

Regular Council Meeting of White Rock City Council

Minutes



September 23, 2024, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight
Councillor Chesney (departed the meeting at 5:50 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
Kari Laing, Director of Human Resources
Ed Wolfe, Fire Chief
John Woolgar, Director of Recreation and Culture
Chris Zota, Chief Information Officer
Neethu Syam, Planning Division Lead
Rob Dixon, White Rock RCMP Staff Sergeant
Robyn Barra, Manager of Communications and Government Relations
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 13

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: 2024-312 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 23, 2024 as amended to:

- **Remove Items 6.2.b and 9.2.b – Temporary Use Permit for Daytime Warming Centre – 1589 Maple Street, as the property owner has withdrawn their offer of the property for the proposed use;**
- **Add an updated Development Variance Permit No. 459 (14591 Gordon Avenue) for Items 6.2.a and 9.2.a; and,**
- **Add an updated drawing for Item 7.2.a.a (Welcome to White Rock Sign Design).**

Motion CARRIED (7 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2024-313 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the September 9, 2024 meeting minutes as circulated.

Motion CARRIED (7 to 0)

3.1 MEETING POSTPONED (ADJOURNED)

The regular meeting was postponed/ adjourned in order to consider the proposed applications:

- Development Variance Permit No. 459 (14591 Gordon Avenue)
- Temporary Use Permit 24-025 (1589 Maple Street)

Note: The Public Meeting for Temporary Use Permit 24-025 (1589 Maple Street) scheduled to be conducted this evening was cancelled due to the applicant withdrawing their application.

It was noted that the regular meeting will reconvene following the adjournments or conclusions of the Public Meeting.

Motion Number: 2024-314 It was MOVED and SECONDED

THAT Council:

1. **Postpone the September 23, 2024 regular Council meeting at this time until the adjournment or conclusion of the Public Meeting for the following application:**
 - **Development Variance Permit No. 459 (14591 Gordon Ave)**
2. **Directly following the Public Meeting the Regular Council meeting will be reconvened in the City's Council Chambers.**

Motion CARRIED (7 to 0)

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

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

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- S. Wieczorek, Surrey, noted she was representing a group including K. Booth, B. Gillis and C. Lightowlers noting their work during the past few years. They have provided support for those vulnerable in the community during the cold and wet seasons. Asked that temporary services be made available again for those that are vulnerable. Inquired in regard to the City again operating a warming centre.

It was noted that this item would be discussed later in the agenda.

- N. Newton, White Rock, purchased a memorial plaque to be placed on a bench approximately 9 to 10 years ago to commemorate her late husband, recently received notification that a further \$2,160 is now due, what is this for?

Staff confirmed the bench memorial plaques are done by contract for 10 years, the notification was in regard to the required renewal fee. Ms. Newton then notified she cannot renew but would like to have the plaque given to her.

- Owner of a White Rock Flower Company on Johnston Road, inquired about the work being done on Johnston Road and if there is a budget to consider compensation for the businesses. Stated that the noted six (6)-month time frame for construction is now expected to go beyond that by one (1) to two (2) months and it has impacted businesses by a loss of 40% - 60 %

Staff informed that the municipality is not permitted to compensate businesses. The province may be somewhere to inquire about this. The City is unable to help businesses within the provincial legislation.

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 CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO. 459 - 14591 GORDON AVENUE (DVP0035)

Corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 459 - 14591 Gordon Avenue (DVP00035)".

Note: Development Variance Permit No. 459 was the subject of a Public Meeting held earlier in the evening. The permit is on the agenda for Council consideration under Item 9.2.a

Motion Number: 2024-315 It was MOVED and SECONDED

THAT Council receive the corporate report dated September 23, 2024, from the Director of Planning and Development Services, titled "Consideration of Development

Variance Permit No. 459 - 14591 Gordon Avenue (DVP0035)" and consider issuance of Development Variance Permit No. 459.

Motion CARRIED (7 to 0)

6.2.b TEMPORARY USE PERMIT FOR DAYTIME WARMING CENTRE - 1589 MAPLE STREET

Note: In accordance with motion 2024-312 this item was removed from the agenda and the scheduled Public Meeting that was to take place earlier in the evening was cancelled due to the applicant withdrawing their application.

6.2.c EMERGENCY DAYTIME WARMING CENTRE - RESPONSE TO REQUEST FOR PROPOSALS (WR24-PDS01)

Corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Emergency Daytime Warming Centre - Response to Request for Proposals (WR24-PDS01)".

The following discussion points were noted:

- The province, has in the past, returned funds when the warming centre was open, however those are limited to the times when the temperatures reach a certain threshold
- There may be grant opportunities from the province to help with this however at this time they would only be available when overnight shelter is provided (beds would need to be provided)
- The warming centre will need a location, if overnight service was provided that could make finding a location even more difficult
- Location and sustainability for a warming centre was noted as a concern, further discussion with local groups would be helpful

Motion Number: 2024-316 It was MOVED and SECONDED

THAT Council direct staff to reach out to community groups (including churches, Sources, Central Plaza owners) to bring forward potential options for consideration of location in order to run a Warming Centre.

Motion CARRIED (7 to 0)

Motion Number: 2024-317 It was MOVED and SECONDED

THAT Council receive the corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Emergency Daytime Warming Centre - Response to Request for Proposals (WR24-PDS01)".

Motion CARRIED (7 to 0)

6.2.d CONSIDERATION OF FIRST AND SECOND READING FOR OCP BYLAW UPDATE - DPA GUIDELINES RELATED TO SSMUH (BYLAW 2519)

Corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Consideration of First and Second reading for OCP Bylaw Update - DPA Guidelines related to SSMUH (Bylaw 2519)".

Note: Bylaw 2519 is on the agenda for staff recommended first and second reading and additional requirements under Item 9.1.a

Motion Number: 2024-318 It was MOVED and SECONDED

THAT Council:

- 1. Receive the September 23, 2024, Corporate report from the Director of Planning and Development Services, titled "Consideration of First and Second Reading for OCP Bylaw Update – DPA Guidelines Update Related to SSMUH (Bylaw 2519)";**
- 2. Has, pursuant to Section 475(2) of the Local Government Act, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:**

- a. **The board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;**
 - b. **The board of any regional district that is adjacent to the area covered by the plan;**
 - c. **The council of any municipality that is adjacent to the area covered by the plan;**
 - d. **First Nations;**
 - e. **Boards of education, greater boards and improvement district boards, and the Provincial and Federal governments and their agencies; and**
 - f. **and in that regard, considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw.**
3. **Consider the consultation outlined in the corporate report titled “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw 2519);” and dated September 23, 2024, as appropriate for consultation with persons, organizations and authorities that will be affected by “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519,” pursuant to section 475 of the Local Government Act;**
 4. **Has, pursuant to Section 477(3) of the Local Government Act, considered “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519” in conjunction with the City’s financial plan and waste management plans, as outlined in the “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw 2519)” report presented at the September 23, 2024 Council meeting, and in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time; and,**

5. **Has, pursuant to Section 473(4) of the *Local Government Act*, considered the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing and the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw2519)” report presented at the September 23, 2024 Council meeting and, in that regard, consider that no further consideration of the Provincial Policy Manual is required at this time.**

Voted in the negative (2): Councillor Klassen, and Councillor Trevelyan

Motion CARRIED (5 to 2)

6.2.e CONSIDERATION OF FIRST THREE READINGS OF ZONE AMENDING BYLAW NO. 2520 (CD-71) - 1363 JOHNSTON ROAD (ZON 20-020)

Corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Consideration of first three readings of Zone Amending Bylaw No. 2520 (CD-71) - 1363 Johnston Road (ZON 20-020)".

Note: Bylaw 2520 is on the agenda for staff recommended first, second and third reading under Item 9.1.b

Note: Staff pointed out there was an error/typo within the report and clarified that the proposed building is to be a four (4) storey building and not a five (5) storey building

Motion Number: 2024-319 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated September 23, 2024, from the Director of Planning and Development Services, titled "Consideration of first three readings of Zone Amending Bylaw No. 2520 (CD-71) – 1363 Johnston Road (ZON 20-020)."

Motion CARRIED (7 to 0)

6.2.f OVERNIGHT PARKING ENFORCEMENT IN MARINE DRIVE LOTS

Corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Overnight Parking Enforcement in Marine Drive Lots".

Motion Number: 2024-320 It was MOVED and SECONDED

THAT Council receive for information the September 23, 2024, corporate report from the Director of Planning and Development Services, titled "Overnight Parking Enforcement in Marine Drive Lots;" and direct staff to:

- 1. Bring forward amendments to the Parks Regulation Bylaw and Ticketing for Bylaw Offences Bylaw Amendments to prohibit loitering and parking in the waterfront parking lots between 2:00 am and 5:00 am; and,**
- 2. Post appropriate signage to restrict the parking of vehicles in designated waterfront lots between the hours of 2:00 a.m. and 5:00 a.m.**

Motion CARRIED (7 to 0)

6.2.g 2024 FEES AND CHARGES BYLAW, 2023, NO. 2480, AMENDMENT NO. 2, 2024 NO. 2513

Corporate report dated September 23, 2024 from the Director of Financial Services titled "2024 Fees and Charges Bylaw, 2023, No. 2480, Amendment No, 2, 2024 No. 2513".

Note: Bylaw 2513 is on the agenda for staff-recommended first, second and third reading under Item 9.1.c

Council reviewed the proposed amendments and voted to change some of the charges so the bylaw will be considered with the new rates as noted within motion 2024-321.

Motion Number: 2024-321 It was MOVED and SECONDED

THAT Council direct proposed Bylaw 2513 - Schedule N to be considered later in the meeting be amended as follows:

Parking Decals (4 hours maximum in pay parking stalls)

- Centennial Park/Arena \$25.00
- Resident \$59.00
- Replacement Decal \$10.00

Montecito Complex Parkade - Reserved Staff Parking Rate

- Reserved Stall Additional Decals \$35.00

Resident Parking Permits for use in areas designated as Permit Parking Only (maximum 4 per dwelling unit)

- Parking Permit for the first two (2) \$16.00
- Parking Permit for the following two (2) \$35.00
- Placement Parking Permit \$16.00
- Replacement Decal \$10.00

Voted in the negative (2): Councillor Klassen, and Councillor Trevelyan

Motion CARRIED (5 to 2)

Motion Number: 2024-322 It was MOVED and SECONDED

THAT Council receive for information the September 23, 2024, corporate report from the Director of Financial Services, titled "2024 Fees and Charges Bylaw, 2023, No. 2480, Amendment No. 2, 2024, No. 2513.

Motion CARRIED (7 to 0)

Councillor Chesney departed the meeting at 5:50 p.m.

6.2.h 2025 PERMISSIVE TAX EXEMPTIONS

Corporate report dated September 23, 2024, from the Director of Financial Services titled "2025 Permissive Tax Exemptions".

Note: Bylaw 2515 and 2516 are on the agenda for staff recommended first, second and third reading under Item 9.1.d and 9.1.e

Motion Number: 2024-323 It was MOVED and SECONDED

THAT Council receive the September 23, 2024, corporate report from the Director, Financial Services, titled “2025 Permissive Tax Exemptions” for approval, consideration to give three readings, and once public notice requirements have been met, for adoption by Council.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

6.2.i BUSINESS APPLICATION ANALYST - CAPITAL FUNDING

Corporate report dated September 23, 2024 from the Director of Financial Services titled "Business Application Analyst - Capital Funding".

Motion Number: 2024-324 It was MOVED and SECONDED

THAT Council:

- 1. Receive the corporate report dated September 23, 2024, from the Director of Financial Services and the Chief Information Officer, titled “Business Application Analyst – Capital Funding” for consideration' and**
- 2. Endorse the hiring of a full-time Business Analyst on a 2 (two) year contract funded by Capital budgets to manage IT projects approved in the Financial Plan.**

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

6.2.j CONTRACT AWARD - ELECTRICAL WORK REQUIRED FOR BC HYDRO TRANSFORMER REPLACEMENT AT 1444 OXFORD STREET

Corporate report dated September 23, 2024, from the Director of Engineering and Municipal Operations titled "Contract Award - Electrical Work required for BC Hydro Transformer Replacement at 1444 Oxford Street".

Motion Number: 2024-325 It was MOVED and SECONDED

THAT Council receive the corporate report dated September 23, 2024, from the Manager of Engineering, titled “Contract Award – Electrical Work required for the BC Hydro Transformer Replacement at 1444 Oxford Street;” and

- 1. Approve a \$160,000 transfer from water capital contingency to support the Electrical Work required for BC Hydro Transformer Replacement at 1444 Oxford Street project;**
- 2. Approve the award of the Electrical Work required for the BC Hydro Transformer Replacement at 1444 Oxford Street to Sasco Contractors Ltd. in the amount of \$507,650 (excluding GST);**
- 3. Approve the award of engineering inspection and construction support for the work to MCW Consultants Ltd. in the amount of \$8,500 (excluding GST);**
- 4. Authorize the pre-approved contingency in the amount of \$102,850 (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.k WATERMAIN UPGRADE - CYPRESS STREET FROM PACIFIC LANE TO ROYAL AVENUE

Corporate report dated September 23, 2024 from the Director of Engineering and Municipal Operations titled "Watermain Upgrade - Cypress Street from Pacific Lane to Royal Avenue".

Motion Number: 2024-326 It was MOVED and SECONDED

THAT Council receive the corporate report dated September 23, 2024, from the Manager of Engineering, titled

"Watermain Upgrade - Cypress Street from Pacifica Lane to Royal Avenue"; and

- 1. Approve a \$190,000 transfer from water capital contingency to support the Watermain Upgrade – Cypress Street from Pacific Lane to Royal Avenue project;**
- 2. Approve the award of to Blackline Site Works Ltd. in the amount of \$452,902 (excluding GST);**
- 3. Approve the award of engineering inspection and construction support for the work to GHD Limited in the amount of \$41,021 (excluding GST);**
- 4. Authorize the pre-approved contingency in the amount of \$100,000 (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)

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

Motion Number: 2024-327 It was MOVED and SECONDED

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

- Public Art and Culture Advisory Committee - September 11, 2024.**

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

7.2 SELECT COMMITTEE RECOMMENDATIONS

**7.2.a PUBLIC ART AND CULTURE ADVISORY COMMITTEE
(COUNCILLOR KLASSEN, CHAIRPERSON)**

7.2.a.a WELCOME TO WHITE ROCK SIGN

Note: Concept design for sign, as presented during the September 11, 2024 Public Art and Culture Advisory Committee meeting, attached for reference.

**Motion Number: 2024-328
It was MOVED and SECONDED**

THAT Council approve the concept design for the "Welcome to White Rock" sign to be located at Johnston Road and North Bluff Road, as discussed during the September 11, 2024 Public Art and Culture Advisory Committee meeting.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2519 - OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2220, AMENDMENT NO. 4 (DEVELOPMENT PERMIT AREA GUIDELINES), 2024, NO. 2519

Bylaw 2519 - A bylaw to amend the City of White Rock Official Community Plan Bylaw in relation to Development Permit Areas.

Note: Bylaw 2519 was the subject of a corporate report under Item 6.2.d

Motion Number: 2024-329 It was MOVED and SECONDED

THAT Council give first and second reading to "*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*".

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-330 It was MOVED and SECONDED

THAT Council direct staff to schedule a Public Hearing for "*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*".

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.1.b BYLAW 2520 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 5, 2024, NO. 2520 (1363 JOHNSTON ROAD [REZONING FROM THE CR-2 LOWER TOWN CENTRE AREA COMMERCIAL/RESIDENTIAL ZONE TO THE CD-71 ZONE])

Bylaw 2520 - A bylaw to amend the White Rock Zoning bylaw to rezone the subject property from the 'CR-2 Lower Town Centre Area Commercial/ Residential Zone' to the 'Comprehensive Development Zone (CD- 71)' to enable a four-storey mixed-use (commercial/residential) building comprising of a commercial space at the ground level and ten (10) dwelling units above, ranging from two (2) to three (3)-bedroom units, over one (1) level of below-grade parking.

Note: In accordance with legislation, Notice of Consideration of Bylaw 2520 was published in the September 12 and 19 editions of the Peace Arch News and 715 notices were mailed to inform owners and occupants within 100 meters of the subject property.

Note: Bylaw 2520 was the subject of a corporate report under Item 6.2.e

Motion Number: 2024-331 It was MOVED and SECONDED

THAT Council give first, second and third reading to "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 5, 2024, No. 2520 (1363 Johnston Road [Rezoning from the CR-2 Lower Town Centre Area Commercial/Residential Zone to the CD-71 Zone]*)."

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-332 It was MOVED and SECONDED

THAT Council direct staff to further negotiate the Transportation Demand Management measure proposed by the Applicant within the Parking study (prepared by CTS Traffic Engineering Specialists dated September 10, 2024) attached as Appendix D or alternate methods for contribution, and report back to Council with an update before entering into an agreement to secure the accepted TDM measure prior final adoption.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-333 It was MOVED and SECONDED

THAT Council direct staff to resolve the following issues before bringing "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 5, 2024, No. 2520 (1363 Johnston Road [Rezoning from the CR-2 Lower Town Centre Area Commercial/Residential Zone to the CD-71 Zone]*)" back for consideration of final adoption:

- a. **Ensure that all engineering requirements and issues, including the registration of a 2.8 metre statutory right of way along the Johnston Road frontage, and the execution of a Works and Servicing Agreement are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**

- b. **Submit a Traffic Impact Study to the satisfaction of the Director of Engineering and Municipal Operations;**
- c. **Confirm that the final Arborist Report, approved by the Director of Planning and Development Services and, more specifically, the City's Arboricultural Technician, are implemented and maintained through future demolition and construction activities;**
- d. **Complete the demolition of the existing buildings to the satisfaction of the Director of Planning and Development Services;**
- e. **Enter into an agreement with the City that secures the Transportation Demand Management measure once negotiated;**
- f. **Registration of Section 219 restrictive covenants for shared parking restrictions;**
- g. **Registration of Section 219 restrictive covenants for Community Amenities;**
- h. **Develop a Construction Management Plan for staff approval; and,**
- i. **Develop a Comprehensive Addressing Plan for staff approval.**

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.1.c BYLAW 2513 - 2024 FEES AND CHARGES BYLAW, 2023, NO. 2480, AMENDMENT NO. 2, 2024, NO. 2513

Bylaw 2513 - A bylaw to amend Schedule "N" of the 2024 Fees and Charges Bylaw in regard to parking services.

Note: This bylaw was the subject of a corporate report under Item 6.2.g

Motion Number: 2024-334 It was MOVED and SECONDED THAT Council give first, second and third reading to "2024 Fees and Charges Bylaw, 2023, No. 2480, Amendment No. 2, 2024, No. 2513".

Voted in the negative (1): Councillor Klassen

Absent (1): Councillor Chesney

Motion CARRIED (5 to 1)

9.1.d BYLAW 2516 - 2025-2029 PERMISSIVE TAX EXEMPTION MANN PARK LAWN BOWLING CLUB BYLAW, 2024, NO. 2516

Bylaw 2516 - A bylaw to provide an exemption from municipal property taxes under section 224 of the *Community Charter*.

Note: Bylaw 2516 was the subject of a corporate report under Item 6.2.h

Motion Number: 2024-335 It was MOVED and SECONDED

That Council give first, second and third reading to "2025-2029 Permissive Tax Exemption Mann Park Lawn Bowling Club Bylaw 2024, No. 2516".

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.1.e BYLAW 2515 - 2025 PERMISSIVE TAX EXEMPTION WHITE ROCK BIA BYLAW 2024, NO. 2515

Bylaw 2515 - A bylaw to provide an exemption from municipal property taxes under section 224 of the *Community Charter*.

Note: Bylaw 2515 was the subject of a corporate report under Item 6.2.h

Note: This Bylaw is for 2025 (one year), as Council is still determining the term length for the 2025 White Rock BIA Bylaw.

Motion Number: 2024-336 It was MOVED and SECONDED

THAT Council give first, second and third reading to "2025 Permissive Tax Exemption Bylaw White Rock BIA Bylaw 2024, No. 2515."

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

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

Bylaw 2484 - A Bylaw to provide for alternative means of publishing a notice. Bylaw 2484 received three (3) readings on September 9, 2024.

Note: As long as the Peace Arch News publishes hard copy newspapers staff intends to continue to place the legislated advertising in the newspaper unless otherwise directed.

Motion Number: 2024-337 It was MOVED and SECONDED

THAT Council give final 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.g 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. Council gave three (3) readings to this bylaw on September 9, 2024.

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. Council waived the public hearing on September 9, 2024.

Motion Number: 2024-338 It was MOVED and SECONDED

THAT Council give final reading to “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512*”.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.2 PERMITS

9.2.a DEVELOPMENT VARIANCE PERMIT NO. 459 - 14591 GORDON AVENUE

Application to vary zoning bylaw regulations for front and side yard setbacks in order to permit the construction of balconies on an existing legal non-conforming building. The balconies are proposed to project into the front and side yard setbacks.

Note: Development Variance Permit No. 459 was the subject of a Public Meeting held earlier in the evening, and a Corporate report (Item 6.2.a) and is on the agenda for Council consideration at this time.

Motion Number: 2024-339 It was MOVED and SECONDED

THAT Council issue Development Variance Permit No. 459 (14591 Gordon Avenue).

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

9.2.b TEMPORARY USE PERMIT NO. 24-025 - 1589 MAPLE STREET

Note: In accordance with motion 2024-412 this item was removed from the agenda and the scheduled Public Meeting that was to take place earlier in the evening was cancelled due to the applicant withdrawing their application.

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

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

Motion Number: 2024-340 It was MOVED and SECONDED

THAT Council receive correspondence Item(s) 10.1a as circulated.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

10.1.a METRO VANCOUVER - WHAT WORKS: LOCAL GOVERNMENT MEASURES FOR SUSTAINING AND EXPANDING THE SUPPLY OF PURPOSE-BUILT RENTAL HOUSING

Correspondence dated September 10, 2024 from Metro Vancouver Board Chair Mike Hurley providing information on the latest resource guide on purpose-built rental housing.

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

Mayor Knight noted the following information:

- Sept. 21, Reconciliation Ceremony and Memorandum of Understanding signing, hosted by Semiahmoo First Nation and Alex House
- Noted deepest condolences for the passing of resident Connie Sheila Philips West at the age of 87, Connie grew up in White Rock and was the first Miss White Rock in 1955

11.2 COUNCILLORS REPORTS

Councillor Lawrence noted the following information:

- Attended the Union of British Columbia Municipalities (UBCM) conference last week and provided Council with a brief update

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.1.a ANTIQUE FIRE TRUCK

Mayor Knight has provided the following recommendation for consideration at this time:

Motion Number: 2024-341 It was MOVED and SECONDED

THAT Council direct staff to proceed with the detailed design of the Antique Fire Truck viewing structure and prepare a corporate report for Council's approval, which includes an updated budget and authorization to issue a Request for Proposals via BC Bid.

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

12.2 NOTICES OF MOTION

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None


14. OTHER BUSINESS

None

15. CONCLUSION OF THE SEPTEMBER 23, 2024 REGULAR COUNCIL MEETING

The meeting was concluded at 6:11 p.m.

Mayor Knight



Tracey Arthur, Director of
Corporate Administration