

## Regular Council Meeting of White Rock City Council

### Minutes



July 7, 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

#### STAFF:

Anne Berry, Acting Chief Administrative Officer / Director of  
Planning and Development Services  
Tracey Arthur, Director of Corporate Administration  
Jim Gordon, Director of Engineering and Municipal Operations  
Kari Laing, Director of Human Resources  
John Woolgar, Director of Recreation and Culture  
Brad Davie, Fire Chief  
Darcy Dupont, Senior Project Manager, Community Hub  
Robyn Barra, Manager of Communications and Government  
Relations  
Kaelin Nelson, Senior Communications Coordinator  
Gagan Lindran, Media Relations Coordinator  
Debbie Johnstone, Deputy Corporate Officer

Public: 38 (approx.)

---

#### 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: 2025-223 It was MOVED and SECONDED**

**THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for July 7, 2025 as circulated.**

**Motion CARRIED (6 to 0)**

## **3. ADOPTION OF MINUTES**

**Motion Number: 2025-224 It was MOVED and SECONDED**

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

- Regular Council meeting of June 23, 2025.

**Motion CARRIED (6 to 0)**

**Motion Number: 2025-225 It was MOVED and SECONDED**

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

- Special Council meeting of June 25, 2025.

**Motion CARRIED (6 to 0)**

## **3.1 SPECIAL PRESENTATION - POETRY IN MOTION**

The Director of Recreation and Culture provided an overview of the Poetry in Motion program and will introduce the poets, who then read their poem to the public:

- Peter Harris - *Winter Fence*
- Morgan Mclean – *Call of the Sea*
- Lucy Prior - *Dragonfly*



**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**

- A. Turton, White Rock, noted interest in painting a mural in White Rock, stated he has approval from the business and building owner, but wanted to ensure he would be able to do this. Mayor noted the Public Art and Cultural Committee would be interested to have him attend a future meeting, and suggested he reach out to staff to discuss this further.
- S Lindenberger, White Rock noted that Council on January 27, 2025 approved the location for the Community Hub to be at 1510 Johnston Road, March 31, 2025 Council were introduced to the Senior Project Manager of the Community Hub who has since undertaken conducting surveys and public consultations on the topic, Has Council rescinded their motion for the location?

Mayor confirmed that the resolution had not been rescinded. However, since they have hired the Senior Project Manager for the Community Hub, they look forward to his summary report regarding potential locations, which is expected to be on the July 21, 2025, agenda, where further discussion will take place on the matter.

- D. Siemens, White Rock, spoke in regard to the Community Hub, and inquired as the final location plan has not yet been decided would Council consider a question on the ballot on this matter, giving more opportunity for the public to be heard on the matter.

The Mayor noted that this topic can be discussed at the July 21st meeting, as the Senior Project Manager for the Community Hub will present a corporate report on the subject at the next meeting.

- K. Casey, White Rock, noted her support for the previous two (2) speakers on the topic of the Community Hub and informed of an incident that occurred at the White Rock Farmers' Market that could have been violent; however, due to active security, it was prevented. What are the Provincial and Federal governments doing to support



White Rock in addressing additional population and various mental health issues, etc.?

The Mayor noted that discussions have taken place with the local MLA regarding the provincial housing targets. Although no support or offers have been provided so far, the City continues to advocate and follow up on the matter.

## **5. DELEGATIONS AND PETITIONS**

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

#### **5.1.a CINDY SONG - ROOYEE FILMS PRODUCTION**

Cindy Song, Rooyee Films Production, attended to discuss potential film screening events and to request consideration of sponsorship from the City for the proposed event.

#### **5.1.b WHITE ROCK HOMEOWNERS AND TAXPAYERS SOCIETY - ERP EXPENDITURES, IMPLEMENTATION TIMELINE AND BUDGET PROCESS REFORM**

Gary Gumley, White Rock Homeowners and Taxpayers Society, attended to discuss the City's new financial software, Enterprise Resource Planning (ERP), regarding staffing costs, implementation priorities, and budget process reform.

Inquired about questions asked previously about the City's new financial software and stated these are some of the reasons that the City would need a Finance and Audit Committee or a Protocol Officer:

1. ERP Staffing Costs – Seeking clarification regarding the recent \$500,000 allocation for a 2.5-year staff backfill contract within the finance department, if this was included in the original noted expenditure of \$3.5M.

2) And the noted \$120,000 for potential travel expenditures working to implement the new financial software. Stated that this should have been included as part of the RFQ.

Staff noted they would look into this, and the Mayor suggested that if there has been no response, Mr. Gumley should contact her.



## 5.2 PETITIONS

None

## 6. PRESENTATIONS AND CORPORATE REPORTS

### 6.1 PRESENTATIONS (10 MINUTES)

None

### 6.2 CORPORATE REPORTS

#### 6.2.a CONSIDERATION OF BYLAW READINGS FOR DRAFT ZONING AMENDMENT BYLAW NO. 2546 (CD-73) - 1164 ELM STREET (ZON 21-025, MJP 22-005)

Corporate report dated July 7, 2025 from the Director of Planning and Development Services, titled "Consideration of Bylaw Readings for Draft Zoning Amendment Bylaw No. 2546 (CD-73) - 1164 Elm Street (Zon-21-025, MJP 22-005)".

**Note:** Bylaw 2546 was on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.a

Councillor Trevelyan departed the meeting at 4:33 p.m. and returned at 4:50 p.m. (prior to the vote on the topic)

**Motion Number: 2025-226 It was MOVED and SECONDED**

**THAT Council:**

1. Receive for information the corporate report dated July 7, 2025, from the Director of Planning and Development Services, titled "Consideration of Bylaw Readings for Draft Zoning Amendment Bylaw No. 2546 (CD-73) – 1164 Elm Street (ZON 21-025, MJP 22-005);"
2. Waive the Advisory Design Panel's review requirement for the Major Development Permit application associated with this development proposal;
3. Consider the first three readings to "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 8, (1164 Elm Street [RS-1 SSMUH Residential Zone to CD-73 Zone]) 2025, No. 2546" (Under Item 9.1.a) and,
4. Direct staff to resolve the following issues before bringing "White Rock Zoning Bylaw, 2024, No. 2506,



**Amendment No. 8, (1164 Elm Street [RS-1 SSMUH Residential Zone to CD-73 Zone]) 2025, No. 2546” back for consideration of final adoption:**

- a. Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Beachview Avenue and Elm Street, a dedication of 2.38 metres along the Beachview Avenue frontage, a dedication of 1.78 metres along the southern lane, registration of restrictive covenants and rights of way where necessary, 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 revised Landscape Plan that reflects the removal of landscaping within the lane area, in alignment with the interim measures to achieve the required lane width to support two-way traffic;**
- c. Confirm that the final Arborist Report and the recommendations within, 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. Develop a Construction Management Plan for staff review; and**
- f. Develop a Comprehensive Addressing Plan for staff approval.**

**Motion CARRIED (6 to 0)**



**6.2.b CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT  
NO. 464 - 15315 PACIFIC AVENUE (DVP00037)**

Corporate report dated July 7, 2025 from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 464 - 15315 Pacific Avenue (DVP00037)".

**Note:** Development Variance Permit No. 464 was on the agenda for consideration of approval under Item 9.2.a.

**Note:** Notice of Consideration of Development Variance Permit No. 464 was advertised in the June 26<sup>th</sup> and July 3<sup>rd</sup> editions of the Peace Arch News, and 325 notices were mailed to inform owners and occupants within 100 meters of the subject property.

**Motion Number: 2025-227 It was MOVED and SECONDED**

**THAT Council:**

1. **Receive the corporate report dated July 7, 2025, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 464 – 15315 Pacific Avenue (DVP00037);" and**
2. **Waive the Public Meeting requirement under Schedule J in *Planning Procedures Bylaw, 2017, No. 2234*; and**
3. **Consider the issuance of Development Variance Permit No. 464 (Under Item 9.2.a)**

Voted in the negative (1): Councillor Trevelyan

**Motion CARRIED (5 to 1)**

**6.2.c CONTRACT AWARD - BUENA VISTA AVENUE AND FINLAY  
STREET INTERSECTION AND SIDEWALK UPGRADES**

Corporate report dated July 7, 2025 from the Manager, Engineering, titled "Contract Award - Buena Vista Avenue and Finlay Street Intersection and Sidewalk Upgrades".

**Motion Number: 2025-228 It was MOVED and SECONDED**

**THAT Council receive the corporate report dated July 7, 2025, from the Manager of Engineering, titled "Contract Award -**



**Buena Vista Avenue and Finlay Street Intersection and Sidewalk Upgrades” and**

- 1. Approve the award of the Buena Vista Avenue and Finlay Street Intersection and Sidewalk Upgrades to Crown Contracting Ltd. in the amount of \$542,313 (excluding GST);**
- 2. Approve the award of construction management services (engineering, contract administration and inspection) to ISL Engineering and Land Services Ltd. in the amount of \$73,335 (excluding GST);**
- 3. Authorize the pre-approved contingency in the amount of \$150,352 (approximately 25% of the construction costs) to support the project; and**
- 4. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.**

**Motion CARRIED (6 to 0)**

**6.2.d 2025 BY-ELECTION APPOINTMENT OF CHIEF AND DEPUTY CHIEF ELECTION OFFICERS**

Corporate report dated July 7, 2025 from the Director of Corporate Administration titled "2025 By-Election Appointment of Chief and Deputy Chief Election Officers".

**Motion Number: 2025-229 It was MOVED and SECONDED**

**THAT Council receive the July 7, 2025, corporate report from the Director of Corporate Administration, titled “2025 By-Election Appointment of Chief and Deputy Chief Election Officers;” and**

- 1. Appoint Tracey Arthur as the Chief Election Officer, and Debbie Johnstone as the Deputy Chief Election Officer, pursuant to Section 54 of the *Local Government Act*, effective July 14, 2025, to conduct the 2025 By-Election.**

**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 **WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 8, (1164 ELM STREET [RS-1 SSMUH RESIDENTIAL ZONE TO CD-73 ZONE]) 2025, NO. 2546**

Bylaw 2546 - A bylaw to amend the "White Rock Zoning Bylaw" to rezone the subject property from the 'RS-1 SSMUH Residential Zone' to the 'Comprehensive Development Zone (CD-73)' to enable a proposed seven-unit townhouse development.

A Public Hearing is prohibited on this zoning amendment bylaw in accordance with Section 464(3) of the *Local Government Act*.

**Note:** Bylaw 2546 was the subject of a corporate report under Item 6.2.a.

**Note:** In accordance with legislation, Notice of Consideration of Bylaw 2546 was published in the June 26th and July 3rd editions of the Peace Arch News, and 360 notices were mailed to inform owners and occupants within 100 meters of the subject property.

**Motion Number: 2025-230 It was MOVED and SECONDED**

**THAT Council give the first, second, and third reading to "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 8, (1164 Elm Street [RS-1 SSMUH Residential Zone to CD-73 Zone]) 2025, No. 2546".**

**Motion CARRIED (6 to 0)**



**9.1.b WHITE ROCK FINANCIAL PLAN (2025-2029) BYLAW, 2025, NO. 2534, AMENDMENT NO. 1, 2025, NO. 2539**

Bylaw 2539 - A Bylaw to amend the 2025-2029 White Rock Financial Plan to include:

- Carryforwards of budgeted but unspent capital items from 2024, which are being carried over into the 2025 financial year;
- Carryforwards of some budgeted but unspent operating items from 2024, which are being carried over into the 2025 financial year;
- Removal of the budget for the Warming Centre for 2026 – 2029; and
- Updated capital amounts for new or increased capital projects approved by Council since the presentation of the first draft of the 2025 Financial Plan.

Bylaw 2539 received three (3) readings at the June 23, 2025 Regular Council meeting, and is on the agenda for consideration of final reading at this time.

**Motion Number: 2025-231 It was MOVED and SECONDED**

**THAT Council give final reading to *"White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534, Amendment No. 1, 2025, No. 2539"*.**

**Motion CARRIED (6 to 0)**

**9.2 PERMITS**

**9.2.a DEVELOPMENT VARIANCE PERMIT NO. 464 - 15315 PACIFIC AVENUE (DVP00037)**

Development Variance Permit (DVP) No. 464 for 15315 Pacific Avenue seeks to reduce the required front and exterior side yard setbacks on the subject property to allow for the construction of a structure to display a vintage fire truck. The applicant is requesting the following variances to Section 6.18.5.1 in the P-1 Civic/Institutional Zone:



- Front Lot Line Setback for Ancillary Structures: Reduction from 6.0 metres to 0.0 metres.
- Exterior Side Lot Line Setback: Reduction from 6.0 metres to 4.25 metres.

**Note:** DVP 464 was the subject of a corporate report under Item 6.2.b.

**Motion Number: 2025-232 It was MOVED and SECONDED**

**THAT Council approve Development Variance Permit 464 (15315 Pacific Avenue) as circulated.**

Voted in the negative (1): Councillor Trevelyan

**Motion CARRIED (5 to 1)**

## **10. CORRESPONDENCE**

### **10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION**

None

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

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

- June 23, "Fiesta Tacos, Tequila" event in support of Brella Community Services
- June 25, Video recording for the post-Council overview from the June 23rd Council meeting
- June 25, Special Council meeting to consider final reading for the Election Procedure Bylaw
- June 25, White Rock Pride Society's June mingler event
- June 26, TransLink Mayor's Council on Regional Transportation meeting
- June 26, First outdoor performance of the TD Concerts at the Pier summer series
- June 27, Metro Vancouver Board of Directors' meeting



- June 27, Kent Street Activity Centre's "Denim & Diamonds" volunteer appreciation lunch
- June 28, White Rock Youth Ambassadors' Public Speaking Event
- July 1, Annual Canada Day by the Bay event, delivered remarks on stage for the opening ceremony and recognized this year's Outstanding Canadians on the Peninsula - Cindy Walker, Joan Dewinetz, and Manjot Lit
- July 3, Metro Vancouver's Regional Planning Committee meeting
- July 6, Soliel Commercial Grand Opening and Ribbon Cutting
- July 6, Canada Cup Celebration of Softball Reception

## **11.2 COUNCILLORS REPORTS**

Councill Cheung noted the following information:

- July 18, will be the White Rock Youth Ambassadors - 72<sup>nd</sup> "Puttin' on the Ritz Gala"

## **12. MOTIONS AND NOTICES OF MOTION**

### **12.1 MOTIONS**

None

### **12.2 NOTICES OF MOTION**

Councillor Trevelyan provided the following Notice of Motion for consideration at the July 21, 2025, regular Council meeting:

*THAT Council endorse adding at least one (1) question to the ballot for the upcoming by-election.*

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

None



14. **OTHER BUSINESS**

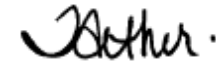
None

15. **CONCLUSION OF THE JULY 7, 2025 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:09 p.m.

---

Mayor Knight



---

Tracey Arthur, Director of Corporate  
Administration

Unapproved