

Regular Council Meeting of White Rock City Council

Minutes



January 25, 2021, 7:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

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

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Jacquie Johnstone, Director of Human Resources
Colleen Ponzini, Director of Financial Services
Eric Stepura, Director of Recreation and Culture
Ed Wolfe, Fire Chief
Chris Zota, Manager of Information Technology
Stephanie Lam, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL MEETING TO ORDER**

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

1.1 **FIRST NATIONS LAND ACKNOWLEDGEMENT**

We would like to recognize that we are standing/working/meeting on the traditional unceded territory of the Semiahmoo First Nation, and also wish to acknowledge the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

Motion Number: 2021-027 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for it's regular meeting scheduled for January 25, 2021 as circulated.

3. ADOPTION OF MINUTES

Motion Number: 2021-028 It was MOVED and SECONDED

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

- January 11, 2021 Regular Council minutes; and
- January 18, 2021 Public Hearing minutes for Bylaw 2358 (15561 & 15569 Oxenham Avenue) and 2363 (1485 Fir Street).

Motion CARRIED

4. QUESTION AND ANSWER PERIOD

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

As of 8:30 a.m., January 25, 2021, there were no Question and Answer period submissions received.

No submissions

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

None

6.2 CORPORATE REPORTS

6.2.a COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

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

The Fire Chief provided a verbal report regarding the COVID-19 global pandemic giving statistics for both local and global.

6.2.b Draft Surveys for Economic Development Strategic Plan Update

Corporate report dated January 25, 2021 from the Director of Planning and Development Services titled "Draft Surveys for Economic Development Strategic Plan Update".

The City's Economic Development Officer gave a project overview noting that survey results should be completed in April 2021.

Motion Number: 2021-029 It was MOVED and SECONDED

THAT Council refer the draft Economic Development Strategic Plan update surveys for business and for residents to the Economic Development Advisory Committee for review, prior to distributing the surveys.

Motion CARRIED

6.2.c 2020 Special Events Review and Special Events for 2021

Corporate report from the Director of Recreation and Cultural titled "2020 Special Events Review and Special Events for 2021".

The following discussion points were noted:

- Concern with the pandemic in regard to plans to ensure that physical distancing is being kept. Staff noted that COVID safety plans would be put in place, the City would cancel the event should it not be felt it can be run safely.

Motion Number: 2021-030 It was MOVED and SECONDED

THAT Council approve the following new Special Events for 2021:

1. Chalk Art Festival, May 29-30, 2021, organized by the White Rock BIA; and
2. Summer Busker Series, June 5 to August 28, 2021 from 12:00 p.m. (noon) to 4:00 p.m. at various busker locations throughout the City, organized by the White Rock BIA.

Motion CARRIED

6.2.d White Rock Festival of Lights Event Application Review

Corporate report dated January 25, 2021 from the Director of Recreation and Culture titled "Whit Rock Festival of Lights Event Application Review".

Mr. Gumley, Program Organizer, was invited to speak to the report via electronic means.

It was requested that Council would like to be given a copy of the financials in regard to the event, the budget for 2020 and 2021 was requested.

Motion Number: 2021-031 It was MOVED and SECONDED

THAT Council approve the 2021 White Rock Festival of Lights (WRFL) as a "Category C" special event under the conditions outlined in this corporate report.

Motion CARRIED

Councillor Johanson voted in the negative

6.2.e Antique Fire Truck Options

Corporate report dated January 25, 2021 from the Director of Engineering and Municipal Operations and the Fire Chief titled "Antique Fire Truck Options".

The following discussion points were noted:

- Inquiry if a room, as referred to in the report, to house the fire truck at the firehall can be built using Community Amenity Contributions (CAC's)? Staff noted that it the project has both a heritage and conservation component that yes they can be applied.

- Opportunities to house the truck in the Community are limited, fire truck still requires fixing as it has been sitting outside for several years. The Chief noted it is likely the Union can address the fixing of the vehicle
- Interest in keeping the truck in White Rock

Motion Number: 2021-032 It was MOVED and SECONDED

THAT Council directs staff to request the White Rock Firefighters' Union to relocate the antique fire truck from the Parks Yard; following hearing from the Union as a delegation to discuss their thoughts on the item.

Motion CARRIED

Councillor Trevelyan voted in the negative

6.2.f Contract Award - Fire Hall Roof Replacement

Corporate report dated January 25, 2021 from the Director of Engineering and Municipal Operations titled "Contract Award - Fire Hall Roof Replacement".

Motion Number: 2021-033 It was MOVED and SECONDED

THAT Council:

1. Approve the award of the Fire Hall Roof Replacement project to Langley Roofing Co. Ltd. in the amount of \$225,700 (excluding GST); and
2. Direct staff to realign capital projects in the Financial Plan to accommodate these unbudgeted increases.

Motion CARRIED

Councillor Kristjanson voted in the negative

6.2.g Street and Traffic Bylaw Amendment - Johnston Road Speed Limit Reduction

Corporate report dated January 25, 2021 from the Director of Engineering and Municipal Operations titled "Street and Traffic Bylaw Amendment - Johnston Road Speed Limit Reduction".

Note: The noted Bylaw No. 2374 is placed on the agenda as Item 8.1.a. for Council consideration at that time.

Motion Number: 2021-034 It was MOVED and SECONDED

THAT Council receive the January 25, 2021 corporate report from the Director of Engineering and Municipal Operations titled "Street and Traffic Amendment - Johnston Road Speed Limited Reduction".

Motion CARRIED

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2021-035 It was MOVED and SECONDED

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

Finance and Audit Committee - December 7, 2020;

Land Use and Planning Committee - November 16, 2020;

Land Use and Planning Committee - January 11, 2021;

Seniors Advisory Committee - January 5, 2021; and

Environmental Advisory Committee - January 7, 2021.

Motion CARRIED

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

**7.2.a Land Use and Planning Committee - January 11, 2021
(Chairperson, Councillor Chesney)**

Note: From the January 11, 2021 Land Use and Planning Committee Minutes the following were address previously:

- The Land Use and Planning Committee recommended Bylaw No. 2371, as amended, be given first and second readings and direct staff to schedule the public hearing. Bylaw No. 2371 will be considered under Item 8.1.b. of this agenda.
- Application for Liquor License Referral - 1122 Vidal Street was addressed at the January 11, 2021 Regular Council Meeting

- Application for "Beachway" 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street was addressed at the January 11, 2021 Regular Council meeting

**7.2.a.a ADVANCEMENT OF APPLICATON FOR 15733
THRIFT AVENUE - Recommendation**

**Motion Number: 2021-036 It was MOVED and
SECONDED**

THAT Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

Motion CARRIED

**Councillors Fathers, Johanson and Kristjanson
voted in the negative**

8. BYLAWS AND PERMITS

8.1 BYLAWS

**8.1.a BYLAW 2374 - STREET AND TRAFFIC BYLAW, 1999, NO. 1529,
AMENDMENT NO. 7, BYLAW 2021, NO. 2374**

Bylaw 2374 - A bylaw to replace Schedule B and Schedule D of the Street and Traffic Bylaw with a new Schedule B showing Street Classifications and Speed Limits. The bylaw was placed on the agenda for consideration of first, second and third reading at this time.

Note: Bylaw 2374 was brought forward from Item 6.2.g corporate report placed earlier on the agenda.

Motion Number: 2021-037 It was MOVED and SECONDED

THAT Council give first, second and third reading to the "*Street and Traffic Bylaw, 1999, No. 1529, Amendment No. 7, Bylaw 2021, No. 2374*".

Motion CARRIED

Councillor Kristjanson voted in the negative

**8.1.b BYLAW 2371 - White Rock Zoning Bylaw, 2012, No. 2000,
Amendment (Accessible Parking Standards) Bylaw, 2021,
No.2371**

Bylaw 2371 - A bylaw to amend the White Rock Zoning Bylaw in regard to accessible parking. This item was discussed at the January 11, 2021 Land Use and Planning Committee meeting. The Committee recommended Council give first and second reading as amended (minutes attached to this agenda under Item 7.1).

Motion Number: 2021-038 It was MOVED and SECONDED

THAT Council:

- Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No.2371*”; and
- *Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371.”*

Motion CARRIED

8.1.c BYLAW 2372 - REVENUE ANTICIPATED BORROWING BYLAW, 2021, NO. 2372

Bylaw 2372 - A bylaw providing for the borrowing of sums of money as may be requisite to meet the current lawful expenditures of the City. The bylaw was given first, second and third reading at the January 11, 2021 Regular Council meeting and was presented for consideration of final reading at this time.

Motion Number: 2021-039 It was MOVED and SECONDED

THAT Council give final reading to the “*Revenue Anticipation Borrowing Bylaw, 2021, No. 2372*”.

Motion CARRIED

8.1.d BYLAW 2358 - WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (RS-4 - 15561/15569 OXENHAM AVENUE) BYLAW, 2020, NO. 2

Bylaw 2358 - A bylaw to amend the “White Rock Zoning Bylaw, 2012, No. 2000” as amended to permit the subsequent subdivision of the two (2) lots into three (3) and allow for the construction of a new single family dwelling on each new lot; three (3) new homes in

place of two (2). The project / bylaw was given first and second reading at the September 28, 2020 Regular Council meeting. The public hearing was held January 18, 2021. The bylaw was presented for consideration of third reading at this time.

Motion Number: 2021-040 It was MOVED and SECONDED

THAT Council give third reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 - 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*".

Motion CARRIED

Motion Number: 2021-041 It was MOVED and SECONDED

That Council direct staff to resolve the following issues prior to final adoption of Bylaw 2358:

1. Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
2. Demolish the existing building and structures to the satisfaction of the Director of Engineering and Municipal Operations.

Motion CARRIED

8.1.e BYLAW 2363 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-64 - 1485 FIR STREET) BYLAW, 2020, NO. 2363

Bylaw 2363 - A bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" as amended to permit the construction of a six-storey 80-unit rental residential building over two (2) levels of underground parking. The project / bylaw was given first and second reading at the October 19, 2020 Regular Council meeting. The public hearing was held January 18, 2021. The bylaw is now presented for consideration of third reading.

Councillor Johanson noted the following concerns in regard to the application:

- Owner stated development is geared toward the average income in White Rock, however anyone with a living wage as heard at the public hearing will be paying 48% of their income toward rent in this development. For those earning minimum wage then it will be over 60% of their income will go towards rent (not an affordable rental building)
- Concern with compromised views for the existing residents due to increase in building height, increase of traffic, not enough green space purposed on the site, architectural style of the building, the existing building residents and the loss of their homes, rental rates being too high to afford and many of the existing tenants being elderly and it being difficult to find alternative housing and with evicting residents during COVID-19,
- Close to completing the Official Community Plan (OCP) review do not agree with approving any development before this signed off on

Councillor Manning noted the following concerns in regard to the application:

- Appreciate the proponent working with staff to incorporate feedback received from Council and the Advisory Design Panel as well as working with staff at Council's direction to improve the City's Tenant Relocation Policy (offers some of the best protection across the Lower Mainland)
- Concern area area already plagued with congestion and lack of parking, this is not what our residents want (residents are asking for a pause in the pace of the development multi family units)
- Project better suited for North Bluff (wide Atrial Road) better suited to traffic and that it be targeted below market rentals for vulnerable population (seniors)

Councillor Kristjanson noted the following concerns in regard to the application:

- Concern with lack of vacancies during COVID, it is important that people have housing

- Strategic Priorities include the need for infrastructure and Affordable Housing and it is noted by the comments by those living in the building that the rents will go up significantly
- Appreciate the developer has worked with staff but not the right transition of height for the City
- Don't think we should be doing this until the OCP review is complete

Councillor Chesney noted the following support in regard to the application:

- We need rentals in our community, like the looks of the project, it will fit into a transition zone / proposed area
- OCP is a guideline, dropping from 25 stories to four (4) is not a transition
- Developer has tried to work with Council's requests

Councillor Fathers noted the following support in regard to the application:

- The public information meeting/public hearing I felt a lot of support for the project
- No issue with six (6) stories, also six (6) stories on Johnston Road (the Verve 1.5 blocks away)
- The developer along with staff have worked to find a workable solution

Councillor Trevelyan noted the following concerns in regard to the application:

- It is a nice building, rentals are needed, location is workable for a larger building
- OCP review currently underway, I find it difficult to vote for a building without knowing the results of the OCP review - this is important to complete first
- Concerned evicting people during COVID
- Concerned with the speed of development in White Rock

Mayor Walker noted the following support in regard to the application:

- We need rental housing (not 12, 15 and 23 storey cement building) in a six (6) storey wooden building is where people can afford to live and for a long period of time, we need affordable housing - some kind of housing to address this
- The project makes sense in the community

Motion Number: 2021-042 It was MOVED and SECONDED

THAT Council give third reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD-64 - 1485 Fiiir Street) Bylaw, 2020, No. 2363*".

Motion DEFEATED

**Councillors Johanson, Kristjanson, Manning and Trevelyan
voted in the negative**

8.2 PERMITS

None

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2021-042 It was MOVED and SECONDED

THAT Council receive correspondence circulated in the agenda as Items 9.1.a - 9.1.d.

Motion CARRIED

9.1.a CITY OF NELSON: VACCINATION PRIORTY FOR ESSENTIAL CRITICAL INFRASTRUCTURE EMPLOYEES

Letter dated January 8, 2021 from the City of Nelson to A. Dix, Minister of Health, to inform of their request of the inclusion of essential municipal critical infrastructure employees in the second priority group of the COVID-19 vaccine roll-out.

9.1.b CITY OF NORTH VANCOUVER: PROVINCE WIDE BAN ON ANTICOAGULANT RODENTICIDES

Letter dated January 11, 2021 from the City of North Vancouver to the Honourable G. Heyman, Minister of Environment and Climate Change Strategy and Minister Responsible for TransLink to inform of their formal ban of the use of anticoagulant rodenticides on all municipal property and requesting support for a BC wide ban of the same as well as requested to find new ways to address the rodent population that does not threaten the wellbeing of other animals dwelling within urban areas.

9.1.c PEACE ARCH HOSPITAL FOUNDATION - HEALTHY COMMUNITY GRANT PROGRAM

Letter dated January 15, 2021 from the Peace Arch Hospital Foundation (PAHF) to inform G. Passmore of Sources Community Resources that their letter of intent towards the PAHF Community Grant Program has been accepted and they have been invited to continue the application process which concludes February 15, 2021.

Motion Number: 2021-043 It was MOVED and SECONDED

THAT Council endorses a letter of support be written to accompany the Sources Community Resources application to the Peace Arch Hospital Foundation for the Community Grant Program.

Motion CARRIED

9.1.d SOFTBALL B.C: COVID RELIEF FUNDING

Email dated December 15, 2020 from Softball B.C. requesting financial support for softball athletes attending the Canada Summer games in 2022.

Note: Council may wish to refer to the financial plan process.

Staff noted that previously sports organization have received some support through the City's Grant-In-Aid process (for teams who represent White Rock).

Motion Number: 2021-044 It was MOVED and SECONDED

THAT Council directs staff to inform Softball B.C. their correspondence from December 15, 2020 has been received by Council and forward information in regard to the City's Grant in Aid Committee (ensuring to note the deadline).

Motion CARRIED

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted the following community events / information:

- Jan 12 and 19, South Surrey & White Rock Chamber of Commerce "Chambers Chat"
- Jan 20, Surrey Board of Trade
- Jan 20, Virtual Town Hall with Minister Ravi Kahlon "BC's Economic Recovery"
- Jan 21, Camp Jubilee Society Board
- Jan 21 Metro Vancouver Liquid Waste Committee
- Jan 22, Fraser Health CEO's "Update to Stakeholders"
- Jan 25, Columbia Institute's "Law Enforcement Assisted Diversion for Local Elected Officials Across Canada"

10.2 COUNCILLORS REPORTS

Councillor Johanson noted the following community event / information:

- Jan 14, Climate Change Caucus

Councillor Manning noted the following community events / information:

- Jan 12,, South Surrey & White Rock Chamber of Commerce "Chambers Chat"
- Jan 13, City's Economic Advisory Committee meeting
- Jan 14, City's Official Community Plan (OCP) public meeting
- Jan 18, City's Public Hearings

Councillor Chesney noted the following community events / information:

- Jan 19, COVID Recovery Task Force meeting
- Jan 20, Fraser Valley Regional Library Board meeting
- Jan 12 & 19 Tuesday Rotary Hot Lunch program (Volunteer)

- Reminder to complete the survey for the OCP Review - Building Heights
- Feb 19, Coldest Night of the Year fundraising program

Councillor Fathers noted the following community events / information :

- Jan 14, City's Official Community Plan (OCP) public meeting
- Metro Vancouver Zero Waste meeting

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

None

11.2 NOTICES OF MOTION

None

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

13. OTHER BUSINESS

None

14. CONCLUSION OF THE JANUARY 25, 2021 REGULAR COUNCIL MEETING

The Chairperson concluded the meeting at 9:01 p.m.



Mayor Walker



Tracey Arthur, Director of
Corporate Administration