

Regular Council Meeting of White Rock City Council

Minutes



September 9, 2024, 4:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Knight
Councillor Chesney (arrived at the meeting at 4:11 p.m. and
departed the meeting at 4:55 p.m.)
Councillor Cheung
Councillor Klassen
Councillor Lawrence
Councillor Partridge
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Candice Garty, Director of Financial Services
Jim Gordon, Director of Engineering and Municipal Operations
Ed Wolfe, Fire Chief
Robyn Barra, Manager of Communications and Government
Relations
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 6

1. **CALL MEETING TO ORDER**

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

1.1 FIRST NATIONS LAND ACKNOWLEDGEMENT

We would like to recognize that we are gathered on the traditional unceded territory of the Semiahmoo First Nation, within the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

Motion Number: 2024-283 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for September 9, 2024 as circulated.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2024-284 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the July 29, 2024 Regular Council meeting minutes as circulated.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

4. QUESTION AND ANSWER PERIOD (15 MINUTES / 2 MINUTES PER SPEAKER)

Question and Answer Period was held in person at the meeting.

Councillor Chesney arrived at the meeting at 4:11 p.m.

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- L. Horcoff, White Rock, supports the city upgrading the sidewalk on Vidal Street however has concerns in regard to the planned removal of the street trees, would like them to remain and be included in the upgrade or would like them to be saved/moved elsewhere in the City. The trees provide shade, noise control and privacy for their home, and it was noticed that they have birds nesting within them.

Staff noted it is a tough decision regarding the removal of trees however safety and accessibility must be considered first and

following a review of the trees it was determined they needed to be removed to make space. Staff are looking at other options for offering greenery in the space. Staff do try and move trees in good health, but upon review, these trees are not in good condition for relocating.

- J. Horcoff, White Rock, noted concern with the trees being removed on Vidal Street as part of the sidewalk upgrade stating they are a feature as you come down the hill. If they must be removed would like to see they are replaced by something of equal stature, suggesting palm trees in planters as they can be placed close to the building.

This item is scheduled to be discussed at an upcoming Public Art Advisory Committee meeting (where placemaking ideas will be considered)

- L Christie, White Rock, in support of the sidewalk upgrades for Vidal Street however noted concern that the trees and the greenery they offer in front of her home was a highlight feature and is saddened to know they will be removed. Would like to have known about the removal prior to any work being started.
- E. Cividino, White Rock, stated he has reached out to this Council and the previous Council and has not been contacted. Further noted that there was a lawsuit whereby he was required to remove vegetation from City property. What are you going to do about being more communicative with the voters?

It was noted that there are many ways to communicate with the City, including email, phone, website, delegations to Council at a regular Council meeting and Question and Answer Period offered during each meeting

At 4:18 p.m. the permitted time for Question and Answer Period was concluded, it was noted there was one (1) additional speaker who had signed up and the Mayor noted they would consider a vote at the end of the meeting to extend the time.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

None

6.2 CORPORATE REPORTS

6.2.a WHITE ROCK PUBLIC NOTICE BYLAW, 2024, NO. 2484

Corporate report dated September 9, 2024 from the Director of Corporate Administration titled "White Rock Public Notice Bylaw, 2024, No. 2484".

Note: Bylaw 2484 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.a.

Motion Number: 2024-385 It was MOVED and SECONDED

THAT Council receive the corporate report dated September 9, 2024, from the Director of Corporate Administration, titled "White Rock Public Notice Bylaw, 2024, No. 2848".

Motion CARRIED (7 to 0)

6.2.b BUSINESS IMPROVEMENT AREA (BIA) SURVEY RESULTS AND DIRECTION FOR A NEW BIA BYLAW

Corporate report dated September 9, 2024 from the Director of Corporate Administration titled "Business Improvement Area (BIA) Survey Results and Direction for a New BIA Bylaw".

Motion Number: 2024-386 It was MOVED and SECONDED

THAT Council receive the September 9, 2024, corporate report from the Director of Corporate Administration, titled "Business

Improvement Area (BIA) Survey Results and Direction for a New BIA Bylaw".

Motion CARRIED (7 to 0)

Motion Number: 2024-387 It was MOVED and SECONDED

THAT Council direct staff to bring forward a new Business Improvement Area (BIA) bylaw utilizing:

- **the *Community Charter* Section 213 (Local Area Service on Council Initiative – counter petition) noting that all previous BIA bylaws have utilized Section 213 / counter petition.**

Voted in the negative (1): Councillor Chesney

Motion CARRIED (6 to 1)

Motion Number: 2024-388 It was MOVED and SECONDED

THAT Council direct staff to meet with the Business Improvement Association representatives to discuss their mandate and utilize feedback in regard to the survey.

Motion CARRIED (7 to 0)

Note: Staff to invite Mr. Nixon to a future Council meeting, once the meeting with staff has been held.

Motion Number: 2024-389 It was MOVED and SECONDED

THAT Council defer consideration in regard to directing staff to bring forward a new Business Improvement Association (BIA) bylaw in regard to the following:

- **The term (5 years);**
- **Confirm the annual amounts to be collected in accordance with the bylaw with suggested BIA levies for each year of the five-year term (2% or 4% increase from the previous bylaw); and**
- **Confirm the mandate.**

Motion CARRIED (7 to 0)

Councillor Chesney departed the meeting at 4:55 p.m.

6.2.c RESULTS - BUDGET SURVEY 2025

Corporate report dated September 9, 2024, from the Director of Financial Services titled "Results - Budget Survey 2025".

Motion Number: 2024-390 It was MOVED and SECONDED

THAT Council receive the corporate report dated September 9, 2024, from the Director of Financial Services, titled "Results – Budget Survey 2025" for information.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

6.2.d GUARDRAIL AND RETAINING WALL REPAIRS - BEACHVIEW AVENUE AT VIDAL STREET

Corporate report dated September 9, 2024, from the Director of Engineering and Municipal Operations titled "Guardrail and Retaining Wall Repairs - Beachview Avenue at Vidal Street".

Motion Number: 2024-391 It was MOVED and SECONDED

THAT Council:

- 1. Approve funding of \$317,000 be allocated from Capital Contingency for the repairs of the guardrail and retaining wall on Beachview Avenue at Vidal Street."**
- 2. Approve the award of the Beachview Guardrail and Retaining Wall Replacement Project to GDM Construction Ltd. in the amount of \$222,361 (excluding GST);**
- 3. Approve the award of engineering inspection and engineering support for the Beachview Guardrail and Retaining Wall Replacement Project to GeoWest Engineering Ltd. in the amount of \$30,000 (excluding GST);**

4. **Authorize the pre-approved contingency in the amount of \$44,000.00 (approximately 20%) to support the project; and**
5. **Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.**

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

6.2.e ZONING AMENDMENT BYLAW TO DELETE 15053 MARINE DRIVE TO PERMIT TEMPORARY USE PERMIT FOR CANNABIS RETAIL SALES

Corporate report dated September 9, 2024, from the Director of Planning and Development Services titled "Zoning Amendment Bylaw to Delete 15053 Marine Drive to Permit Temporary Use Permit for Cannabis Retail Sales".

Note: Bylaw 2512 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.b

Motion Number: 2024-392 It was MOVED and SECONDED

THAT Council receive the report dated September 9, 2024, from the Director of Planning and Development Services, titled "Zoning Amendment Bylaw to delete 15053 Marine Drive to permit Temporary Use Permit for Cannabis Retail Sales."

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

6.2.f CONSIDERATION OF FIRST, SECOND AND THIRD READINGS OF WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 4, 2024, NO. 2518 (15156 AND 15158 ROPER AVENUE)

Corporate report dated September 9, 2024, from the Director of Planning and Development Services titled "Consideration of First, Second and Third Readings of White Rock Zoning Bylaw, 2024,

No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)”.

Note: Bylaw 2518 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.c

Motion Number: 2024-393 It was MOVED and SECONDED

THAT Council receive for information this corporate report dated September 9, 2024, from the Director of Planning and Development Services, titled “Consideration of first, second and third readings of *White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue).*”

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

None

7.2 SELECT COMMITTEE RECOMMENDATIONS

None

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2484 - WHITE ROCK PUBLIC NOTICE BYLAW, 2024 NO. 2484

Bylaw 2484 - A Bylaw to provide for alternative means of publishing a notice.

Note: Bylaw 2484 was the subject of a corporate report under Item 6.2.a, for as long as the Peace Arch News publishes hard copy newspapers it is staff’s intent to continue to place the legislated advertising in the newspaper unless instructed otherwise.

Motion Number: 2024-394 It was MOVED and SECONDED

THAT Council give first, second and third reading to “White Rock Public Notice Bylaw, 2024, No. 2484”.

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Chesney

Motion CARRIED (5 to 1)

9.1.b BYLAW 2512 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 2, 2024, NO. 2512

Bylaw 2512 - A bylaw to amend the White Rock Zoning Bylaw to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive.

In accordance with sections 464(2) and 467 of the Local Government Act, Notice of Waiver of a Public Hearing was advertised in the August 29 and September 5 editions of the Peace Arch News. 176 notices were mailed out to owners and occupants within 100 meters of the subject property.

Note: This Bylaw was the subject of corporate report, Item 6.2.e

Motion Number: 2024-395 It was MOVED and SECONDED

THAT Council waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512”.

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Chesney

Motion CARRIED (5 to 1)

Motion Number: 2024-396 It was MOVED and SECONDED THAT Council give first, second and third reading to “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512”.

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Chesney

Motion CARRIED (5 to 1)

9.1.c BYLAW 2518 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 4, 2024, NO. 2518 (15156 AND 15158 ROPER AVENUE)

Bylaw 2518 - A bylaw to amend the White Rock Zoning Bylaw to amend the CD-4 (Comprehensive Development) zone to remove the requirement within the CD-4 zone that limits retail service groups 1 use, to be contained within a single strata unit which includes a residential use, so that the commercial units can be operated and owned independently from the residential units at 15156 and 15158 Roper Avenue.

In accordance with sections 464(2) and 467 of the Local Government Act, Notice of Waiver of a Public Hearing was advertised in the August 29 and September 5 editions of the Peace Arch News. 228 notices were mailed out to owners and occupants within 100 meters of the subject property.

Note: Bylaw 2518 was the subject of a corporate report under Item 6.2.f

Motion Number: 2024-397 It was MOVED and SECONDED

THAT Council waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue]*”.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-398 It was MOVED and SECONDED

THAT Council give first second and third readings “ *White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)*.”

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-399 It was MOVED and SECONDED

THAT Council authorize staff to instruct the Applicant’s lawyer to prepare the required discharge documents to discharge Restrictive Covenant (BM18352) and authorize the discharge of the covenant after Bylaw 2518 is adopted

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-400 It was MOVED and SECONDED

THAT Council direct staff to resolve the following issues prior to final adoption of Bylaw 2518;

- a. **That the Applicant must submit a complete building permit application for all work that has been undertaken on the subject properties to date and obtain final approval of the work; and**
- b. **The Applicant will provide a written analysis, prepared by a Code consultant or Architect, identifying the integrity of all fire separations between residents and commercial units to the satisfaction of the Chief Building Official.**

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.1.d BYLAW 2510 - TICKETING FOR BYLAW OFFENCES BYLAW, 2011, NO. 1929, AMENDMENT NO. 15, 2024, NO. 2510

Bylaw 2510 - A bylaw to amend the ticketing for Bylaw Offences Bylaw with respect to schedule B13 to address small scale multi-unit housing regulations. Bylaw 2510 received three (3) readings on July 29, 2024 and is on the agenda for consideration of final reading.

Motion Number: 2024-401 It was MOVED and SECONDED

THAT Council give final reading to " *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No. 15, 2024, No. 2510*".

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.1.e BYLAW 2509 - WHITE ROCK HOUSING AGREEMENT (14937 THRIFT AVENUE AND 1441, 1443-45, 1465 VIDAL STREET) BYLAW, 2024, NO. 2509

Bylaw 2509 - A bylaw to enter into a Housing Agreement under Section 483 of the Local Government Act. Bylaw 2509 received three (3) readings on July 29, 2024, and is on the agenda for consideration of final reading.

Note: This bylaw is only in regard to the Housing Agreement element of the overall application.

Motion Number: 2024-402 It was MOVED and SECONDED

THAT Council give final reading to " *White Rock Housing Agreement (14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2024, No. 2509*".

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Chesney

Motion CARRIED (5 to 1)

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

10.1.a METRO VANCOUVER BOARD - METRO 2050 TYPE 3 PROPOSED AMENDMENT - CITY OF SURREY (7880 128 STREET)

Letter dated August 20, 2024 from Metro Vancouver Board Chair, Mike Hurley, regarding a Metro 2050 Type 3 Proposed Amendment requested by the City of Surrey for one property located at 7880 128 Street.

Report from Metro can be found here: [MVRD Board Agenda Package - July 26, 2024 \(metrovancover.org\)](#)

Note: The Director of Planning and Development Services has noted no concern with the Type 3 proposed amendment to the Metro 2050 Plan requested by the City of Surrey at 7880 - 128 Street.

Motion Number: 2024-403 It was MOVED and SECONDED

THAT Council supports the proposed Type 3 amendment to the Metro 2050 plan as proposed by the City of Surrey in regard to 7880 - 128 Street.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

Mayor Knight noted the following:

- Acknowledged all the outstanding, well organized and well attended events that took place in White Rock this summer and thanked the staff, Semiahmoo First Nation, White Rock Business Improvement Association and Community Organizers

- Thank you to the Community Partners, Advocates and staff participating in the completion of the new accessibility mat at the pier (Ribbon Cutting Ceremony was held Friday, August 30th)

11.2 COUNCILLORS REPORTS

None

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.1.a CONSIDERATION OF BUSINESS HOURS

Mayor Knight provided the following Motion for consideration by Council at this time:

Motion Number: 2024-404 It was MOVED and SECONDED

THAT Council direct staff to bring forward options in regard to the regulation of business hours of operation within the City of White Rock, in order to consider the regulation of closing times.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

12.1.b BYLAW PROHIBITING DOGS ON CENTENNIAL TRACK

Councillor Cheung provided the following Motion for consideration by Council at this time:

Motion Number: 2024-405 It was MOVED and SECONDED

THAT Council direct staff to draft a bylaw prohibiting dogs on the Centennial Track, with appropriate signage to be installed in order to inform the public of this restriction.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

12.1.c OVERNIGHT PARKING LOT CLOSURES ON MARINE DRIVE

Councillor Trevelyan put forward the following Motion for consideration by Council at this time:

Motion Number: 2024-406 It was MOVED and SECONDED

That council direct staff to ensure there is consistent closing signage for all parking lots on Marine Drive in the early morning (2am-5am) to support the efforts of our RCMP detachment; and bring forward information / options as to how this may be enforced.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-407 It was MOVED and SECONDED

THAT Council direct staff to review a contract with a towing company as an option to have vehicles removed after the closure of the parking lot time.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

12.1.d ADDITIONAL GARBAGE PICK-UP AND CLEANING ON THE WATERFRONT

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

Motion Number: 2024-408 It was MOVED and SECONDED

THAT Council direct staff to bring forward a report with options to increase garbage pick-up and cleaning on the waterfront, in particular during the high season including garbage can standardization options that may help alleviate increased need of pick up.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

12.2 NOTICES OF MOTION

None

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

14. OTHER BUSINESS

None

15. CONCLUSION OF THE SEPTEMBER 9, 2024 REGULAR COUNCIL MEETING

The meeting was concluded at 5:22 p.m.

Mayor Knight

Tracey Arthur, Director of Corporate
Administration

Unapproved