

## Regular Council Meeting of White Rock City Council

### Minutes



October 21, 2024, 4:00 p.m.  
City Hall Council Chambers  
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight  
Councillor Chesney  
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  
Jim Gordon, Director of Engineering and Municipal Operations  
Ed Wolfe, Fire Chief  
John Woolgar, Director of Recreation and Culture  
Shannon Johnston, Manager of Budget and Accounting  
Robyn Barra, Manager of Communications and Government Relations  
Janessa Auer, Acting Deputy Corporate Officer

PUBLIC: 31

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#### 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: 2024-366 It was MOVED and SECONDED**

**THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for October 21, 2024 as circulated.**

**Motion CARRIED (7 to 0)**

## 3. ADOPTION OF MINUTES

**Motion Number: 2024-367 It was MOVED and SECONDED**

**THAT the Corporation of the City of White Rock adopt the October 7, 2024 Regular meeting minutes.**

**Motion CARRIED (7 to 0)**

### 3.1 MEETING RECESS

The regular Council meeting at 4:03 p.m. was postponed/adjourned in order to consider the proposed applications:

- Bylaw 2519: Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519
- Development Variance Permit No. 460 (943 Lee Street)
- Development Variance Permit No. 461 (15170 Columbia Avenue)

The regular Council meeting was reconvened following the adjournment or conclusion of the Public Hearing/Meeting

**Motion Number: 2024-368 It was MOVED and SECONDED**

**THAT Council:**

1. **Postpone the October 21, 2024 regular meeting at this time (4:03 p.m.) until the adjournment or conclusion of the Public Hearing / Meetings for the following applications:**

- **Bylaw 2519: Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519**
  - **Development Variance Permit No. 460 (943 Lee Street)**
  - **Development Variance Permit No. 461 (15170 Columbia Avenue)**
2. **Directly following the Public Hearing / Meeting the Regular Council meeting will be reconvened in the City's Council Chambers.**

**Motion CARRIED (7 to 0)**

The meeting was reconvened at 4:23 p.m.

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, spoke in support of the City continuing to provide a Daytime Warming Centre, there are various factors that can go into an extreme weather call (includes very wet weather) and stated there needs to be a permanent shelter in White Rock.
- E. Winkler, White Rock, spoke in support of the City continuing to provide a Daytime Warming Centre, there are many people who are unhoused or close to the edge of becoming unhoused. It is challenging times and courage is needed for our most vulnerable. The past three (3) years the City has provided the service it is appreciated but would like to continue to look for creative alternatives (assemble a Task Force who can engage on this).
- C. Monaghan, White Rock, spoke in support and thanked the City for providing a Daytime Warming Centre in the past, encouraged Council to continue to provide this service and care for those in need.
- S. Harland, White Rock, lives near the area of the previous Daytime Warming Centre and is supportive of it. There are many in

need including some who grew up in the community. This is not something that will go away or fix itself, there has been an increase of women living in their cars. Services are needed and there are more support services that are available, but they need to be coordinated, part of which is keeping the surrounding area clean (we can have a positive and collective impact).

- L. Pope, White Rock, the need for a warming centre is a problem and urges Council to stop putting band-aids on the situation and form a coalition to find a permanent solution. There are people that sleep in the woods, a way to help those in need must be found.
- B. Lightowlers, White Rock, thanked Council for the efforts for the Warming Centre as provided previously, stating it is a critical need but also a long term approach is required for this.
- D. Neale, White Rock, thanked Council for what has been done for a Warming Centre previously. Stated that those in need have to go somewhere during the day but then having to find somewhere in the evening is a band-aid solution, Council and the public need to advocate on behalf of those that need this service - a permanent place to go where those in need have their own room.

## **5. DELEGATIONS AND PETITIONS**

### **5.1 DELEGATIONS (5 MINUTES)**

#### **5.1.a LAYLA GILHOOLY AND BRENNAROCCLIFFE - BC SPCA**

Members from the BC SPCA provided an update on 2023 activities in White Rock and provided information about other BC SPCA programs and services.

### **5.2 PETITIONS**

None

## **6. PRESENTATIONS AND CORPORATE REPORTS**

### **6.1 PRESENTATIONS (10 MINUTES)**

None

### **6.2 CORPORATE REPORTS**

#### **6.2.a DAYTIME WARMING CENTRE NEXT STEPS**

Corporate report dated October 21, 2024, from the Chief Administrative Officer titled "Daytime Warming Centre Next Steps".

The Chief Administrative Officer provided an overview in regard to the corporate report.

**Motion Number: 2024-369 It was MOVED and SECONDED**

**THAT Council direct staff to proceed with the operation of the Daytime Warming Centre at Centennial Park.**

Voted in the negative (1): Councillor Chesney

**Motion CARRIED (6 to 1)**

**Motion Number: 2024-370 It was MOVED and SECONDED**

**THAT Council direct staff to:**

- 1. Award the contract for the 2024/2025 Emergency Daytime Warming Centre to Lookout Housing and Health Society & Engaged Communities Canada Society for the cost of \$409,970.41 and authorize the Chief Administrative Officer to sign the contract for services;**
- 2. Increase the budget to \$409,970.41 to enable daily operations of the daytime warming Booth from November 1 to March 15, 2025; and**
- 3. Allocate an additional \$49,970.41 from operating contingency (for 2024 costs) and prior year surplus (for 2025 costs) to the daytime warming centre budget; and**
- 4. Hire extra security to patrol the surrounding area outside hours of operation and allocate an additional \$30,000 from operating contingency and prior year surplus; and**
- 5. Establish a Warming Centre Volunteer Group to help with area cleaning.**

Voted in the negative (3): Mayor Knight, Councillor Chesney, and Councillor Trevelyan

**Motion CARRIED (4 to 3)**

**6.2.b CONTRACT AWARD - AUDIT SERVICES 2025-2029**

Corporate report dated October 21, 2024, from the Director of Financial Services titled "Contract Award - Audit Services 2025-2029".

**Motion Number: 2024-371 It was MOVED and SECONDED**

**THAT Council receive the corporate report dated October 21, 2024, from the Director, Financial Services, titled "Contract Award – Audit Services 2025-2029;" and**

- 1. Approve the award of the Audit Services contract for a five-year term, covering the 2025-2029 financial years, to KPMG LLP in the amount of \$391,500 (excluding GST);**
- 2. Authorize the pre-approved budget contingency in the amount of \$39,150 (10% of the contract amount) to support any unanticipated needs; and**
- 3. Authorize the Director, Financial Services, to execute all contract documentation required for the contract.**

**Motion CARRIED (7 to 0)**

**6.2.c CONTRACT AWARD - COUNCIL CHAMBERS RELOCATION**

Corporate report dated October 21, 2024, from the Manager, Engineering, titled "Contract Award - Council Chambers Relocation".

**Motion Number: 2024-372 It was MOVED and SECONDED**

**THAT Council receive the corporate report dated October 21, 2024, from the Manager of Engineering, titled "Contract Award – Council Chambers Relocation" for consideration; and**

- 1. Confirm Council Relocation Chambers to the White Rock Community Center; and**

2. **Approve the award of the Council Chambers Relocation project to Crescent Electrical Contractors Ltd. in the amount of \$36,000 (excluding GST).**

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

**Motion CARRIED (5 to 2)**

**Motion Number: 2024-373 It was MOVED and SECONDED**

**THAT Council approve the award of engineering support for the City Hall Renovations (new offices) project to Dialog in the amount of \$50,000 (excluding GST).**

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

**Motion CARRIED (5 to 2)**

**6.2.d CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO. 460 - 943 LEE STREET (DVP 00033)**

Corporate report dated October 21, 2024, from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 460 - 943 Lee Street (DVP00033)".

**Note:** DVP 460 was the subject of a public meeting held earlier in the evening, and is on the agenda for consideration under item 9.2.a

**Motion Number: 2024-374 It was MOVED and SECONDED**

**THAT Council:**

1. **Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 460 - 943 Lee Street;" and**
2. **Following the Public Meeting, consider the issuance of Development Variance Permit No. 460.**

**Motion CARRIED (7 to 0)**

**6.2.e CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO. 461 - 15170 COLUMBIA AVENUE (DVP 00034)**

Corporate report dated October 21, 2024 from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 461 - 15170 Columbia Avenue (DVP 00034)."

**Note:** DVP 461 was the subject of a public meeting held earlier in the evening, and is on the agenda for Council consideration under Item 9.2.b

**Motion Number: 2024-375 It was MOVED and SECONDED**

**THAT Council:**

- 1. Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 461 – 15170 Columbia Ave (DVP00034);" and**
- 2. Following the Public Meeting, consider the issuance of Development Variance Permit No. 461.**

**Motion CARRIED (7 to 0)**

**7. MINUTES AND RECOMMENDATIONS OF COMMITTEES**

**7.1 SELECT COMMITTEE MINUTES**

**Motion Number: 2024-376 It was MOVED and SECONDED**

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

- Housing Advisory Committee - September 26, 2024.**

**Motion CARRIED (7 to 0)**



**Motion Number: 2024-377 It was MOVED and SECONDED**

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

- **Public Art and Culture Advisory Committee - October 9, 2024.**

**Motion CARRIED (7 to 0)**

**Motion Number: 2024-378 It was MOVED and SECONDED**

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

- **Internal Community Hub Steering Committee - October 10, 2024.**

**Motion CARRIED (7 to 0)**

## **7.2 SELECT COMMITTEE RECOMMENDATIONS**

### **7.2.a HOUSING ADVISORY COMMITTEE (COUNCILLOR LAWRENCE, CHAIRPERSON)**

#### **7.2.a.a AFFORDABLE HOUSING FRAMEWORK STRATEGIC PRIORITY FIVE - BUILD CAPACITY WITH NON-PROFIT HOUSING AND SERVICE PROVIDERS**

**Motion Number: 2024-379**

**It was MOVED and SECONDED**

**THAT Council defer consideration of the following committee recommendation until after the Committee meets again (anticipated to be in the month of November):**

***That Council direct staff to report back on the feasibility of planning and facilitating an Affordable Housing Seminar to be scheduled within the next six (6) months.***

**Motion CARRIED (7 to 0)**

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

**7.2.b.a WALKWAYS SIGNAGE**

**Motion Number: 2024-380  
It was MOVED and SECONDED**

**THAT Council direct staff to proceed with the procurement and installation of walkway signage in up to 16 locations, utilizing previously approved \$20,000 funding, and if additional funding is required, authorize the required funds be released from the Placemaking Fund, not to exceed \$30,000 total.**

**Motion CARRIED (7 to 0)**

**7.2.b.b MACCAUD PARK PLACEMAKING WORKING GROUP**

**Note:** Photo of "Gateway to Happiness," as discussed during October 9, 2024 Public Art and Culture Advisory Committee meeting, attached for reference.

**Motion Number: 2024-381  
It was MOVED and SECONDED**

**THAT Council direct staff to investigate the feasibility of reconstructing the "Gateway to Happiness" at Maccaud Park.**

**Motion CARRIED (7 to 0)**

**7.2.b.c VACANT STOREFRONT PLACEMAKING RESEARCH WORKING GROUP**

The following discussion points were noted:

- How much will this take on staff resources?

- Is there something that needs to be set aside in order to complete these recommendations / how will current staff workplans be impacted?

**Motion Number: 2024-382**

**It was MOVED and SECONDED**

**THAT Council defer consideration of the two (2) committee recommendations as follows until staff can bring forward clarifying information to the next regular Council meeting:**

1. **Direct staff to include within their 2025 work plan a review of the City's Unsightly Premises Bylaw to assess whether updates are required and to consider the inclusion of more stringent provisions; and**
2. **Direct staff to include within their 2025 work plan exploration of the feasibility of developing a temporary agreement framework between the City and commercial property owners, or rental property owners, whose premises have become unsightly, to install artwork on their properties.**

**Motion CARRIED (7 to 0)**

**7.2.b.d**

**FESTIVE SEASON IN THE BUSINESS DISTRICT WORKING GROUP**

**Motion Number: 2024-383**

**It was MOVED and SECONDED**

**THAT Council approve staff allocating funds from the existing Placemaking Fund, within the Recreation and Culture Department's budget, for the purchase of four (4) more wreaths.**

**Motion CARRIED (7 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. Bylaw 2519 received first and second reading on September 23, 2024, and was the subject of a Public Hearing held earlier in the evening. The bylaw was on the agenda for consideration of third and final reading at this time.

Councillor Partridge departed the meeting at 5:39 p.m.

**Motion Number: 2024-384 It was MOVED and SECONDED**

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

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Partridge

**Motion CARRIED (5 to 1)**

**Motion Number: 2024-385 It was MOVED and SECONDED**

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

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Partridge

**Motion CARRIED (5 to 1)**

**9.1.b 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*. Bylaw 2516 received three (3) readings on September 23, 2024 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on October 3 and 10. Bylaw 2516 was on the agenda for consideration of final reading.

**Motion Number: 2024-386**  
**It was MOVED and SECONDED**

**That Council give final reading to "2025-2029 Permissive Tax Exemption Mann Park Lawn Bowling Club Bylaw 2024, No. 2516".**

Absent (1): Councillor Partridge

**Motion CARRIED (6 to 0)**

**9.1.c 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*. Bylaw 2515 received three (3) readings on September 23, 2024 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on October 3 and 10. Bylaw 2516 is on the agenda for consideration of final reading.

**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: 2024-387**  
**It was MOVED and SECONDED**

**THAT Council give final reading to "2025 Permissive Tax Exemption Bylaw White Rock BIA Bylaw 2024, No. 2515."**

Absent (1): Councillor Partridge

**Motion CARRIED (6 to 0)**

**9.1.d BYLAW 2522 - WHITE ROCK PARKS REGULATIONS BYLAW, 1977, NO. 675, AMENDMENT NO. 9, 2024, NO. 2522**

Bylaw 2522 - A bylaw to amend the White Rock Parks Regulation Bylaw in regard to parking in the waterfront parking lots. Bylaw 2522 received three (3) readings on October 7, 2024 and is on the agenda for consideration of final reading.

Councillor Partridge returned to the meeting at 5:41 p.m.

Councillor Klassen departed the meeting at 5:41 p.m.

**Motion Number: 2024-388 It was MOVED and SECONDED**

**THAT Council give final reading to "*White Rock Parks Regulations Bylaw, 1977, No. 675, Amendment No. 9, 2024, No. 2522*".**

Voted in the negative (1): Councillor Cheung

Absent (1): Councillor Klassen

**Motion CARRIED (5 to 1)**

**9.1.e BYLAW 2521 - TICKETING FOR BYLAW OFFENCES BYLAW, 2011, NO. 1929, AMENDMENT NO. 16, 2024, NO. 2521**

Bylaw 2521 - A bylaw to amend the Ticketing for Bylaw Offences Bylaw in relation to Schedule B7 - White Rock Parks Regulation Bylaw. Bylaw 2521 received three (3) readings on October 7, 2024 and is on the agenda for consideration of final reading.

Councillor Klassen returned to the meeting at 5:43 p.m.

**Motion Number: 2024-389 It was MOVED and SECONDED**

**THAT Council give final reading to "*Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No. 16, 2024, No. 2521*".**

**Motion CARRIED (7 to 0)**

## 9.2 PERMITS

### 9.2.a DEVELOPMENT VARIANCE PERMIT NO. 460 (943 LEE STREET)

Development Variance Permit (DVP) No. 460 for 943 Lee Street seeks relief from the minimum rear yard and interior side yard setbacks from the RS-3 (Small Lot, Hillside) SSMUH residential Zone to allow for the use of an existing Barbeque Structure. The application also seeks to vary the maximum permitted projection for eaves and gutters into the required setback area in this zone.

**Note:** DVP 460 was the subject of a public meeting held earlier in the evening, and a Corporate Report under Item 6.2.d

**Motion Number: 2024-390 It was MOVED and SECONDED THAT Council endorse issuance of Development Variance Permit No. 460 (943 Lee Street).**

**Motion CARRIED (7 to 0)**

### 9.2.b DEVELOPMENT VARIANCE PERMIT NO. 461- 15170 COLUMBIA AVENUE

Development Variance Permit (DVP) No. 461 for 15170 Columbia Avenue seeks relief from the minimum off-street parking requirement in the Zoning Bylaw from one parking stall to zero for a proposed accessory Bed and Breakfast.

**Note:** DVP 461 was the subject of a public meeting held earlier in the evening, and a Corporate Report under Item 6.2.e

**Motion Number: 2024-391 It was MOVED and SECONDED THAT Council endorse issuance of Development Variance Permit No. 461 (15170 Columbia Avenue)**

**Motion CARRIED (7 to 0)**

## 10. CORRESPONDENCE

### 10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

None

**11. MAYOR AND COUNCILLOR REPORTS**

**11.1 MAYOR'S REPORT**

None

**11.2 COUNCILLORS REPORTS**

None

**12. MOTIONS AND NOTICES OF MOTION**

**12.1 MOTIONS**

**12.1.a 2025 REGULAR COUNCIL MEETING SCHEDULE**

**Motion Number: 2024-392 It was MOVED and SECONDED**

**THAT Council approve the following 2025 Regular Council Meeting schedule:**

- **January 13 & 27;**
- **February 10 & 24;**
- **March 10 & 31;**
- **April 14 & 28;**
- **May 12 & 26;**
- **June 9 & 23;**
- **July 7 & 21;**
- **September 15;**
- **October 6 & 20;**
- **November 3 & 17; and**
- **December 1**

**Motion CARRIED (7 to 0)**

**12.1.b 2025 DEPUTY MAYOR SCHEDULE**

**Motion Number: 2024-393 It was MOVED and SECONDED**

**THAT Council approve the following schedule for the 2025 Deputy Mayor rotation:**

- **January 1 - March 1 - Councillor Trevelyan;**
- **March 2 - May 1 - Councillor Lawrence;**
- **May 2 - July 1 - Councillor Cheung;**
- **July 2 - August 31 - Councillor Klassen;**



- September 1 - October 31 - Councillor Partridge; and
- November 1 - December 31 - Councillor Chesney.

**Motion CARRIED (7 to 0)**

**12.2 NOTICES OF MOTION**

**13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS**

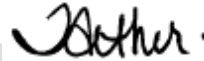
None

**14. OTHER BUSINESS**

None

**15. CONCLUSION OF THE OCTOBER 21, 2024 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:45 p.m.



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Mayor Knight

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Tracey Arthur, Director of  
Corporate Administration