

## Regular Council Meeting of White Rock City Council

### Minutes



March 31, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers  
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Mayor Knight  
Councillor Chesney  
Councillor Cheung  
Councillor Lawrence  
Councillor Partridge  
Councillor Trevelyan

ABSENT: Councillor Klassen

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  
Robyn Barra, Manager of Communications and Government Relations  
Darcy Dupont, Senior Project Manager of the Community Hub  
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 15

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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: 2025-089 It was MOVED and SECONDED**

**THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for March 31, 2025, as circulated.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

## 3. ADOPTION OF MINUTES

**Motion Number: 2025-090 It was MOVED and SECONDED**

**THAT the Corporation of the City of White Rock Council adopt the meeting minutes of March 10, 2025, as circulated.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

### 3.1 SPECIAL PRESENTATION

#### 3.1.a NEW STAFF MEMBER: SENIOR PROJECT MANAGER, COMMUNITY HUB

Introduction of the City's Senior Project Manager for the Community Hub, Darcy Dupont.

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

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

- K. Jones, White Rock, March 30, 2025 a waterline break was reported on Goggs Avenue (between Maple Street and Maccaud Park). This is the fourth watermain break in the past two (2) years and would like to ask Council to make the entire street a priority strategic capital project for reconstruction by replacing the water, sanitary and storm sewer lines,

underground the hydro and communication lines, provide sidewalk, curbs and gutters and rebuild the roadbed and pavement.

Staff confirmed that there was a water main break and that there have been struggles with Goggs Avenue, but this is not the only location in the City with these concerns. The City's capital reserves are limited and must be prioritized; however, this area will be reviewed.

- S. Cosco, White Rock, commented on the City's Official Community Plan in terms of density and on the Community Hub project – inquiring on the public input in regard to these items. Asked what is the City's understanding of what the community values?

It was confirmed that the City had not yet conducted a public survey for the Community Hub Project. This evening, Mr. Dupont was introduced to both Council and the public as the newly appointed Senior Project Manager for the initiative, and he will be working on the public consultation process for the Community Hub.

- W. Delaney, White Rock, noted the City's different options for the Community Hub locations and has concern with a library and daycare being workable within a 25 storey building (Uptown Option), further noted the City already has their Community Hub location with these amenities however the proposed height (6 stories) is not in support to accommodate a new facility at the current City Hall site. Concern about the impact on property value within the area and does not feel it will be safe with the proposed plan.
- K. Casey, White Rock, currently has an unobstructed view and is against a proposed high rise to accommodate the City's Community Hub project. Concerned with the impact to her home value and potential mental health concerns due to lack of sunlight resulting from a higher building on the current City Hall site and with the construction process.
- G. Gumley, White Rock, on behalf of the White Rock Homeowners Society, inquired if Council would give their answer as to why they would consider the financial plan bylaw without reference to the proposed deficit when staff have noted there is a shortfall \$800,000M (\$40M per year for the next 20 years). Stated the City should reinstate a Finance and Audit Committee to oversee the budget process.

It was noted by Council that an infrastructure deficit is something that many municipalities have – this number represents the cost to fix all infrastructure in the City. The Financial Plan is putting funds into reserves to address this, but Council must do this in a responsible way to not have a large effect on taxation.

**5. DELEGATIONS AND PETITIONS**

**5.1 DELEGATIONS (5 MINUTES)**

**5.1.a WHITE ROCK NIGHT MARKETS - JASON FARIA**

Jason Faria, White Rock Night Markets, attended to discuss the licensed beverage area proposal for the White Rock Night Market, proposing the location to be condensed from what was previously discussed.

**Motion Number: 2025-091 It was MOVED and SECONDED**

**THAT Council endorse the White Rock Night Markets move forward with a liquor license component as described at the March 31, 2025 meeting (reduced area and with additional fencing to keep the promenade area clear for pedestrian foot traffic).**

Voted in the negative (1): Mayor Knight

Absent (1): Councillor Klassen

**Motion CARRIED (5 to 1)**

**5.2 PETITIONS**

None

**6. PRESENTATIONS AND CORPORATE REPORTS**

**6.1 PRESENTATIONS (10 MINUTES)**

None

## 6.2 CORPORATE REPORTS

### 6.2.a LEISURE ACCESS PROGRAM NEW POLICY

Corporate report dated March 31, 2025 from the Director of Recreation and Culture titled "Leisure Access Program New Policy".

**Motion Number: 2025-092 It was MOVED and SECONDED**

**THAT Council approve the new terms for the Leisure Access Program as circulated and adopt a Leisure Access Program Policy.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

### 6.2.b CONTRACT AWARD - GENERATIONS PLAYGROUND SPLASH PAD

Corporate report dated March 31, 2025, from the Director of Engineering and Municipal Operations and the Director of Recreation and Culture titled, "Contract Award - Generations Playground Splash Pad".

**Motion Number: 2025-093 It was MOVED and SECONDED**

**THAT Council:**

1. **Receive the March 31, 2025 corporate report from the Directors of Engineering and Municipal Operations and Recreation and Culture titled "Contract Award - Generations Playground Splash Pad"; and**

2. **Approve Option 2 as outlined within the corporate report as follows:**

- **Terminate the RFP issued for the Generations Playground Splash Pad project and negotiate a reduced scope for the project.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

### **6.2.c CONTRACT AWARD - LED STREETLIGHT REPLACEMENT**

Corporate report dated March 31, 2025, from the Manager, Engineering, titled "Contract Award - LED Streetlight Replacement".

The following discussion point was noted:

- Concern by member of Council noted with the temperature of the lights: 3,000 kelvin or less would be environmentally friendly

Staff noted they can review this comment.

**Motion Number: 2025-094 It was MOVED and SECONDED**

**THAT Council receive the corporate report dated March 31, 2025, from the Manager of Engineering, titled "Contract Award - LED Streetlight Replacement" and**

- 1. Approve the award of the LED Streetlight Replacement project to Crown Contracting Ltd. in the amount of \$480,388 (excluding GST);**
- 2. Approve the award of the optional scope to replace critical condition streetlight poles to Crown Contracting Ltd. in the amount of \$400,000 (excluding GST);**
- 3. Authorize purchase of LED fixtures from LED Roadway Lighting in accordance with the Corporate Supply Agreement in the amount of \$248,911 (including PST, excluding GST);**
- 4. Authorize the pre-approved contingency in the amount of \$139,579 (approximately 15% of the design and contracting costs) 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 Klassen

**Motion CARRIED (6 to 0)**

**6.2.d INITIAL REVIEW OF COMBINED OCP AMENDMENT AND REZONING APPLICATION AT 14981 AND 14985 MARINE DRIVE (OCP/ZON/MJP 24-032)**

Corporate report dated March 31, 2025 from the Director of Planning and Development Services titled "Initial Review of Combined OCP Amendment and Rezoning Application at 14981 and 14985 Marine Drive (OCP/ZON/MJP 24-032) ".

**Motion Number: 2025-095 It was MOVED and SECONDED**

**THAT Council receive the for information the corporate report dated March 31, 2025 from the Director of Planning and Development Services, titled “Initial Review of combined OCP amendment and Rezoning Application at 14981 and 14985 Marine Drive (OCP/ZON/MJP 24-032);” and**

- 1. Defer consideration of the Official Community Plan amendment Zoning Bylaw amendment and Major Development Permit applications for 14981 and 14985 Marine Drive pending the completion of the Marine Drive Land Use Study as outlined in this corporate report.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**7. MINUTES AND RECOMMENDATIONS OF COMMITTEES**

**7.1 SELECT COMMITTEE MINUTES**

**Motion Number: 2025-096 It was MOVED and SECONDED**

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

- Accessibility Advisory Committee, March 5, 2025.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**Motion Number: 2025-097 It was MOVED and SECONDED**

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

- **Internal Community Hub Steering Committee, March 6, 2025.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**Motion Number: 2025-098 It was MOVED and SECONDED**

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

- **Public Art and Culture Advisory Committee, March 12, 2025.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**Motion Number: 2025-099 It was MOVED and SECONDED**

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

- **Housing Advisory Committee, March 20, 2025.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

## **7.2 SELECT COMMITTEE RECOMMENDATIONS**

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

#### **7.2.a.a BEACH ACCESSS RAMP WORKING GROUP UPDATE**

**Note:** Working group report, as presented during the March 5, 2025 Accessibility Advisory Committee meeting, attached for reference.

If Council directs, staff will investigate the feasibility of each of the recommendations, implement where feasible and report to the Accessibility Committee.



**Motion Number: 2025-100**  
**It was MOVED and SECONDED**

**THAT Council direct staff to complete a feasibility assessment of the accessibility improvements suggested in the Beach Access Ramp Working Group's report.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**7.2.a.b**

**ANNUAL LIGHTING OF WHITE ROCK PIER FOR INTERNATIONAL DAY OF PERSONS WITH DISABILITIES**

**Note:** Council Policy 168 with the proposed amendments from the Accessibility Advisory Committee are attached for reference.

**Motion Number: 2025-101**  
**It was MOVED and SECONDED**

**THAT Council amend the City's Lighting the White Rock Pier Policy 168 to include International Day of Persons with Disabilities (December 3) in the list of annual celebrations to be supported during the 2023 - 2026 Council term, for which the Pier will be lit purple.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**7.2.b INTERNAL COMMUNITY HUB STEERING COMMITTEE (COUNCILLOR LAWRENCE, CHAIRPERSON)**

**7.2.b.a ANALYSIS OF AFFORDABLE HOUSING INCLUSION IN COMMUNITY HUB PROJECT**

**Motion Number: 2025-102**

**It was MOVED and SECONDED**

**THAT Council wait until the Senior Project Manager begins his role before proceeding with further direction on the Urban Systems quote for the analysis and consultation process.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**8. POLICIES**

None

**9. BYLAWS AND PERMITS**

**9.1 BYLAWS**

**9.1.a BYLAW 2538 - ANIMAL CONTROL AND LICENSING BYLAW, 2012, NO. 1959, AMENDMENT NO.4, 2025, NO. 2538**

Bylaw 2538 - A bylaw to amend the Animal Control and Licensing Bylaw to allow dogs on the Promenade between April 1<sup>st</sup> to September 30<sup>th</sup> from the hours of 5:30 a.m. to 9:00 a.m.

Council at their March 10, 2025 meeting directed staff to bring forward this bylaw amendment for consideration of initial readings.

**Note:** Staff have noted that if Council gives Bylaw 2538 three (3) readings it would be on the agenda for consideration of final reading on April 14<sup>th</sup>. Staff suggest that Council consider waiving Bylaw enforcement of dogs on the promenade between April 1 and April 14 (between the hours of 5:30 a.m. and 9:00 a.m.) in anticipation of final reading of the bylaw.

**Motion Number: 2025-103 It was MOVED and SECONDED**

**THAT Council give first, second and third reading to " *Animal Control and Licensing Bylaw, 2012, No. 1959, Amendment No. 4, 2025, No. 2538*".**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**Motion Number: 2025-104 It was MOVED and SECONDED THAT Council direct staff to waive enforcement of " *Animal Control and Licensing Bylaw, 2012, No. 1959*" Section 23 Subsection 6 between the hours of 5:30 a.m. and 9:00 a.m. until such a time as " *Animal Control and Licensing Bylaw, 2012, No. 1959, Amendment No. 4, 2025, No. 2538*" is adopted by Council.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**9.1.b BYLAW 2534 - 2025-2029 FINANCIAL PLAN BYLAW**

Bylaw 2534 - A bylaw to adopt a Financial Plan for 2025 to 2029.

**Note:** Council at their February 24, 2025 meeting directed staff to bring forward this bylaw for consideration of initial readings. Bylaw 2534 received first, second and third reading on March 10, 2025.

**Motion Number: 2025-105 It was MOVED and SECONDED THAT Council gives final reading to " *White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534*".**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**9.1.c BYLAW 2537 - NO SECONDARY SUITES RESTRICTIVE COVENANT DISCHARGE BYLAW (15496 THRIFT AVENUE), 2025, NO. 2537**

Bylaw 2537 - A bylaw to authorize the City of White Rock to discharge a restrictive covenant and priority agreement registered as Land Title Office Document No. CA9288840.

Bylaw 2537 received first, second and third reading on March 10, 2025 and is on the agenda for consideration of final reading.

**Motion Number: 2025-106 It was MOVED and SECONDED**

**THAT Council give final reading to "*No Secondary Suites Restrictive Covenant Discharge Bylaw (15496 Thrift Avenue), 2025, No. 2537*".**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**9.2 PERMITS**

None

**10. CORRESPONDENCE**

**10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION**

**Motion Number: 2025-107 It was MOVED and SECONDED**

**THAT Council receive correspondence item(s) 10.1.a - c as circulated.**

Absent (1): Councillor Klassen

**Motion CARRIED (6 to 0)**

**10.1.a KENT STREET EXECUTIVE COMMITTEE - COMMUNITY HUB LETTER OF SUPPORT**

Correspondence dated March 5, 2025 from the Chairperson of the Kent Street Executive Committee voicing their support for the city's proposal for a new community hub.

**10.1.b METRO VANCOUVER BOARD IN BRIEF**

Metro Vancouver Board in Brief for February meetings for information purposes.

**10.1.c CITY OF PORT MOODY - UBCM ADVOCACY - EQUITABLE DISTRIBUTION OF NON-CASINO GAMING REVENUE**

Correspondence dated February 27, 2025, from the City of Port Moody advising of their resolution to the Union of British Columbia (UBCM) conference regarding Equitable Distribution of Non-Casino Gaming Revenue.

## **11. MAYOR AND COUNCILLOR REPORTS**

### **11.1 MAYOR'S REPORT**

Mayor Knight noted the following information:

- Mar 11, Recorded video of the post-Council overview from the March 10 Council meeting
- Mar 12, Metro Vancouver Liquid Waste Committee meeting
- Mar 13, TransLink Mayors' Council on Regional Transportation
- Mar 13, Keynote Speaker at the National Association of Federal Retirees, Fraser Valley West Annual Branch meeting
- Mar 15, "Building Bridges: Empowering Women Through Connection and Community" event
- Mar 19, TransLink Mayors' Council on Regional Transportation
- Mar 22, Peace Arch Hospital Auxiliary Superfluity Thrift Shop's 75<sup>th</sup> Anniversary
- Mar 28, Metro Vancouver Board of Directors' meeting
- Mar 28, TransLink Mayors' Council on Regional Transportation
- April 3, Reminder that the City is hosting an Open House for the "North Bluff Road Corridor Study"

### **11.2 COUNCILLORS REPORTS**

Councillor Chesney noted the following information:

- Mar 26, City of White Rock Museum and Archive Annual General Meeting
- Mar 28, Elizabeth Hollick Art Extravaganza - Art Giveaway and Auction
- Mar 29, Councillor Klassen Kick Off - Run for Liberal Candidate in upcoming election
- Mar 30, Nomad Gallery (Local Artists on Display until April 17)
- April 4 - 8, White Rock Rotary Book Sale - Peace Arch Curling Club

Councillor Partridge noted the following information:

- Mar 28, Elizabeth Hollick Art Extravaganza - Art Giveaway and Auction
- April 4 - 8, White Rock Rotary Book Sale - Peace Arch Curling Club

Councillor Cheung noted the following information:

- Mar 13, attended the Lower Mainland Local Government Association Leadership Forum

**12. MOTIONS AND NOTICES OF MOTION**

**12.1 MOTIONS**

None

**12.2 NOTICES OF MOTION**

None

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

None

**14. OTHER BUSINESS**

None

**15. CONCLUSION OF THE MARCH 31, 2025 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:20 p.m.



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Mayor Knight

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Tracey Arthur, Director of Corporate Administration