft. of office space to house all City staff.

Assuming a 32,000-sq.ft facility is available, the present value (PV) of this option is determined using the growing annuity formula as shown in Appendix B. At a 50 year term (based on the typical design useful life of a civic building), the present value of this option is \$24.9M at rents of \$14/sq.ft and \$124.7M at rents of \$30/sq.ft. These costs do not include the fitting of the rental space with offices, IT, etc..

Option 4 – Partnerships with Other Institutions to Develop a New City Hall

This option involves working with a developer to incorporate commercial space within a multi-use building. Similar to the White Rock Community Centre, the commercial space would be in a separate commercial strata. The City would purchase the commercial strata at market value less the value of development's Community Amenity Contribution (CAC). For example, if the market value of the commercial strata is \$25M and the development site's CAC is \$5M, the City's cost would be \$20M.

Option 5 – Relocate Staff to Other City-Owned Buildings

This option involves relocating some City staff to other City-owned buildings in the Civic Block (ie: Library or Evergreen Daycare). The costs of this option is currently not available as seismic assessments would be required for the Library or the Evergreen Daycare building. This option would displace the current users of these civic buildings.

Option 6 – Construct a New City Hall

A very rough estimate for the construction of a new City Hall is approximately \$25 M. This cost estimate is for a basic office building, excluding the premium furnishings of typical civic buildings (ie: atrium, art, or Council chambers).

BUDGET IMPLICATIONS

There is currently \$50,000 in the Financial Plan to develop options that could be used for detailed feasibility investigations. The 2020 to 2024 Financial Plan, subject to Council approval, includes \$1.5M in each of the next two years for a “City Hall Project”.

RECOMMENDATION

Staff recommends that a consultant be retained to develop, evaluate and assess the feasibility of the options for the future of City Hall, including the options listed above. Furthermore, Staff recommends that Council endorse the development of a 5 year implementation plan for the future of City Hall as well as the civic precinct.

CONCLUSION

The City retained Bush, Bohlman & Partners LLP (BBP) to conduct a seismic assessment, a cost estimate for retrofit, and a retrofit report. New buildings are designed to the 2018 BC Building Code to withstand a ground motion with a 2,475-year return period.

Based on the Seismic Retrofit Guidelines, White Rock City Hall is a High Risk (High 1) building and only meets 20% of the required lateral capacity of the latest building code (2018 BCBC). The building could fail from the ground motion predicted for a 100-year return period earthquake. A seismic retrofit is estimated to cost \$1.8M and at least 9 months to complete if the building is unoccupied. This retrofit does not address the accessibility issues of the building nor the need for more office space to house City staff.

Given the growing needs of the City, seismically retrofitting City Hall may not offer the best value. It is recommended that a consultant be retained to develop options and provide a feasibility study for the future of City Hall and a 5-year implementation plan that would include the civic precinct.

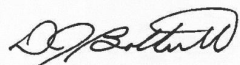
Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

Appendix A: DRAFT Bush, Bohlman & Partners LLP report titled “White Rock City Hall Seismic Assessment and Retrofit Report”

Appendix B: Present Value of Renting Commercial Office Space

DRAFT

December 6, 2019

White Rock City Hall

Seismic Assessment and Retrofit Report

**BUSH, BOHLMAN
& PARTNERS LLP**

Draft

Project Number: 7756
Submission by: Tim White, PhD, PEng, Partner
1550 - 1500 West Georgia Street
Vancouver, BC V6G 2Z6
Tel: 604-688-9861 www.bushbohlman.com

Submission to: Rosaline Choy, PEng, MBA, LEED
Manager of Engineering, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

DRAFT



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EXECUTIVE SUMMARY

Structural engineering assessment results indicate that the White Rock City Hall building has an overall rating of High 1 Risk, per Seismic Retrofit Guidelines Third Edition (SRG3) and only meets 20% of the lateral strength requirements of the 2018 British Columbia Building Code (BCBC).

A seismic retrofit scheme has been devised to achieve the Life-Safety Performance Objective of SRG3. This can be achieved by adding new exterior concrete buttress walls, reinforcement of existing unreinforced masonry walls, roof diaphragm upgrades, and improvements to the basement walls. The retrofit would take nine months if the building was unoccupied. The cost for this retrofit is approximately \$1.8 million excluding office rental and moving costs.

To move forward with the retrofit we recommend completing a more detailed cost estimate, a geotechnical sub-surface investigation, and a hazardous materials assessment of the affected parts of the building. Following that, a full consultant team should be engaged to develop design drawings and a phasing plan if the building is to remain occupied during the retrofit.

INTRODUCTION

Bush Bohlman and Partners, LLP (BBP), performed a structural seismic assessment of White Rock City Hall at 15322 Buena Vista Avenue in White Rock, BC. The purpose of this assessment was to update a previous seismic study by BBP, which was completed in August 2013. Specifically, the update was intended to address changes in the seismic provisions of the recent 2018 British Columbia Building Code (BCBC), and provide context on the level of risk to the existing building.

This report includes an evaluation of the seismic load resisting systems of the building and a proposed seismic retrofit scheme with cost estimate. The opinions and recommendation are based on a review of existing drawings, a site visit, and calculations using SRG3, BCBC, and applicable material standards. Our scope of services did not include a geotechnical subsurface investigation or a non-structural seismic assessment.

We visited the facility on October 18, 2019. Our objective was to confirm relevance of available drawings and reports, and to review the condition of the building structure. During our visit we were able to observe representative areas of the building interior and exterior. This review was of a visual nature only and did not include any destructive investigation or x-ray scanning to determine existence or quantity of reinforcement in concrete and masonry elements.

This report includes a description of the existing structural systems, a seismic assessment, a retrofit concept, and a preliminary cost estimate.



DESCRIPTION OF BUILDING

White Rock City Hall was originally constructed in 1962. It is a two-storey structure with flat roofs. The lower level has a basement wall on the north side but exits at grade on the south elevation. Figure 1 below includes a photograph of the main entry area on the north side of the building.



Figure 1: North Elevation of White Rock City Hall

The building can be separated into three distinct portions or “blocks”. Figure 2 provides a key plan of the blocks. These are the West Wing which houses the Council Chambers on the upper level, the East Wing, and the lobby. All three blocks have the same floor elevations at both the lower and upper levels. The West Wing has a higher roof elevation than the East Wing, and the lobby has a lower roof elevation than both East and West Wings.

During our previous study we were provided with copies of the original architectural and structural drawings of the building. The architectural set was prepared by Carlberg Jackson Associates Architects and dated September 1962. This set included drawings A1 through A6. Structural drawings were prepared by C.F. Moore Structural Engineer and also dated September 1962. That set included drawings S1 through S4.

Our site walkthrough on October 18, 2019, confirmed that the main structure had not been significantly altered since original construction. There have been a number of interior renovations, but nothing to the extent that would influence the seismic behaviour of the building.

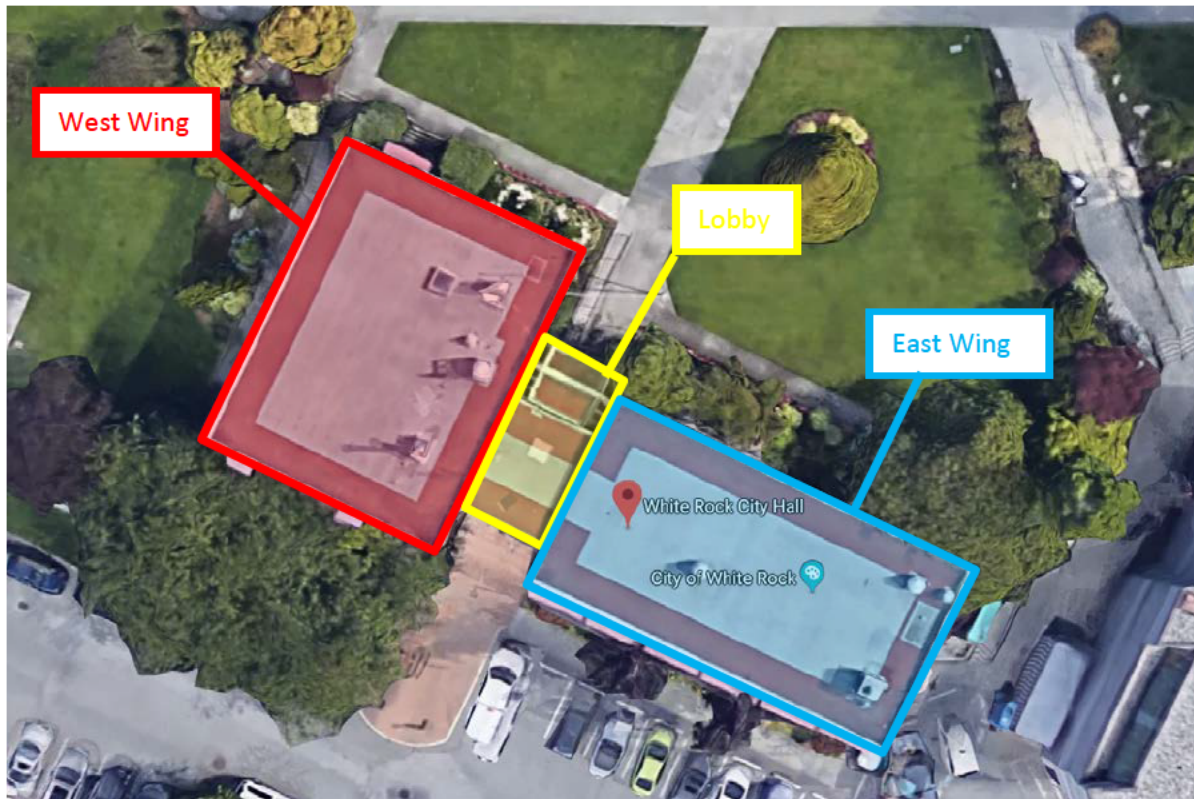


Figure 2: Key Plan of White Rock City Hall

West Wing

The West Wing roof structure consists of 64mm tongue and groove (T&G) timber decking supported by glulam beams at the interior and masonry walls at the exterior. The glulam beams are supported by a combination of steel posts, concrete columns (west elevation), and masonry walls. The suspended floor is plywood and shiplap over timber joists spanning to glulam beams at the interior. On the north side the joists are supported by a concrete basement wall. On the south side they are supported by masonry walls. The glulams, like the upper floor, are supported by a combination of steel posts, concrete columns (west elevation), and masonry walls. The ground floor is slab on grade. The foundation consists of conventional strip and pad footings. Interior partition walls are wood stud, except in the vault (see below) where they are unreinforced masonry.

On the lower level there is a vault in the northeast corner of the west wing. This area has a concrete suspended slab over top (instead of a timber floor) and is supported by masonry walls on the interior sides and concrete walls on the exterior sides. Also, on the lower level, the north walls and northern part of the east exterior walls are concrete basement walls.

The seismic system for the west block consists of unreinforced masonry walls on three sides, and nonductile concrete columns on the west elevation.



East Wing

The east wing roof consists of shiplap on timber joists spanning to glulam beams. Glulam beams are supported by steel posts at the interior and concrete columns at the exterior. At the east and west ends of the east wing, the glulam beams bear on unreinforced masonry walls. The suspended floor is a cast-in-place concrete slab. The slab is supported by concrete beams and columns. The ground floor is slab on grade. Foundations are conventional strip and pad footings. Interior partition walls are mostly wood stud, however there are a number of unreinforced masonry demising walls on the east half of the block. There partial- and full-height concrete basement walls on the north and east exterior elevations.

On the upper floor there is an existing vault room with masonry walls and a concrete slab ceiling which is separate from the main roof framing.

The seismic systems for the east wing are unreinforced masonry walls on three sides and nonductile concrete columns on the south elevation. The roof diaphragm is timber and the suspended floor diaphragm is cast-in-place concrete.

Lobby

The lobby has a T&G roof deck supported by glulam beams. The beams bear on masonry walls on both sides, which are shared with the two wings. The suspended floor is a cast-in-place slab which spans across the width of the block and bears on the two shared masonry walls. Ground floor is slab on grade. There are two sets of stairs, both of which are of suspended concrete construction. Footings are conventional strip and pad footings. Demising walls in this block are either glazing or timber stud walls.

The lobby does not have a seismic system of its own, but shares the systems with the two wings. In the north-south direction it shares the masonry walls of those blocks. In the east-west direction it relies on its connection to the east wing via its floor slab.

There is no seismic gap between the lobby and the two adjacent wings.

Masonry Walls

White Rock City Hall has what looks like clay brick walls on many exterior faces and in portions of the interior. Typical clay brick units have approximate dimensions of 64mm high, 100mm wide, and 200mm long. Walls of this type are present as a load-bearing medium only in pre-WW2 buildings.

Contemporary buildings only use bricks as a non-load bearing veneer. The brick at White Rock City Hall is referred to as "Giant Brick" and is actually a form of load-bearing masonry (i.e., from a structural engineering perspective, we treat it as concrete masonry, not as clay brick). These brick units have dimensions of 64mm high, 200mm wide, and 300mm long. For the most part this masonry is unreinforced, however there are portions supporting beams that have vertical reinforcing added to enhance their load-bearing capacity.



GEOTECHNICAL INVESTIGATION

There were no recent geotechnical reports available to assist in our review. Original structural drawings have indicated that the soil has an allowable bearing pressure of 8000psf (385kPa). Based on our experience with the White Rock area, we have assumed this to be founded on Site Class C materials for the purposes of seismic evaluation.

REVIEW OF PREVIOUS SEISMIC ASSESSMENT

Our previous seismic report of White Rock City Hall was completed in August 2013. The report identified the building as “High” risk and provided capacity-demand ratios based on 2012 BCBC code requirements. A conceptual retrofit scheme was proposed with an order of magnitude costing of \$850,000.

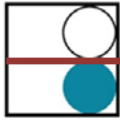
SEISMIC ASSESSMENT

Methodology

BBP performed structural engineering evaluation based on the Seismic Retrofit Guidelines. These are technical procedures developed by The Association of Professional Engineers and Geoscientists of British Columbia (now EGBC) and the University of British Columbia (UBC) for use in the British Columbia Ministry of Education School Seismic Upgrade Program. The guidelines aim to provide a uniform approach for providing life-safety seismic performance of low-rise buildings in a cost-effective manner. The original Seismic Retrofit Guidelines (SRG1) were published in 2011. These were updated and improved in 2013 (SRG2) and again in 2017 (SRG3). Our evaluation is based on SRG3.

Structural elements are evaluated for their ability to continue supporting gravity loads while undergoing horizontal displacements under seismic loading. The guidelines have identified a number of common structural prototypes used within school buildings in British Columbia. For each prototype researchers have established the maximum drift, which is the ratio of an element’s displacement to its height, it can experience without losing load-carrying capacity. The SRG3 evaluates the probability that this drift will be exceeded in a fifty-year period for all types of earthquakes and levels of shaking at a given geographic location. The probability of drift exceedance (PDE) value is used as a measure of risk to the life safety of the building occupants. Relative values of PDE allow the risk to be prioritized. A summary of PDE versus risk ranking is presented below.

0 ≤ PDE ≤ 2.0%	No retrofit required
2.0% < PDE ≤ 5.0%	Medium
5.0% < PDE ≤ 7.0%	High 3
7.0% < PDE ≤ 10.0%	High 2
10% < PDE	High 1



Seismic Assessment Parameters

Below were the governing parameters for the Seismic Retrofit Guidelines (SRG3) assessment:

(SRG3)

Site class:	C
Municipality:	White Rock
LDRS prototypes:	Unreinforced masonry (M-2) Nonductile concrete frame (C-3)
Governing drift limit:	1.25%
Governing LDRS capacity (R_e):	M-2 (27%W) C-3 (6.5%W)
VLS drift capacity:	1.25%
Diaphragm prototype:	Unblocked plywood (D-2) Horizontal boards (D-3)
Diaphragm span:	18.5m and 22.2m
Diaphragm capacity:	9% W_d and 4.5% W_d

In addition to SRG3 analysis, BBP also evaluated the building using the building code. Demands for earthquake loads were determined based on the British Columbia Building Code (BCBC), 2018 edition.

(2018 BCBC)

Site class:	C
SFRS system ($R_d R_o$):	Conventional Construction (1.5, 1.3)
Importance factor:	1.0
Building period:	0.2 seconds
Spectra accelerations:	0.871g
Base shear demand:	39%W

Seismic Assessment Results

The lateral systems for City Hall are a combination of unreinforced masonry walls and nonductile concrete moment frames. The masonry walls (acting in plane) are long with a relatively small proportion of openings. Thus their capacity is quite reasonable, ranging from 25%W to 45%W based on location and level. The weakest of the group had a PDE=3.0% which is at the low end of Medium. The concrete moment frames are much weaker. Resistance ranged from 6%W to 8%W. PDE was over 20%, which makes these risk level High 1, which is the worst rating under SRG3. From a code perspective the masonry walls are not permitted in high seismic regions, so we are not able to compare them to code. The concrete moment frames only meet about 20% code requirements. An earthquake with a return period of 100 years has seismic demands of only 24% of the full code design requirements. As such the



concrete moment frames would not be expected to be able to resist an earthquake with a 100-year return period.

The timber roof diaphragms have capacity ranging from 4.5%W to 9%W. The lower capacities are High risk, while the higher capacities are Medium risk. This represents a range between 30% and 60% of resistance to BCBC force demands. We have assumed that the T&G decking in the lobby roof and west wing roof are “side-spiked” based on the thickness of the T&G decking. This may need to be verified by pacometer scanning depending on future seismic retrofit plans. The floor diaphragms have much lower seismic demands and higher capacities. The flexible timber floor diaphragm in the West Wing is low risk and 100% code compliant, as are the rigid concrete diaphragms in the lobby and East Wing.

The masonry walls were assessed for their out-of-plane stability. Lower floor walls with lowest demand and highest surcharge had a PDE of 5.1%, which is a risk of High 3. Upper level walls had a PDE of 9.2%, or High 2.

Seismic Deficiencies

The seismic deficiencies for the building are summarized on the next page.

See Appendix A for a plan illustrating the deficiencies.

SEISMIC RETROFIT SCHEME

Given the extensive list of seismic deficiencies for White Rock City Hall, we recommend a seismic retrofit. Given the vintage of the building, in our experience it is not economically feasible to upgrade to be in compliance with the seismic provisions of the building code. We would recommend upgrading using the BC Seismic Retrofit Guidelines for Schools, Third Edition (SRG3). SRG3 was specifically developed to upgrade school buildings, many of which are of similar vintage and construction type to White Rock City Hall.

The level of upgrade we recommend in SRG3 is called the Life-Safety Performance Objective. This level of upgrade has been specifically designed to allow the occupants of the building to exit safely after a large earthquake with a return period of 2,475 years. This is the same seismic hazard as used by the BCBC. After such an event the building would not be repairable, but the Life-Safety upgrade would either mitigate or eliminate damage resulting from lesser earthquakes.

The actual design forces for the new buttress shear walls (based on SRG3) are approximately equal to 65% of the design forces that would be required for a new building by 2018 BCBC.



Table 1: Seismic Deficiencies

Ref #	Element	Description
1	South and west nonductile columns lateral system	The south and west lateral systems are very weak and nonductile. They pose a very high risk of major damage in even a moderate earthquake. We estimate that a 1-in-100-year event could cause this lateral system to fail.
2	Masonry walls	The masonry walls are unreinforced and pose a risk to collapse out of plane. The risk of this is higher on the upper level. The masonry walls also provide lateral resistance for most of the building. In this regard they have reasonable capacity, but are not permitted in new construction and thus are not code compliant. All unreinforced masonry walls in the building are susceptible to out-of-plane failure.
3	Wing roof diaphragms	The East Wing roof diaphragm is very weak and is not able to properly transfer seismic demands to the lateral system, nor adequately restrain the top of the masonry walls. The West Wing roof diaphragm may or may not be High risk. If the T&G decking is "side spiked" then it will be only Medium risk.
4	Lobby roof diaphragm	The lobby roof diaphragm is not connected to a lateral system in the east-west direction and could "pound" into the wings and potentially fail the masonry walls.
5	Basement walls	The basement retains soil on the north side but not the south. The basement is required to resist dynamic soil pressures for which it has not been designed.

SRG3 allows for lower forces levels than the code, as it specifically controls the amount of movement of the seismic elements, and allows them to move as far as possible without degrading dangerously. The code is specifically developed for the design of new buildings, and does not get into much detail on the nonlinear behaviour of different types of seismic systems. The purpose of the code is to provide a robust infrastructure of buildings. SRG was developed to provide affordable yet safe retrofits to existing buildings.

The seismic retrofit scheme with typical details is provided in Appendix B. Table 3 below provides a further description with quantities.



Table 2: Seismic Retrofit Recommendations

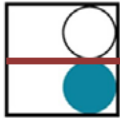
Ref #	Element	Description	Quantities
CSW#5	Exterior concrete buttress walls	Provide new external concrete shear walls with soil anchors and steel drag struts.	(2) walls 350mm thick x 1800mm long. West wall is 6.85m tall. East wall is 6.25m tall. Both pile caps 3m x 1.5m x 900mm deep. Each pile cap comes with (4) #14 Dywidag soil anchor.
MW#1	Masonry walls (reinforce at 1200mm o.c.)	Add vertical reinforcing to existing masonry walls. Provide troweled finish with mortar joints. Provide connections to roof and floor diaphragms. Paint entire wall.	3.2m high x 60m 3.0m high x 37.8m 3.65m high x 38.5m
MW#1 Alt	Masonry walls (reinforce at 600 o.c.)	Add vertical reinforcing to existing masonry walls. Provide troweled finish with mortar joints. Provide connections to roof and floor diaphragms. Paint entire wall.	3.2m high x 9m 3.0m high x 6.1m 3.65m high x 4.9m
WD#1	Roof diaphragm upgrades	Remove roofing and resheathe existing deck with new 12.7mm plywood. Provide sheet metal straps around. Reroof.	564m ²
	Steel drag struts	Provide steel drag struts on top of roof or on underside of suspended floors.	Roof: PL102 x 6.4mm x 60m Ceiling: L102x102x6.4 x 60m
SSK#1	Basement wall upgrades	Excavate adjacent to basement wall. Provide horizontal exterior grade beam and vertical piers with footings. Backfill.	Grade beam: 50m long Piers & footing: 4 of each

Operational Disruptions

Construction is extensive and while much of the work can be completed from the outside, a significant portion would have to be completed on the inside. These include:

- Adding vertical reinforcing to masonry walls (not all but a large portion)
- Connections between masonry walls and roofs and floors
- Drag struts attached to the underside of floors

The exterior upgrades do not directly impact the interior space, but will impact building exits and can be very loud.



Our estimate for the duration of construction is nine months, assuming the building is unoccupied. If the building must remain at least partially occupied, a phasing plan will have to be developed in conjunction with an architect.

Cost Estimate

The Ministry of Education has developed unit rate costs for the retrofit of schools based on past projects. The White Rock City Hall is not unlike a small school building. Based on type of construction and location, we estimate the construction cost for the retrofit to be approximately \$1.8 million excluding office rental and moving costs.

A more detailed cost estimate is currently being developed by our Quantity Surveyor, LEC. We will forward their report as soon as it is available.

Seismic Retrofit Discussion

Many building owners are faced with the dilemma as to what is an acceptable level of earthquake risk. We recommend reducing the risk of structural failure down to 2% in 50 years. This is achievable by the life-safety retrofit performance objective in SRG3, and reflected in the retrofit scheme presented in this report. However we recognize that costs to retrofit some buildings are prohibitive, and it often makes sense to relocate or rebuild.

For comparison, the public school system in BC currently has 27% of its schools in high seismic zones rated at the High 1 Risk level. All of these, and any other schools with a PDE rating of 5% in 50 years or greater, will eventually be retrofitted or replaced, but not all at once. The School Seismic Program has been going on for 15 years and will still take many years to complete.

A compromise solution can be to replace the building (often required for reasons not purely seismic) in the future, but in the meantime perform a partial seismic upgrade to significantly reduce the risk without bringing the risk down all the way to 2% in 50 years.

CONCLUSIONS AND RECOMMENDATIONS

The White Rock City Hall is a High Risk (High 1) building as defined by the Seismic Retrofit Guidelines Third Edition (SRG3). Compared to the latest building code (2018 BCBC) it only meets 20% of the required lateral capacity. The predicted level of ground shaking for a 100-year-return-period earthquake could fail the building's seismic-force-resisting system. New buildings are designed to withstand a ground motion with a 2,475-year return period. We highly recommend this building be seismically retrofitted.

The major seismic deficiencies include: a weak and brittle concrete-frame lateral system on the west side of the West Wing and south side of the East Wing, unreinforced masonry "Giant-Brick" walls



throughout, weak roof diaphragms, and unbalanced dynamic earth pressures against the existing basement walls.

Our recommended seismic retrofit would achieve the Life-Safety Performance Objective of SRG3 and includes: new buttress shear walls, reinforcement of existing masonry, roof diaphragm upgrades, and retrofitting of the basement walls. Approximate cost of retrofit is \$1.8 million (excluding office rental and moving costs). A more detailed costing is being prepared by LEC.

If there is a desire to rebuilt or relocate City Hall, a lesser level upgrade can be developed to provide a reduced risk until such time.

Next steps include: developing a more detailed cost estimate, geotechnical site investigation, hazardous materials investigation, and testing the existing roof decking for side-spiking. These will help further define scope of work. Beyond this, a full consultant team would need to be retained to develop design drawings.

If you have any comments or questions, please contact the undersigned.

Yours truly,

Reviewed by,

Tim White, Ph.D., P.Eng.,
Partner

Charlene Hails, P.Eng.
Project Engineer

DRAFT

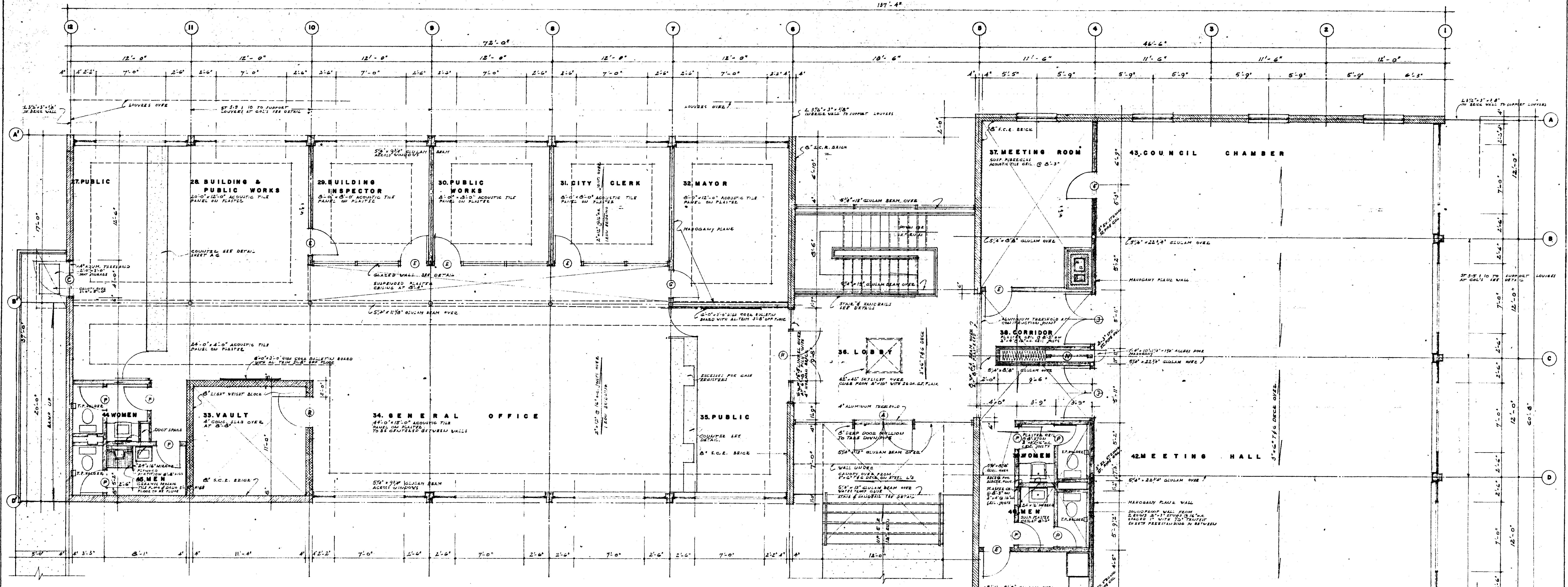
APPENDIX A

SEISMIC DEFICIENCIES

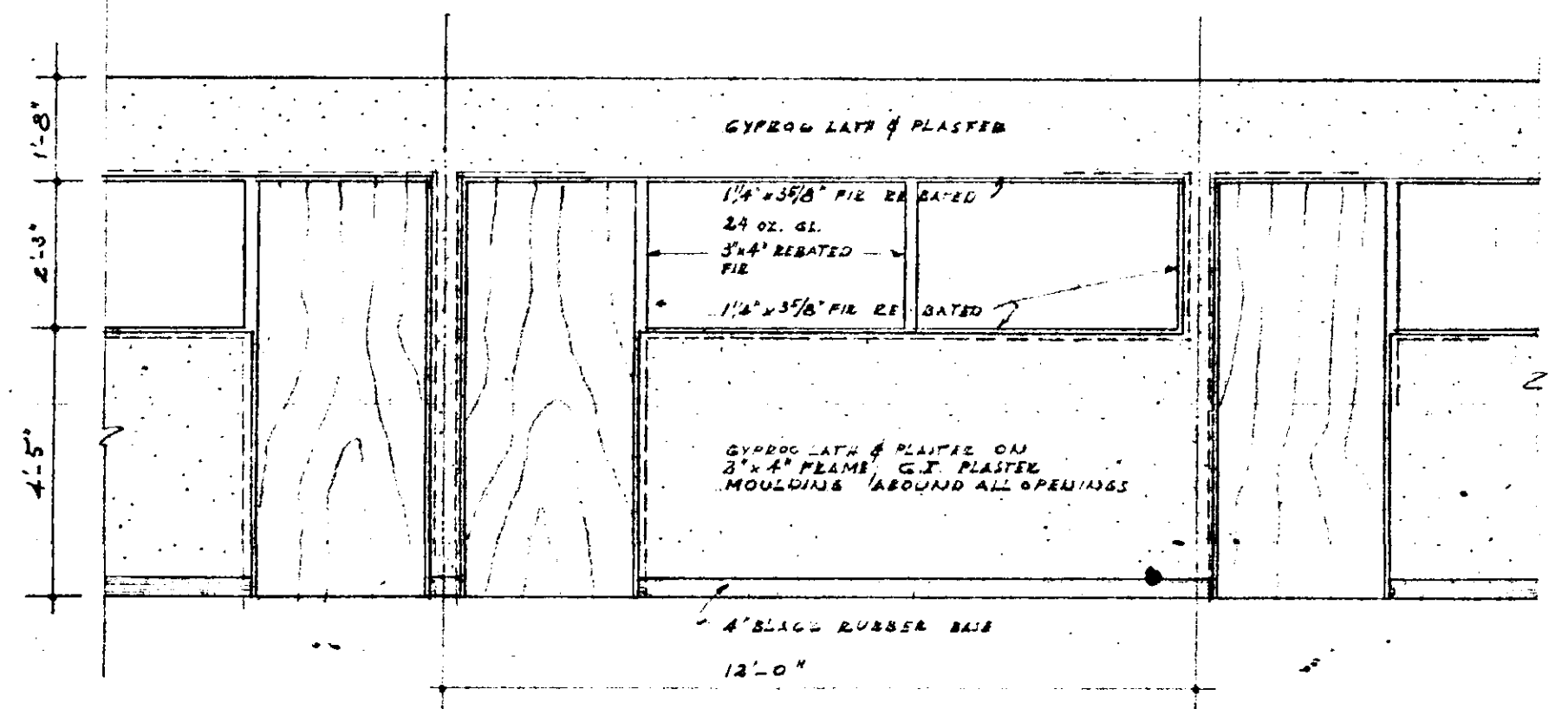
- SEISMIC DEFICIENCIES PLAN

DRAFT

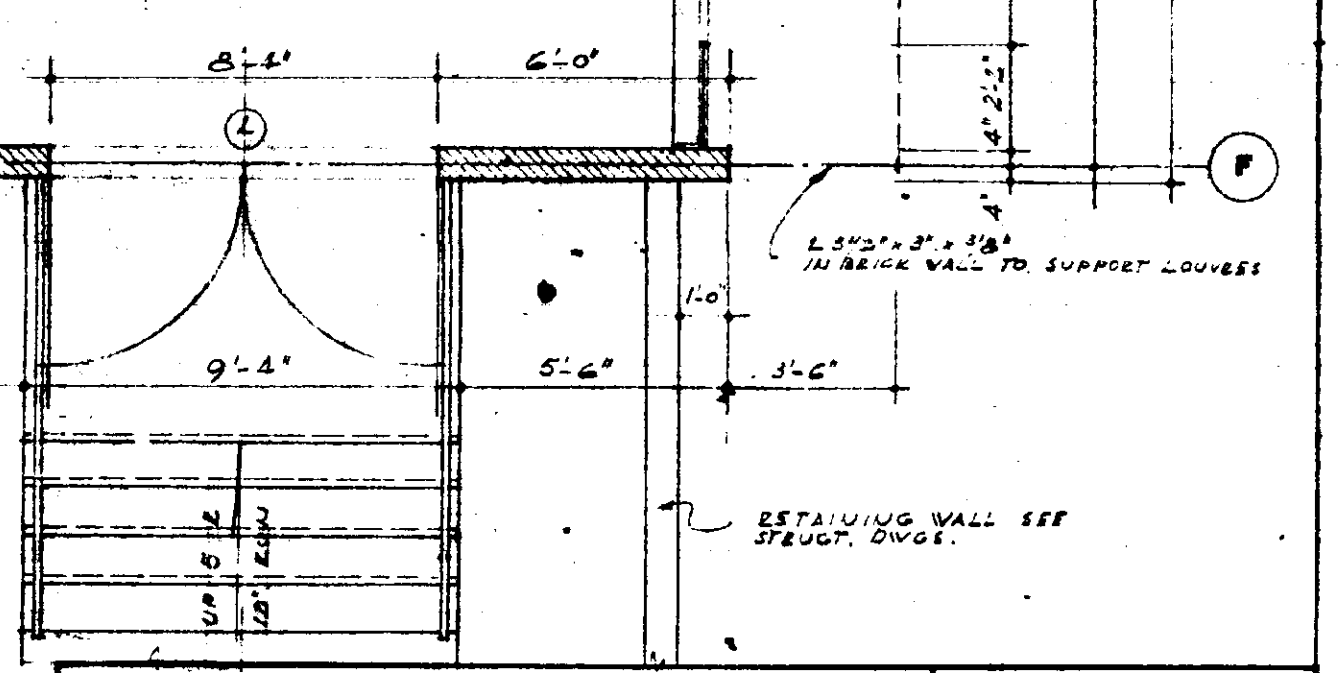
137'-4"



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PART ELEVATION OF GLAZED OFFICE PARTITION
 SCALE: 3/8" = 1'-0"



CARLBERG JACKSON ASSOCIATES ARCHITECTS

NEW WESTMINSTER, B.C.

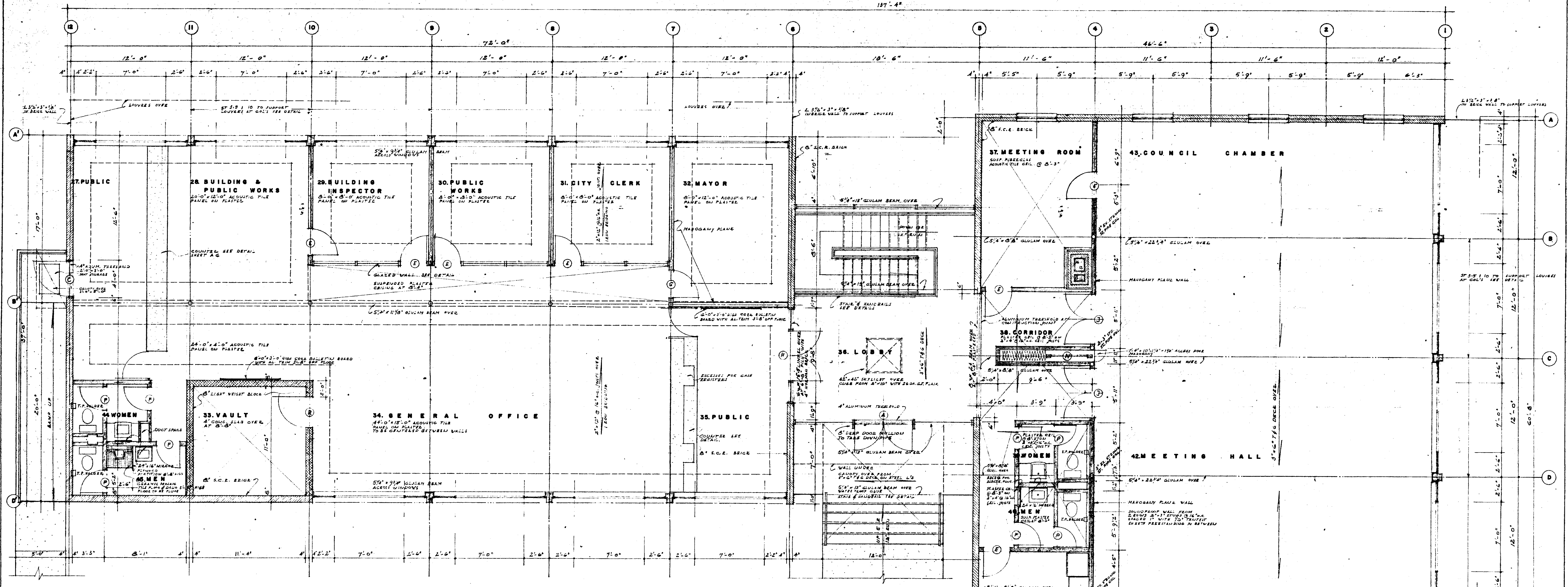
COMM. 6114	DATE SEPT. 19 55	DRAWN U.P.H.	CHECKED D.S.J.	SHEET A3	OF 6
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APPENDIX B

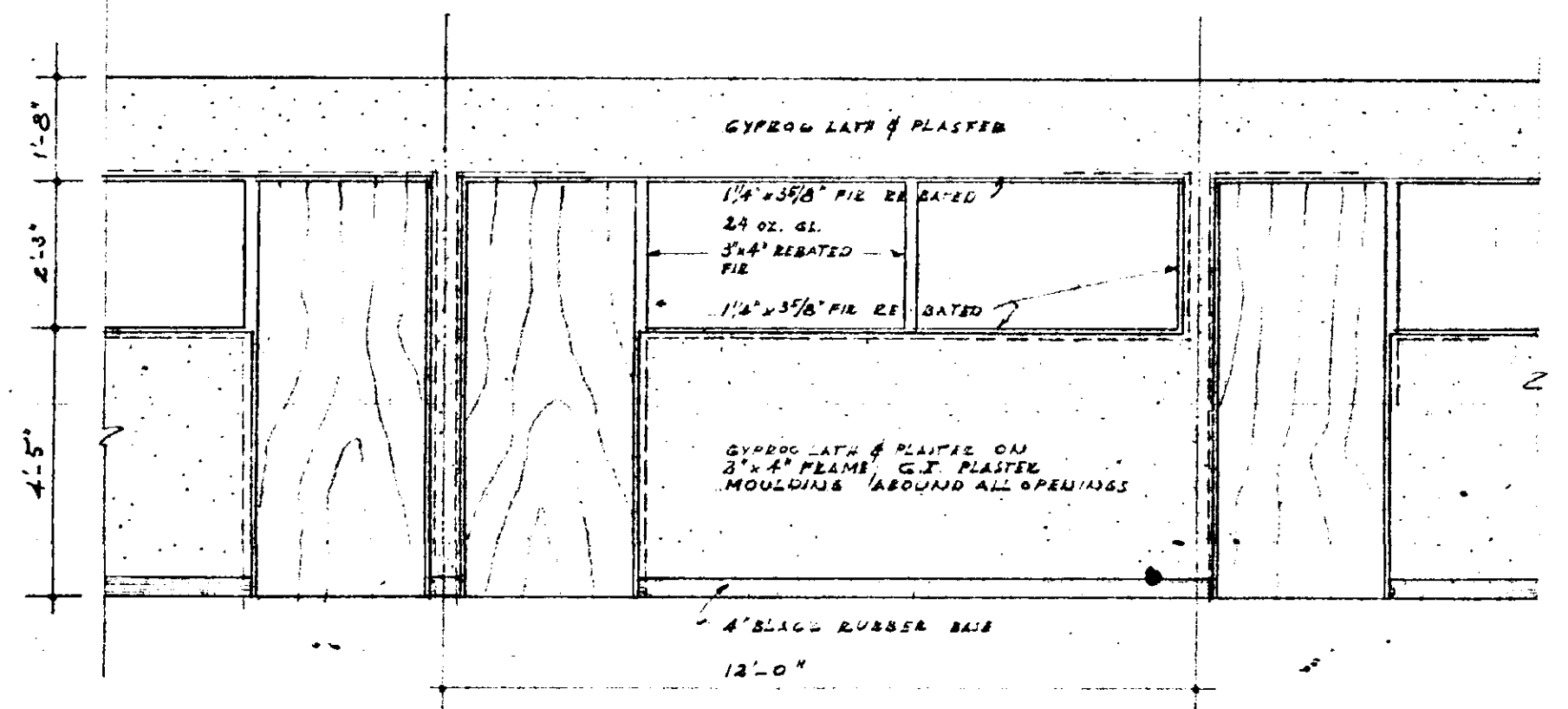
SEISMIC RETROFIT

- SEISMIC RETROFIT SCHEME
- TYPICAL SEISMIC RETROFIT DETAILS

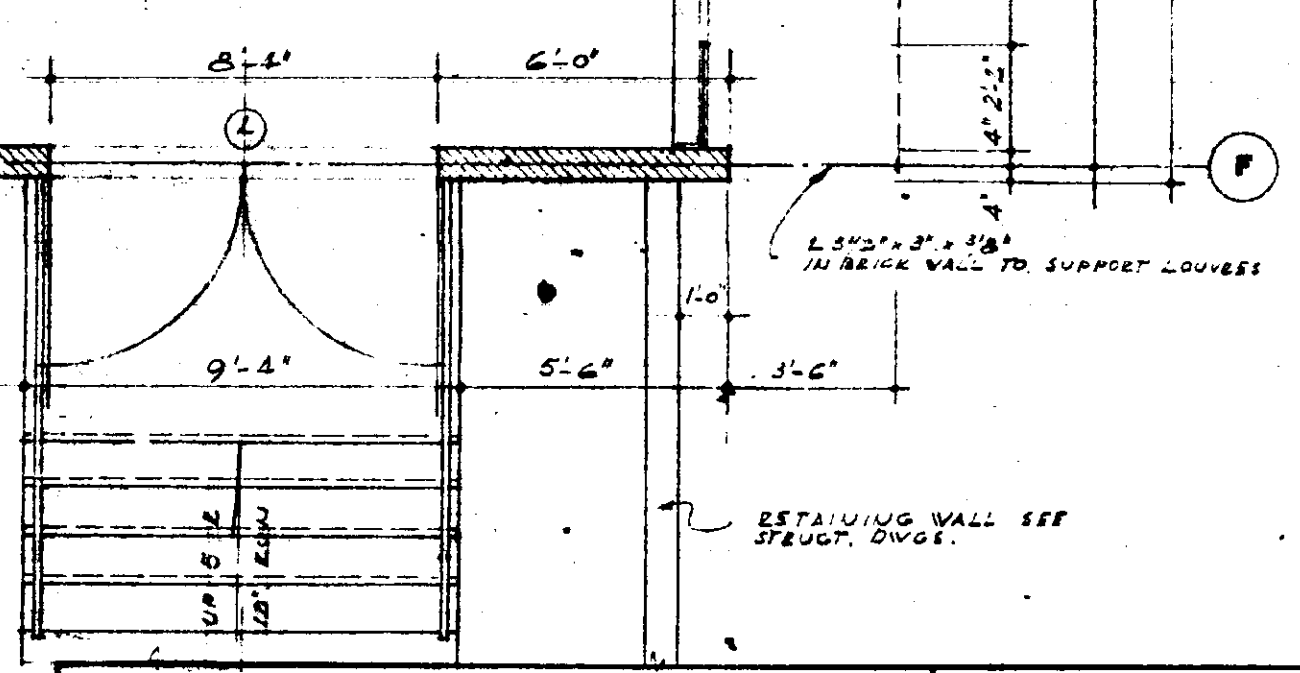
137'-4"



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



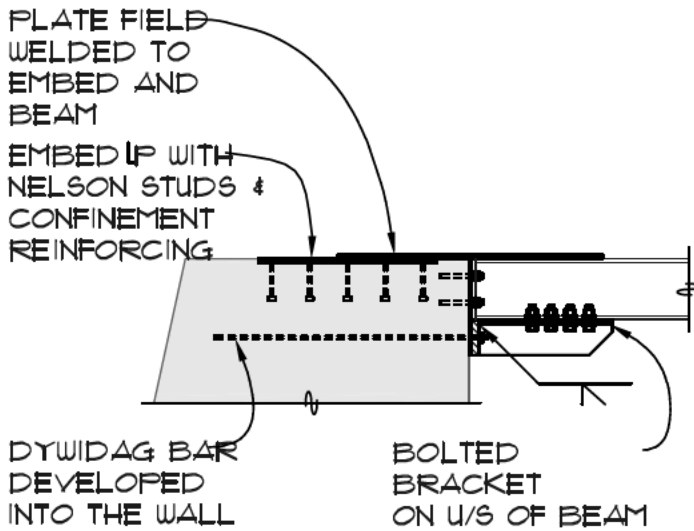
PART ELEVATION OF GLAZED OFFICE PARTITION
 SCALE: 3/8" = 1'-0"



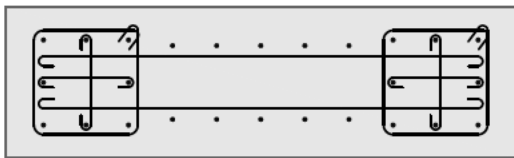
CARLBERG JACKSON ASSOCIATES ARCHITECTS

NEW WESTMINSTER, B.C.

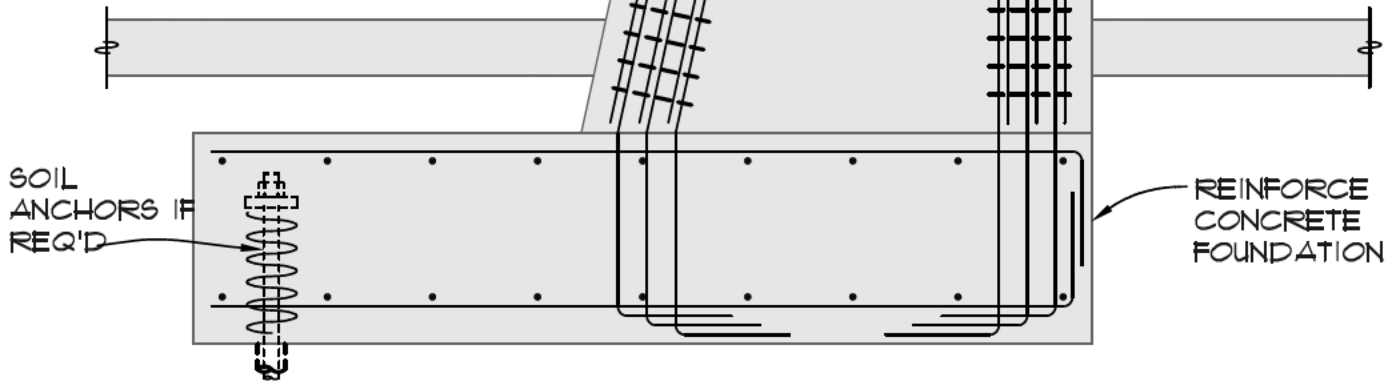
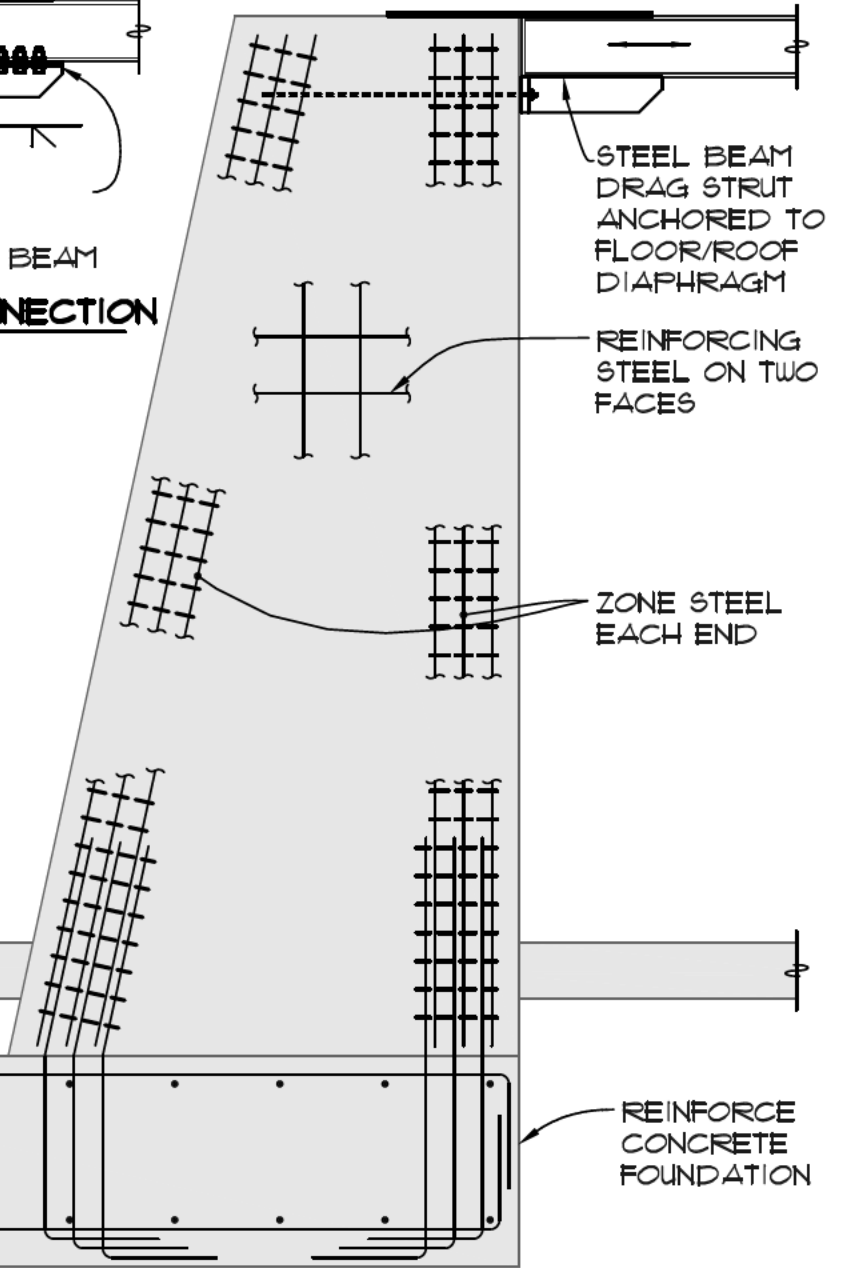
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BEAM-TO-BUTTRESS CONNECTION



WALL HORIZONTAL SECTION



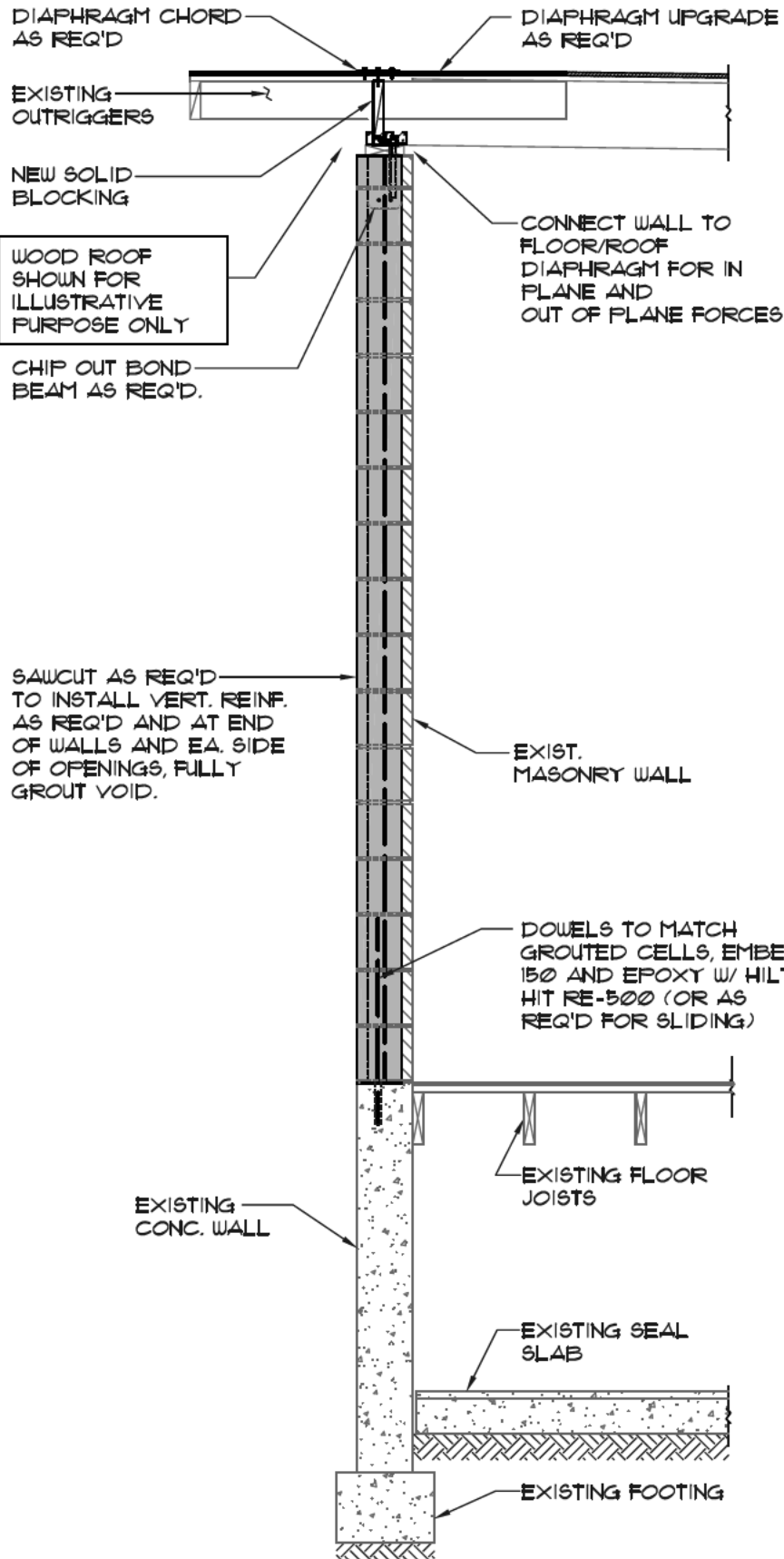
EXTERIOR REINFORCED CONCRETE BUTTRESS

SEISMIC RETROFIT GUIDELINES
THIRD EDITION
LIBRARY OF RETROFIT DETAILS
SEPTEMBER, 2016

CONCRETE SHEARWALL #5
EXTERIOR BUTTRESS WALL

SCALE
1:20
SHEET No.
CSW
#5

DRA T



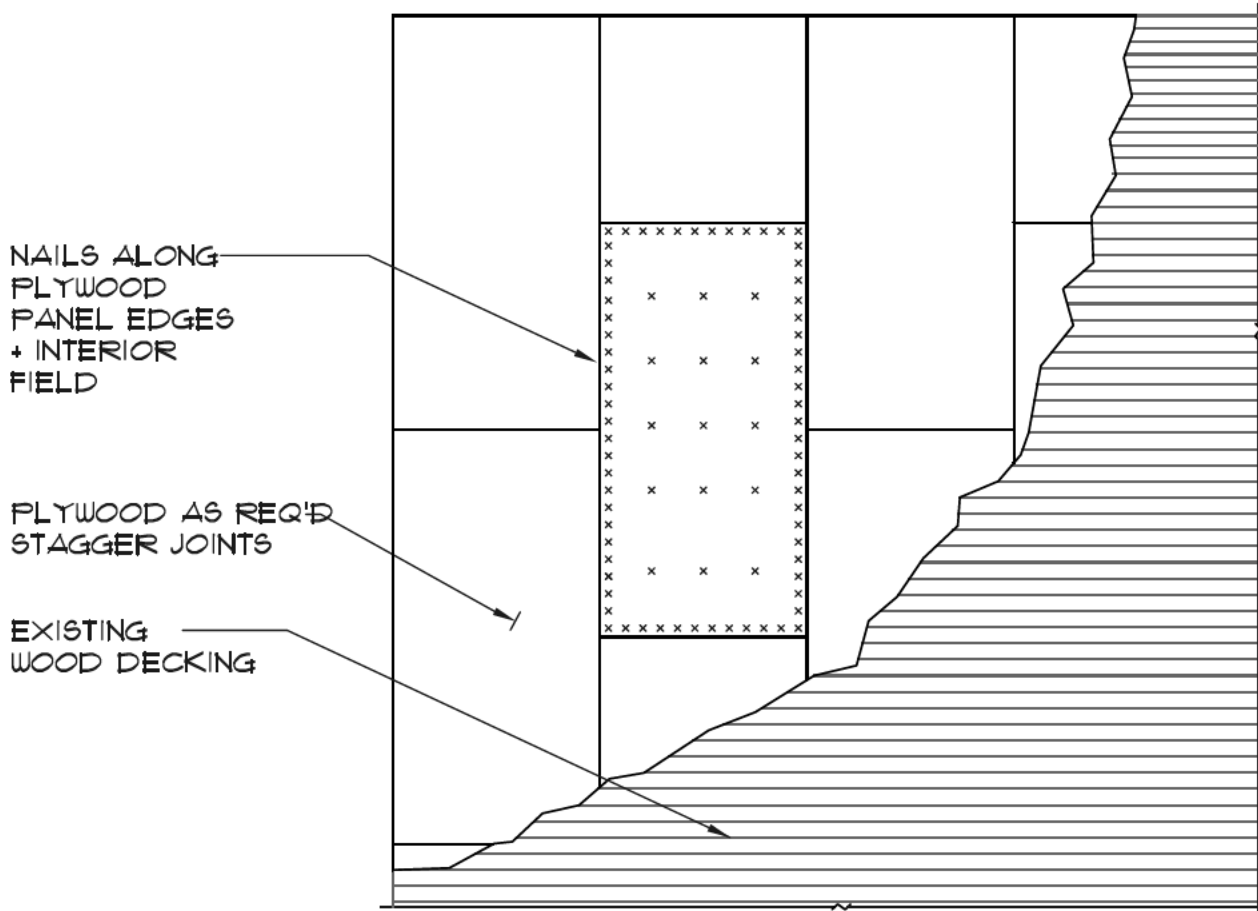
SEISMIC RETROFIT GUIDELINES
 THIRD EDITION
 LIBRARY OF RETROFIT DETAILS
 SEPTEMBER, 2016

MASONRY WALLS #1
 ADD VERTICAL REINFORCING TO
 EXISTING MASONRY

SCALE
 1:25

SHEET No.
 MW
 #1

DRA T



NOTES

1. ROOF SHEATHING TO BE NAILED WITH 64 NAILS (3.3mm?). DO NOT USE THIN GAUGE GUN NAILING STAPLES OR NAILS. NOTCHED HEAD NAILS ARE NOT ACCEPTABLE.
2. DO NOT NAIL THROUGH EXISTING JOINTS IN TONGUE AND GROOVE DECKING.
3. STAGGER JOINTS AND ORIENT PLYWOOD PANELS PERPENDICULAR TO DIRECTION OF TONGUE AND GROOVE DECKING.
4. NAIL TO CHORDS, DRAG STRUTS AND SHEAR WALLS

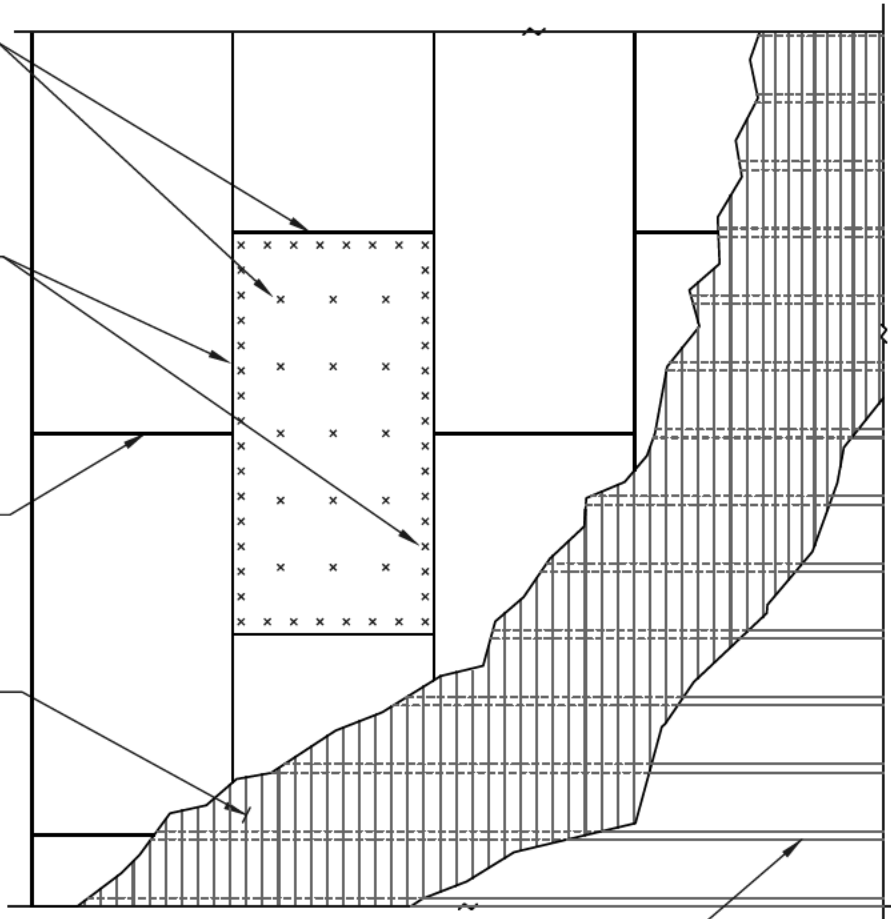
<p>SEISMIC RETROFIT GUIDELINES THIRD EDITION LIBRARY OF RETROFIT DETAILS SEPTEMBER, 2016</p>	<p>WOOD DIAPHRAGM #1 SHEATH EXISTING ROOF WITH NEW PLY AND ADD SHEET METAL STRAPS</p>	SCALE N.T.S.
		SHEET No. WD #1(1/3)

75 NAILS @100 O.C.
ALONG PLYWOOD
PANEL EDGE
AND @300 O.C. AT
INTERMEDIATE
SUPPORTS

38 NAILS @100 O.C.
ALONG PLYWOOD
PANEL EDGES
RUNNING
PERPENDICULAR
TO SUPPORTS

LOCATE PLYWOOD
JOINTS OVER EXIST.
JOISTS / STRAPPING
TYPICAL

EXISTING SHIP LAP



EXISTING ROOF
JOISTS

NOTE:

NAILING FOR ILLUSTRATION ONLY,
DESIGN TO SUIT SPECIFIC REQMT'S

SEE SHT 1/3 FOR ADDITIONAL
NOTES

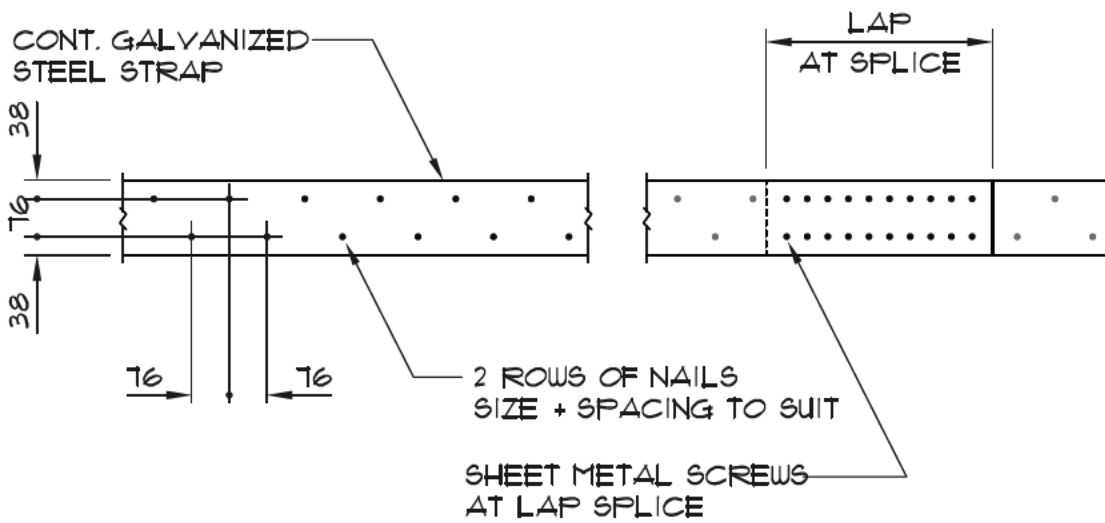
SEISMIC RETROFIT GUIDELINES
THIRD EDITION
LIBRARY OF RETROFIT DETAILS
SEPTEMBER, 2016

WOOD DIAPHRAGM #1
SHEATH EXISTING ROOF WITH NEW PLY
AND ADD SHEET METAL STRAPS

SCALE
N.T.S

SHEET No.

WD
#1(2/3)

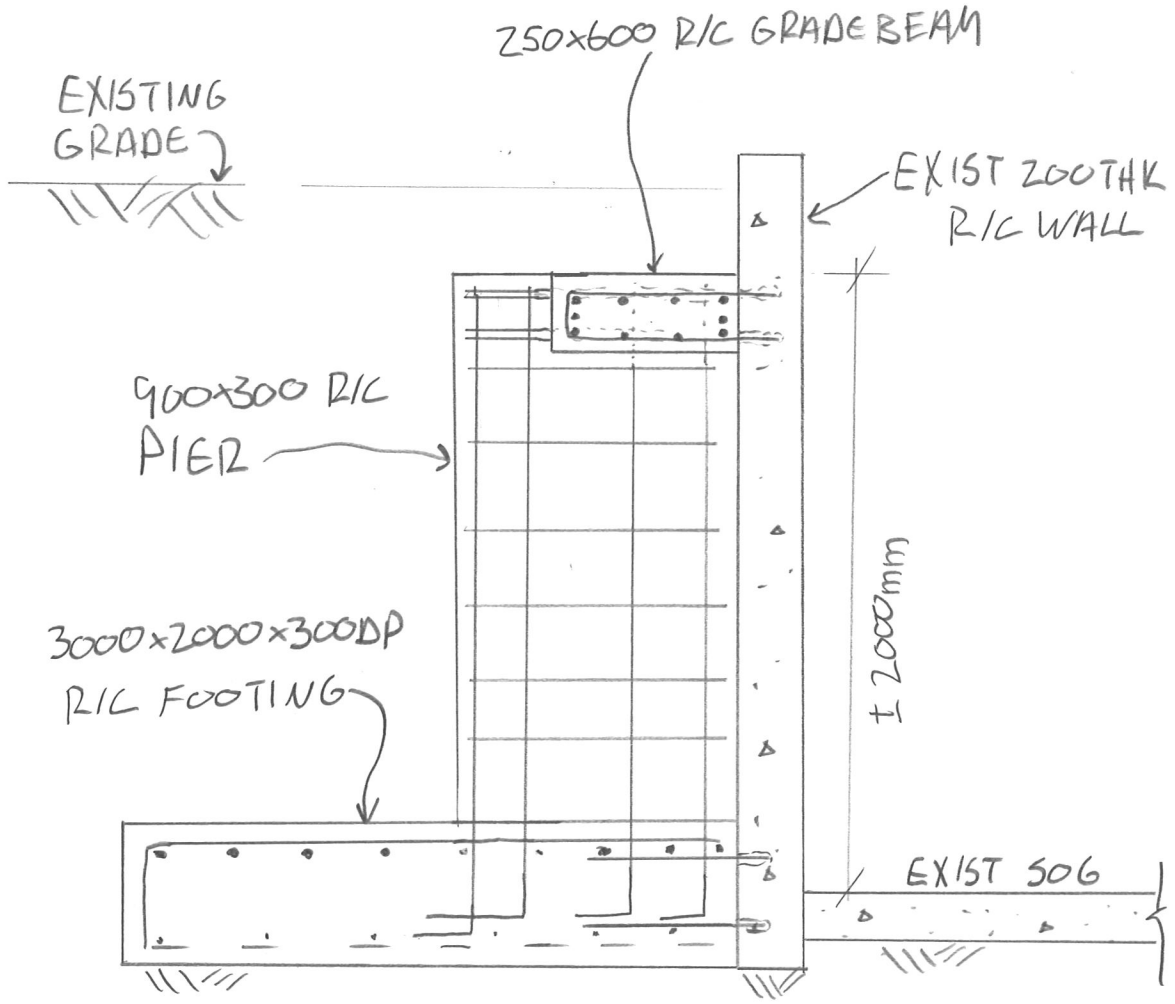


NOTES

1. CONTINUOUS GAUGE STEEL STRAP TO BE CENTRED OVER WALLS OR BLOCKI
2. FASTEN TO PLYWOOD SHEATHING WITH 2 ROWS OF NAILS AND SPLICE AS PER DETAILS.

<p>SEISMIC RETROFIT GUIDELINES THIRD EDITION LIBRARY OF RETROFIT DETAILS SEPTEMBER, 2016</p>	<p>WOOD DIAPHRAGM #1 SHEATH EXISTING ROOF WITH NEW PLY AND ADD SHEET METAL STRAPS</p>	<p>SCALE N.T.S</p>
		<p>SHEET No. WD #1(3/3)</p>

DESIGNER TW
CHECKED BY _____



WHITE ROCK CITY HALL - SEISMIC STUDY
BASEMENT WALL UPGRADES NTS
DRA T

SSK-1

Appendix B – Present Value of Renting Commercial Office Space

The growing annuity formula as follows:

$$PV = C \times \frac{1 - \left(\frac{1+g}{1+r}\right)^n}{r-g}$$

Where PV = Present Value, C = annual rent, g = % of annual rent increase, r = the discount value, and n = the term of the rental.

The term of the rental, n, is 50 years because the design useful life of a typical civic building is 50 years, without major renovation. The discount value, r, is provided as a range between 0.5% and 2.0%, based on the City's investment rate of return and the City's interest rate for loans. The annual rent increase is provided as a range between 2.5% and 4.0%. The Province of BC does not regulate commercial rental increases. These rates are determined at the time of the agreement.

The following figures show the present value of renting 32,067 sq.ft of commercial space relative to rent, growth rate of rent, and interest rate.

Figure 1: Present Value of Commercial Property at \$14/sq.ft

Rent	\$	14.00	per sq.ft		
Area		32067	sq.ft		
C	\$	448,938			
n		50	years		
r	g				
	2.5%	3.0%	3.5%	4.0%	
0.5%	\$ 37,676,918	\$ 43,391,059	\$ 50,165,166	\$ 58,209,805	
1.0%	\$ 32,619,702	\$ 37,387,221	\$ 43,023,567	\$ 49,699,523	
1.5%	\$ 28,401,736	\$ 32,394,644	\$ 37,101,727	\$ 42,661,821	
2.0%	\$ 24,869,524	\$ 28,226,677	\$ 32,172,575	\$ 36,820,346	

Figure 2: Present Value of Commercial Property at \$30/sq.ft

Rent	\$	30.00	per sq.ft		
Area		32067	sq.ft		
C	\$	962,010			
n		50	years		
r	g				
	2.5%	3.0%	3.5%	4.0%	
0.5%	\$ 80,736,253	\$ 92,980,840	\$ 107,496,783	\$ 124,735,297	
1.0%	\$ 69,899,361	\$ 80,115,474	\$ 92,193,357	\$ 106,498,977	
1.5%	\$ 60,860,863	\$ 69,417,094	\$ 79,503,700	\$ 91,418,188	
2.0%	\$ 53,291,838	\$ 60,485,736	\$ 68,941,231	\$ 78,900,742	

APPENDIX D

Town Centre Chapter of the Official Community Plan

9.0 Town Centre

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



Overview

The Town Centre is currently the hub of commercial, economic, and civic life, and includes the greatest intensities of residential uses in White Rock. Buildings are diverse, ranging from single-story commercial uses to 20 storey mixed use buildings.

The Town Centre straddles Johnston Road, which is the “high street” of White Rock and provides the stage for much of the city’s public life. The continuous small-scale storefronts frame the public realm and create a vibrant village-like setting. Johnston Road extends northward into Surrey, providing a strong link between the two municipalities. To the south below Russell Avenue, Johnston street begins to slope toward the waterfront, bringing it into view for pedestrians. East-west streets are also diverse in character, with a range of buildings heights, setbacks, and uses.

Building on the growth management and land use policies for the Town Centre, the policies in this section further articulate a long-term vision for the Town Centre as the heart of the community. In addition to supporting the greatest concentration of homes, jobs, shops, and amenities, Town Centre policies and Development Permit Guidelines encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, taking in the view, and more.

Objectives and Policies

Objective 9.1 - To attract office and employment generating uses that reinforce the Town Centre as the primary employment hub.

Policy 9.1.1 Office and Employment Hub – Enhance the Town Centre as the primary employment hub and business centre by encouraging the development of office, event, and hotel space, along with other employment generating uses.

Objective 9.2 - To enable the establishment of civic and community uses, as well as other important destinations, reinforcing the Town Centre as a centre for cultural, civic, and public life in the city.

Policy 9.2.1 Civic and Cultural Heart – Establish the Town Centre as the cultural and civic heart of White Rock by creating public space at the corner of Johnston Road and Russell Avenue and in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street. Cluster civic, social, cultural, and retail uses around these spaces.

Policy 9.2.2 City Hall - Explore the possibility of relocating City Hall to the Town Centre, establishing a new civic centre with other potential civic facilities.

Policy 9.2.3 Grocery Store – Support the ongoing presence of a full service grocery store in the Town Centre.

Policy 9.2.4 High Street Character – Strengthen the high street character of the Town Centre and deliver predictable, high quality development in the Town Centre as per the Town Centre Development Permit Area guidelines in Part D. Undertake public realm improvements with new sidewalks, street trees, landscaping, street furniture, and improved pedestrian crossings, and coordinate with Surrey when appropriate.

Objective 9.3 - To strengthen the permeability of the Town Centre, and the integration of open spaces and connections for walking and cycling.

Policy 9.3.1 Connectivity – Improve pedestrian connectivity throughout the Town Centre by breaking up blocks with pedestrian pathways. Establish a greenway connection that extends Russell Avenue westwards to Martin Street and then on to Centennial Park.

Policy 9.3.2 Open Spaces – Enhance the network of parks and public open spaces by:

- a. Providing a northern extension of Bryant Park across Russell Avenue, and creating a new neighbourhood park and playground at the centre of the residential precinct in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street;
- b. Establishing a civic plaza at Johnston Road and Russell Avenue;
- c. Establishing a green buffer on North Bluff Road, which could include a setback between Foster and George Streets with a double row of street trees with enhanced pedestrian facilities and physically separated cycling facilities; and
- d. Create a gateway plaza or other open space at North Bluff Road and Johnston Road.

Objective 9.4 - To efficiently and strategically utilize land and development to enhance the character and quality of the Town Centre.

Policy 9.4.1 Parking – Consolidate surface parking areas into new developments and restrict future surface parking.

Policy 9.4.2 Town Centre Community Amenity Contribution – Through redevelopment, contribute to the creation of appropriate public amenities that are consistent with the City's Community Amenity Contribution Policy, this Section, and the Town Centre Development Permit Area guidelines in Part D.

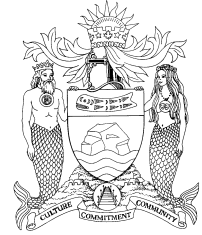
Policy 9.4.3 Density Transfer – Allow the transfer of density from small lots to adjacent lots or lots located across City streets and laneways.

Objective 9.5 - To advance sustainable urbanism in the Town Centre.

Policy 9.5.1 Sustainability – Conserve water and energy, and reduce greenhouse gas emissions as per the Town Centre Development Permit Area guidelines in Part D.



THE CORPORATION OF THE
CITY OF WHITE ROCK
CLOSED CORPORATE REPORT



DATE: September 14, 2020

TO: Mayor and Council

FROM: Tracey Arthur, Director of Corporate Administration

SUBJECT: Content of Council Closed Meetings from February 1, 2020 – July 31, 2020 and Closed Motion Tracking

RECOMMENDATION(S)

THAT Council:

1. Authorize the public release of Appendix A of this closed corporate report noting the Content of Closed Council Meetings from February 1, 2020 – July 31, 2020 at a regular Council meeting; and
2. Authorize the public release of this closed corporate report in accordance with *Freedom of Information and Protection of Privacy* legislation.

EXECUTIVE SUMMARY

As City practice Council considers a corporate report that outlines the topics of Council closed meetings for release to the public on a quarterly basis (Appendix A).

In response to Council's request to have Closed Motion Tracking brought forward for information, that document is also included as part of the Closed Reporting (Appendix B).

LEGISLATION

The general rule is that meetings must be open to the public, except as provided in section 90(1) of the Community Charter.

Meetings that may or must be closed to the public

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
 - (g) litigation or potential litigation affecting the municipality;
 - (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
 - (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*];
 - (m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

PREVIOUS COUNCIL DIRECTION

N/A

INTRODUCTION/BACKGROUND

Release of Closed Items

From February 1, 2020 – July 31, 2020 there were thirteen (13) closed Council meetings held. In addition there was one (1) closed Intergovernmental Council-to-Council meeting held with the Semiahmoo First Nation (SFN). Appendix A, attached to and forming part of this closed corporate report, states topics from each of the closed meetings held during the noted period.

Closed Motion Tracking

Appendix B attached to and forming part of this closed corporate report is the Closed Motion Tracking document that gives a summary of all motions requiring action within the closed meetings held from February 1, 2020 – July 31, 2020.

FINANCIAL IMPLICATIONS

N/A

LEGAL IMPLICATIONS

Matters discussed in closed meetings must be released through a resolution of Council prior to being released to the public. Appendix A is an outline of the topics discussed to inform the public in regard to closed Council meetings.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

N/A

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

N/A

CLIMATE CHANGE IMPLICATIONS

N/A

ALIGNMENT WITH STRATEGIC PRIORITIES

N/A

OPTIONS / RISKS / ALTERNATIVES

Council are requested to consider the recommendations of the corporate report as a way to offer public transparency.

CONCLUSION

Council are requested to review Appendix A and Appendix B as presented and consider the recommendations noted in the closed corporate report.

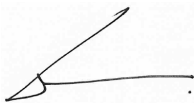
Respectfully submitted,



Tracey Arthur,
Director of Corporate Administration

Comments from the Chief Administrative Officer

I concur with the recommendation(s) of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Content of Council Closed Meetings from February 1, 2020 – July 31, 2020
Appendix B: Closed Motion Tracking Document

**Topics of Council Closed Meetings from
February 1 to July 31, 2020**

DATE	CONTENT
February 13, 2020	<ul style="list-style-type: none"> • Ongoing Negotiations with the Semiahmoo First Nation (SFN) – Intergovernmental Meeting with SFN
March 2, 2020	<ul style="list-style-type: none"> • Negotiations with SFN – Drainage Memorandum of Understanding • Discussion regarding previous Councillor portrait removal (Councillor election was declared to be invalid and the office held by Mr. Coleridge was deemed to be vacant)
March 10, 2020	<ul style="list-style-type: none"> • Chief Administrative Officer (CAO) recruitment – executive search process update
March 17, 2020	<ul style="list-style-type: none"> • Discussion regarding Acting CAO from April 1 until the new CAO starts. Mr. Bottrill was selected, this information was previously authorized for release.
March 18, 2020	<ul style="list-style-type: none"> • Chief Administrative Officer (CAO) recruitment: interviews with all members of Council present
March 30, 2020 (not all items dealt with at the meeting there were some carry over to the next meeting of April 6)	<ul style="list-style-type: none"> • Legal Update on Land Expropriation 1510 Johnston Road • Negotiations with SFN – Drainage Memorandum of Understanding • CAO Contract Termination / Extension from April 1 until the new CAO starts • Council authorized staff to release the amount of the settlement for the CAO. This was done for an FOI request. The response is on the website April 2020.
April 6, 2020	<ul style="list-style-type: none"> • Judgement of litigation for 1310 Johnston Road / overview by legal • Freedom of Information (FOI) request for specified closed records regarding SFN • Topic Release from closed meetings July 2019 – January 31, 2020. Topics were released on the following regular Council agenda.
April 20, 2020	<ul style="list-style-type: none"> • Land Litigation • Judgement of litigation for 1310 Johnston Road, if no appeal the city would not seek costs • FOI request for specified closed records regarding SFN

**Content of Council Closed Meetings from
Topics of Council Closed Meetings from
February 1, 2020 to July 31, 2020**

DATE	CONTENT
May 4, 2020	<ul style="list-style-type: none"> ● Staff Sergeant White Rock RCMP Update. Council requested the Staff Sergeant to attend a public meeting to review information that the RCMP can publically discuss. ● Labour discussion working through the COVID-19 global pandemic. A Media Release was issued on this matter ● Negotiations with SFN – Drainage Memorandum of Understanding ● Legal Update on Land Expropriation 1510 Johnston Road
May 11, 2020	<ul style="list-style-type: none"> ● Land Litigation / Negation in relation to a Municipal Service
June 8, 2020	<ul style="list-style-type: none"> ● Marine Drive “hump” repairs ● Labour discussion working through the COVID-19 global pandemic. ● Committee Appointments: COVID-19 Recovery Task Force, information & Advisory Design Panel Chairperson and Vice Chairperson Authorized to be released at the next Council meeting. The recruitment report was placed on the City website
June 22, 2020	<ul style="list-style-type: none"> ● Council Strategic Priority Setting or the Annual Report. Two (2) resolutions were adopted on this and the information was placed on the next Council Agenda ● CAO Review Initial Discussion, this topic was authorized for release and was placed on the next Council agenda
July 7, 2020	<ul style="list-style-type: none"> ● Personnel / Labour Relations
July 28, 2020	<ul style="list-style-type: none"> ● Legal Update on Land Expropriation 1510 Johnston Road ● CAO Review Process continued discussion

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

ABSENT: Councillor Fathers

STAFF: G. Ferrero, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Isaak, Director of Planning and Development Services
J. Gordon, Director of Engineering and Municipal Operations
C. Ponzini, Director of Financial Services

The meeting was called to order at 5:02 p.m.

C. Isaak, Director of Planning and Development Services
J. Gordon, Director of Engineering and Municipal Operations; and
C. Ponzini, Director of Financial Services were asked to leave the meeting so
there could be discussion in regard to the additional items in regard to personnel,
being considered for addition to the agenda.

1. AGENDA APPROVAL

2020-IC-096

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for
the September 14, 2020 closed meeting as amended to add two (2) items in
regard to Personnel[*Community Charter Section 90 (1) (a) and (c)*]:

- Appointment of Economic Development Officer update; and

Personal Information

CARRIED

2. PREVIOUS MINUTES

Closed Meeting – July 28, 2020

2020-IC-097

It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the minutes of
the July 28, 2020 closed meeting as circulated.

CARRIED

**3. NEW AGENDA ITEMS ADDED AS PER MOTION 2020-IC-096
Personnel Matters / Updates Requested**
[Community Charter Section 90 (1) (a) and (c)]

**3.1 APPOINTMENT OF ECONOMIC DEVELOPMENT OFFICER
UPDATE**

It was requested that two (2) items in relation to city personnel be placed on the agenda for Council to be updated on.

The Director of Planning and Development Services arrived at the meeting at 5:03 p.m.

The City hired Economic Development Officer, Carolyn Latzen who is scheduled to start September 28, 2020. In collaboration with the Planning and Development Services team, the White Rock BIA, South Surrey-White Rock Chamber of Commerce and Explore White Rock, Carolyn will help the City with supporting businesses through the COVID-19 pandemic and refreshing the City's 10-plus-year-old Economic Development Strategic Plan.

The Director of Planning and Development Services informed Council that this was is within the union – casual position 2 – 3 days per week.

The Chief Administrative Officer (CAO) will forward Council a copy of the job description / including hourly rate. Council approved a one-time budget of \$110,000 as a funding source for the position to complete tasks in regard to Economic Development.

The Director of Planning and Development Services departed the meeting at 5:13 p.m.

3.2

Personal Information

C. Isaak, Director of Planning and Development Services
J. Gordon, Director of Engineering and Municipal Operations; and
C. Ponzini, Director of Financial Services returned to the meeting at 5:15 p.m.

**4. CONSIDERATION OF NEW CITY HALL IN TOWN CENTRE
DEVELOPMENT PROJECT**

[Community Charter Section 90 (1) (e) and (k)]

Corporate report from the Director of Planning and Development Services titled "Consideration of New City Hall in Town Centre Development Project".

The following discussion points were noted:

- If there is a need for a new City Hall, then it would need to incorporate some type of public amenity / a floor or two (2) of affordable housing
- It was clarified there would still be a cost to the City (\$5 – \$6M in Community Amenity Contributions (CAC's) would not cover all required costs)
There is only so much in CAC's available if some were used for a City Hall component it would not be likely there would be enough for affordable housing as well
- Size consideration should be for future use as well – not just to fit what is needed right now
- Concerned with further parking needs in the Town Centre (City Hall requires a lot of parking)
- Would like to see some city offices on the ground level not all on higher levels
- Would like to have the option to consider this

2020-IC-098

It was MOVED and SECONDED

THAT Council direct staff to proceed with reviewing the concept of incorporating a new City Hall facility in a mixed-use development project in the Town Centre area at 1513 Johnston Road.

CARRIED

Councillors Johanson and Trevelyan voted in the negative

5.

CONTENT OF COUNCIL CLOSED MEETINGS FROM FEBRUARY 1, 2020 – JULY 31, 2020 AND CLOSED MOTION TRACKING

[Community Charter Section 90 (1) (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (m) and 90(2) (b)]

2020-IC-099

It was MOVED and SECONDED

THAT Council:

1. Authorize the public release of Appendix A of this closed corporate report noting the Content of Closed Council Meetings from February 1, 2020 – July 31, 2020 at a regular Council meeting;
2. Authorize the public release of this closed corporate report, including only Appendix A, in accordance with *Freedom of Information and Protection of Privacy* legislation; and
3. Include information in regard to the new hire of the Economic Development Officer – Casual CUPE position (also to be released to the public).

CARRIED

6. **DISCUSSION / CONSIDERATION OF ITEMS TO BE
RELEASED FROM THE CLOSED SESSION TO THE PUBLIC**

It was noted that Item 4 Content of Council Closed Meetings from February 1, 2020 – July 31, 2020 be released (Corporate Report including Appendix A only); and information in regard to the new hire of the Economic Development Officer – Casual CUPE position also be made available to the public.

7. **CONCLUSION OF THE SEPTEMBER 14, 2020 CLOSED COUNCIL
MEETING**

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



Mayor Walker



Tracey Arthur, Director of
Corporate Administration