



# WHITE ROCK BIA

## White Rock Municipal Election- Councillor Candidate Questionnaire

Thank you for running for council. Our community only works when people step forward to serve our neighbours, and you and the 21 other candidates are giving your time and energy to serve. We're very grateful for your contribution to our civic democracy.

This questionnaire will be shared unedited with BIA members, Chamber members, the Peace Arch News, and the public at large through websites and social media. Please try to limit your answers to 250 words per question.

**Candidate Name:** *Anthony Manning*  
**Member of a Slate or Independent?** *Democracy Direct White Rock*

1. Please tell us about yourself and why you're running for City Council:

*White Rock has uniquely offered the Lower Mainland an enviable quality of life at a reasonable cost for many years. It's what has attracted many residents here, including myself. But development is inescapable and is, in fact, desirable. I believe a majority of White Rock residents accept and welcome this. There is a way to achieve that balance, but the current council majority has failed to do so. My decision to seek a seat on council is rooted in wanting to see development that strengthens our community, not displaces it.*

*Unfortunately, projects recently approved far exceed our community's scale and are the infrastructure's ability to accommodate them. For example, the conceptual North Bluff Road Study, if approved by the next council, threatens to turn most of uptown White Rock into Metrotown-by-the-Sea. This area, already densely packed with low-rise multi-unit buildings, houses some of our most vulnerable residents: seniors and young families. Many are on fixed incomes or only a few pay cheques away from disaster. They cannot, and should not, be a faceless "population transfer" as suggested on page 18 of that study.*

*My professional background is three decades in commercial aviation. Half that time has been as an auditor, ensuring standards for safety and quality are met. This job demands a focus on detail, interpretation and application of regulations and how every item, no matter how small, contributes to the correct function of a larger body. These are the strengths I will bring to city hall as a councillor.*



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2. Several candidates are independent, and while others are part of a slate, it is entirely possible that only one from a slate may be elected. Regardless of whether you are part of a slate or an independent, how will you work with what may be a mayor & council with diverse viewpoints to bring forward your ideas and address issues?

*All candidates are running because they have a strong desire to strengthen White Rock's civic fabric and have unique ideas on how that should happen. I believe it's possible to find common ground among and build a foundation for a cohesive team on those shared foundations.*

*There's another equally important component, too, and that's the collective voices of White Rock residents. As their elected representatives, we need to actively listen to them and incorporate their ideas as well to satisfactorily address the issues that concern all of us. What good is a council that pursues its own goals at the expense of the community's?*

3. Affordability is a major challenge for residents and businesses in White Rock. Sky high property values lead to rising housing costs and expensive leases, making it hard for people to live here and businesses to stay here. How will you address this existential threat to our community?

*Roughly half of White Rock's population lives in multi-unit buildings, many of which were built over 30 years ago. Most residents of these buildings are seniors, who retired here and are on a fixed income, or are young families starting out and are trying to save money. Even middle-aged professionals are struggling in this economy. Setting up rental-only zones – a policy recently encouraged by the province – will be the start of a two-step process to address this challenge.*

*First, work with property owners and developers to preserve our affordable housing and commercial stock while newer projects elsewhere in town are completed. This can be achieved by offering incentives to perform modest upgrades that will extend these buildings' habitability for several more decades as White Rock's transformation continues.*



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*The second step runs parallel to the first. Any new multi-unit construction projects in White Rock must set aside a minimum 30% of their new units for below-market rates, whether they be rentals or strata. City-owned lots can be used to entice developers to proceed with what they may otherwise consider to be a risky venture. Over the years, as newer projects are completed, residents of the older low-rises can be relocated. Instead of using developer CACs on vanity projects like a parkade or gateway arch, White Rock should instead be using those funds to subsidise non-profit housing societies, cooperatives, and other innovative approaches to sheltering the more vulnerable segments of our community, as well as offset business losses due to construction.*

4. How will you improve our transportation system- including roads, sidewalks, transit, and bike routes- to ensure that our community is accessible for residents and visitors?

*Residents who want to travel from White Rock into Richmond or Vancouver are very well served. The #351, which I regularly take to and from work, is usually standing room only. White Rock's transit issue is that it is not well served within the city limits. Community shuttles provide a valuable service but have limited routes and hours. The city should work with TransLink to make these shuttles more viable, perhaps even adding some that more conveniently link us with the newer commercial areas of South Surrey such as Morgan Crossing.*

*I would like to see White Rock partner with our neighbours in the Semiahmoo First Nation to create a pedestrian-only zone along Marine Drive, connecting East and West Beaches, during summer season. Using the new parkade and existing SFN land would clear vehicles from this area and create a space free of emissions, loud mufflers and heavy traffic. It would also generate a revenue stream for the SFN.*

5. Communication between the City of White Rock and the residents and businesses have been challenging- there have been concerns that people haven't been informed of projects and decisions. How will you revitalize communications and relationships between residents/businesses and the City?



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*The city has a responsibility to be transparent in how it conducts its business. This is not something we've seen under our current council. White Rock residents need to know how decisions are made to spend their taxes.*

*One obvious way to rebuild the trust that has been lost is to limit closed, "in camera" meetings to only those reasons mandated by the province, such as personnel issues. Of the 73 "in camera" meetings held by the current council, less than a handful truly meet the specified criteria.*

*Another route on the road to rebuilding city hall's relationship with its community is to hold "town hall" meetings on a regular basis. Democracy Direct champions this idea as an informal way for residents to speak one-on-one with the mayor and councillors outside of an agenda-driven council meeting.*

*While no council will ever make everyone happy, it does need to explain why it approves projects or expenditures – especially when such actions are opposed by a majority of residents. Clear, concise statements spelling out how a decision was made goes a long way towards credibility and trust between a municipal government and the people it represents.*