

Regular Council Meeting of White Rock City Council

Minutes



March 8, 2021, 7:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Jacquie Johnstone, Director of Human Resources
Colleen Ponzini, Director of Financial Services
Eric Stepura, Director of Recreation and Culture
Ed Wolfe, Fire Chief
Chris Zota, Manager of Information Technology
Stephanie Lam, Deputy Corporate Officer
Greg Newman, Manager of Planning

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:15 p.m.

1.1 **FIRST NATIONS LAND ACKNOWLEDGEMENT**

We would like to recognize that we are standing/working/meeting on the traditional unceded territory of the Semiahmoo First Nation, and also wish to acknowledge the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

Motion Number: 2021-104 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council amend the agenda for its regular meeting scheduled for March 8, 2021 by adding the following:

- Item 4 - On Table Questions submitted by Ryan White;

AND THAT the agenda be adopted as amended.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: 2021-105 It was MOVED and SECONDED

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

- February 22, 2021 Regular Council Meeting:
- March 1, 2021 Public Hearing for: Bylaw 2371, Accessible Parking Standards, Bylaw 2373, 14401 Sunset Drive, Bylaw 2351, 15654/64/74 North Bluff Rd/ 1570/80 Maple St & 1593 Lee St; and Bylaw 2375, 15053 Marine Drive.

Motion CARRIED

4. QUESTION AND ANSWER PERIOD

Due to the COVID-19 global pandemic, in-person Question and Answer Period has been temporarily suspended until further notice. You may forward questions and comments to Mayor and Council by emailing ClerksOffice@whiterockcity.ca with Question and Answer Period noted in the subject line. Your questions and comments will be noted along with answers and placed on the City's website. You will be notified directly once this has been completed.

As of 8:30 a.m., March 3, 2021, there were no Question and Answer period submissions received.

There has been one (1) on-table Question and Answer submission from R. White:

Question(s):

1. What does this Mayor and this Council have to say about this to all residents - and the development community at large, that wants to do business in white rock?
2. Will this Mayor and this Council support unethical developers that are looking for more opportunities to expose our city rather than help it grow in a sustainable way?

It was noted that a response will be forwarded from the City.

Motion Number: 2021-106 It was MOVED and SECONDED

THAT Council receive for information the correspondence submitted for Question and Answer Period by 8:30 a.m. March 8, 2021, **including "On-Table"** information provided with staff responses that are available at the time.

Motion CARRIED

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

None

6.2 CORPORATE REPORTS

6.2.a COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief provided a verbal update regarding the COVID-19 global pandemic both locally and globally.

6.2.b MIRAMAR VILLAGE PLAZA SPECIAL EVENTS 2021

Corporate report dated March 8, 2021 from the Director of Recreation and Culture titled "Miramar Village Plaza Special Events 2021".

Conflict of Interest

Councillor Fathers declared a conflict of interest regarding her affiliation with the Farmers' Market and departed the meeting at 7:31 p.m.

Guest: M. Woods, President of the White Rock Farmers' Market was present for this portion of the meeting to answer questions in regard to the event.

Motion Number: 2021-107 It was MOVED and SECONDED

THAT Council defer consideration at this time regarding the White Rock Farmers' Market, as there is an upcoming executive meeting that may impact the request.

Motion DEFEATED

**Councillors Johanson, Kristjanson and
Mayor Walker voted in the negative
(only six members of Council present)**

Motion Number: 2021-108 It was MOVED and SECONDED

THAT Council endorse the following event to be held on the public open space located in Miramar Village Plaza in 2021:

- White Rock Farmers' Market on Sundays from May 2, 2021 to October 24, 2021.

Motion CARRIED

Councillors Chesney and Manning voted in the negative

Councillor Fathers arrived back at the meeting at 7:43 p.m.

Motion Number: 2021-109 It was MOVED and SECONDED

THAT Council endorse the following event to be held on the public open space located in Miramar Village Plaza in 2021:

- Christmas on the Peninsula on Saturday, November 27, 2021.

Motion CARRIED

6.2.c WARMING SHELTER OPTIONS FOR THE HOMELESS

Corporate report dated March 8, 2021 (**Corporate Report was provided "On-Table"**) from the Director of Recreation and Culture titled "Warming Shelter Options for the Homeless".

Motion Number: 2021-110 It was MOVED and SECONDED

THAT Council direct staff to participate in an At-Risk and Vulnerable Populations Task Force with representatives of the City of Surrey and other stakeholders mandated to address the needs of at-risk and vulnerable people living in White Rock and South Surrey, including those who are food insecure and homeless.

Motion CARRIED

Councillor Kristjanson voted in the negative

6.2.d WEST BEACH PARKADE COMMUNICATIONS STRATEGY

Corporate report dated March 8, 2021 (**Corporate Report was provided "On-Table"**) from the Director of Engineering and Municipal Operations titled "Parkade Signage and Communications Strategy".

Motion Number: 2021-111 It was MOVED and SECONDED

THAT Council direct staff to proceed with the communications plan to promote the Parkade as follows:

- Universal Parkade Sign Installation and Redundant Sign Removal (cost \$9,000).

Motion CARRIED

Councillors Kristjanson and Trevelyan voted in the negative

Motion Number: 2021-112 It was MOVED and SECONDED

THAT Council directs additional signage be added, at drivers eye level, to the exits from each of the waterfront parking lots to inform of additional parking opportunities at the City parkade(s) on Vidal Street.

Motion CARRIED

Councillor Johanson voted in the negative

6.2.e RESULTS OF OFFICIAL COMMUNITY PLAN REVIEW SURVEY - BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE

Corporate report dated March 8, 2021 from the Director of Planning and Development Services titled "Results of Official Community Plan Review Survey - Building Heights Outside the Town Centre".

Motion Number: 2021-113 It was MOVED and SECONDED

THAT Council:

1. Receive the March 8, 2021 corporate report from the Director, Planning and Development Services, titled "Results of Official Community Plan Review Survey – Building Heights outside the Town Centre;" and
2. Defers the topic to a future Land Use and Planning Committee meeting.

Motion CARRIED

Councillors Johnson, Kristjanson and Trevelyan voted in the negative

6.2.f RCMP INTERIOR IMPROVEMENTS - ADVANCE BUDGET ENDORSEMENT

Corporate report dated March 8, 2021 from the Director of Engineering and Municipal Operations titled "RCMP Interior Improvements - Advance Budget Endorsement".

Motion Number: 2021-114 It was MOVED and SECONDED

THAT Council give advance budget approval of \$100K for the Police Server Room and \$25K for RCMP interior renovations.

Motion CARRIED

6.2.g 2021 SANITARY AND STORM SEWER REHABILITATION CONTRACT AWARDS

Corporate report dated March 8, 2021 from the Director of Engineering and Municipal Operations titled "2021 Sanitary and Storm Sewer Rehabilitation Contract Awards".

Motion Number: 2021-115 It was MOVED and SECONDED

THAT Council:

1. Receive for information the corporate report dated March 8, 2021 from the Director of Engineering and Municipal Operations Department, titled "2021 Sanitary and Storm Sewer Rehabilitation Contract Awards;"
2. Approve the carry forward of the 2020 Sanitary I & I Reduction Program budget of \$594,000, as well as the 2020 Drainage Renew and Replacement Program budget of \$277,000;
3. Grant advanced approval to use the 2021 Sanitary I & I Reduction Program budget of \$500,000 and the 2021 Drainage Renew and Replacement Program budget of \$400,000; and
4. Approve the award of a contract for the trenchless storm and sanitary sewer rehabilitation to PW Trenchless Construction Inc. for \$1,073,695 (including GST).

Motion CARRIED

Councillor Kristjanson voted in the negative

6.2.h COMMUNITY AMENITY CONTRIBUTIONS - CENTRE STREET WALKWAY; MACCAUD PARK UPGRADE INCLUDING PICKLEBALL; PLAYGROUND UPDATES

Corporate report dated March 8, 2021 from the Director of Engineering and Municipal Operations titled "Community Amenity Contributions - Centre Street Walkway; MacCaud Park Upgrade Including Pickleball; Playground Updates".

In relation to recommendation number two (2) the following discussion points were noted, staff would have some information to bring forward at the upcoming Corporate Priority meeting:

- How any trees that would be lost
- What the maintenance would be for the courts
- Cost to build (uneven ground and may need a retaining wall)
- Cost for a combination of tennis/pickleball courts (4 or 8) and for six (6) pickleball only courts

Motion Number: 2021-116 It was MOVED and SECONDED

THAT Council approve a budget of \$900K from Community Amenity Contributions (CAC) based on the conceptual design for the Centre Street Walkway provided to Council in 2014 and attached as Appendix A and direct staff to commence the initial project steps, including preliminary design, as described in this report.

Motion CARRIED

Motion Number: 2021-117 It was MOVED and SECONDED

THAT Council consider the Maccaud Park project at an upcoming priorities session to potentially allocate \$500K from Community Amenity Contributions to increase the project budget from \$250K to \$750K to include pickleball courts.

Motion CARRIED

Councillor Trevelyan voted in the negative

Motion Number: 2021-118 It was MOVED and SECONDED

THAT Council consider \$1M in funding from Community Amenity Contributions at an upcoming priorities session for playground upgrades, including playground equipment.

Motion CARRIED

Motion Number: 2021-119 It was MOVED and SECONDED

THAT Council direct staff to make the necessary amendments to the Financial Plan to reflect any approved items from this report.

Motion CARRIED

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2021-120 It was MOVED and SECONDED

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

- Governance and Legislation Committee - February 22, 2021;
- Finance and Audit Committee - February 22, 2021;
- Tour de White Rock Committee - February 11, 2021;
- Environmental Advisory Committee - February 18, 2021;
- Arts and Cultural Advisory Committee - February 23, 2021; and
- Housing Advisory Committee - February 24, 2021.

Motion CARRIED

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a Governance and Legislation Committee (Councillor Trevelyan, Chairperson)

**7.2.a.a Recommendation #1 - Advisory Design Panel
Terms of Reference**

**Motion Number: 2021-121 It was MOVED and
SECONDED**

THAT Council endorse the revised Advisory Design
Panel Terms of Reference and Submissions
Checklist.

Motion CARRIED

8. BYLAWS AND PERMITS

8.1 BYLAWS

**8.1.a BYLAW 2371 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000,
AMENDMENT (ACCESSIBLE PARKING STANDARDS) BYLAW
2020, NO. 2371**

Bylaw 2371 - A bylaw to amend the White Rock Zoning Bylaw in regard to accessible parking. This item was presented for consideration of first and second reading at the January 25, 2021 Regular Council meeting. The public hearing was held March 1, 2021. The bylaw was on the agenda for consideration of third reading at this time.

Motion Number: 2021-122 It was MOVED and SECONDED

THAT Council give third reading to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2020, No. 2371*”.

Motion CARRIED

8.1.b BYLAW 2373: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD65-14401 SUNSET DRIVE) BYLAW, 2020, NO. 2373

Bylaw 2373 - A bylaw to amend the Zoning Bylaw by adding to the Table of Contents for Schedule B (Comprehensive Development Zones CD-65) and by adding to Schedule "2" Schedule B (Comprehensive Development Zones CD-65), 14401 Sunset Drive. This item was presented for consideration of first and second reading at the February 8, 2021 Regular Council meeting. The public hearing was held March 1, 2021. The bylaw was on the agenda for consideration of third reading at this time.

Motion Number: 2021-123 It was MOVED and SECONDED

THAT Council give third reading for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*”.

Motion CARRIED

Motion Number: 2021-124 It was MOVED and SECONDED

THAT Council direct staff to resolve the following issues prior to final adoption:

- a. ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m x 2.0 m corner cut on the corner of Archibald Road and Sunset Drive are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
- b. demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and

- c. process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

Motion CARRIED

8.1.c BYLAW 2351 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-63-15654/64/74 NORTH BLUFF ROAD/ 1570/80 MAPLE STREET AND 1593 LEE STREET) BYLAW, 2020, NO. 2351

Bylaw 2351 proposes multi-building development at 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (Beachway). This bylaw was presented for consideration of first and second reading at the January 11, 2021 Regular Council meeting. The public hearing was held March 1, 2021. The bylaw was on the agenda for consideration of third reading at this time.

Motion Number: 2021-125 It was MOVED and SECONDED

THAT Council give third reading to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351*".

Motion CARRIED

Councillors Johanson, Kristjanson and Trevelyan voted in the negative

Motion Number: 2021-126 It was MOVED and SECONDED

THAT Council directs staff to resolve the following issues prior to final adoption:

- a. Ensure that all engineering requirements and issues, including registration of a 2.0 metre by 2.0 metre statutory right of way on each corner of the site at Maple Street and North Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;

- b. Preparation of an Affordable Home Ownership Program Memorandum of Understanding with the British Columbia Housing Management Commission generally as provided in Appendix G to Appendix A and the execution of a Project Partnering Agreement with the British Columbia Housing Management Commission and Bridgewater Development Corporation.

Motion CARRIED

Councillors Johanson, Kristjanson and Trevelyan voted in the negative

8.1.d BYLAW 2375 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (15053 MARINE DRIVE - CANNABIS STORE) BYLAW, 2021, NO. 2375

Bylaw 2375 - A bylaw to permit temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 15053 Marine Drive (the former "Giraffe" restaurant). This application was presented for consideration for first and second reading at the February 8, 2021 Regular Council meeting. The public hearing was held March 1, 2021. The bylaw was on the agenda for consideration of third reading at this time.

Motion Number: 2021-127 It was MOVED and SECONDED

THAT Council give third reading to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2020, No. 2375*".

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative

Motion Number: 2021-128 It was MOVED and SECONDED

THAT Council direct staff to resolve the following issues prior to final adoption:

- a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and

confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and

- b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.

- 2. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:

- a. The hours of retail (cannabis) sale shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	22:00	22:00	22:00	22:00	22:00	22:00	22:00

- b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
 - c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.
- 3. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:
 - a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.

- b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
- c. The Permittee shall purchase one City of White Rock "Merchant" parking decal for the Waterfront Commercial area; and
- d. The owner shall remove all structures which encroach into the City's boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

Motion CARRIED

Motion Number: 2021-129 It was MOVED and SECONDED

THAT Council requests the proponent of 15053 Marine Drive be asked to allow customers to carry "pagers" as an ongoing practice so they can walk around the waterfront while waiting but not lose their place in line; and further

THAT this continue following the COVID-19 pandemic where customers are limited in the store at this time but will stop sidewalk line-up / congestion.

Motion CARRIED

8.1.e BYLAW 2378 - White Rock Noise Control Bylaw, 2013, No. 2018, Amendment No. 2, 2021, 2378

Bylaw 2378 - A bylaw to amend the White Rock Noise Control Bylaw in regards to delegating staff to authorize utility maintenance work on Sundays. This bylaw was on the agenda for consideration of final reading.

Motion Number: 2021-130 It was MOVED and SECONDED

THAT Council give final reading to "*White Rock Noise Control Bylaw, 2013, No. 2018, Amendment No. 2, 2021, 2378*".

Motion CARRIED

8.2 PERMITS

8.2.a PERMIT TITLE

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2021-131

THAT Council receive correspondence circulated in the agenda as Item 9.1.a.

Motion CARRIED

9.1.a METRO VANCOUVER BOARD IN BRIEF - FEBRUARY 26, 2021

Metro Vancouver Board In Brief from February 26, 2020 distributed for information purposes.

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted the following events / community information:

- Feb 23, Joined the Mayors and Chairpersons of the South West Region and Provincial Ministers Osborne and Malcolmson to discuss COVID updates
- Feb 23, Facebook Live with Councillor Trevelyan
- Feb 24, Annual Pink Shirt Day "Lift Each Other Up"
- Feb 25, TransLink Mayor Council on Regional Transportation
- Feb 26, Metro Vancouver Board of Directors
- Mar 2, South Surrey & White Rock Chamber of Commerce Chamber Chat
- Mar 2, Rotary Club
- Mar 2, Jill Bennet Show
- Mar 2, Metro Vancouver's Housing Committee
- Mar 5, White Rock Players' Club virtual performance "Duets"

10.2 COUNCILLORS REPORTS

Councillor Johanson noted the following community event / information:

- Mar 6, Judged the Miss BC Job's Daughters Pageant

Councillor Manning noted the following community events / information:

- Feb 23, Arts and Cultural Advisory Committee
- Feb 24, Annual Pink Shirt Day "Lift Each Other Up"
- Feb 24, Housing Advisory Committee
- Feb 25, Semiahmoo Town Centre Public Information
- Feb 25, White Rock Museum and Archives

Councillor Chesney noted the following community event / information:

- The Rotary hot lunch service continues to be well utilized

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.1.a RENAME OF ALLEYWAY TO COSMIC ALLEY - MARINE DRIVE AT MARTIN STREET

Councillor Chesney presented the following for consideration at this time:

WHEREAS to create an awareness and to encourage longtime residents to share their memories of White Rock days gone by; and

WHEREAS Cosmic Alley was well known by the locals in the 60's/70's & 80's and used by a local Men's Softball Team called the Cosmic Alley Cowboys;

The following motion has been brought forward for Council consideration:

sign should be a bit different, back of the post office notification why the dedication of the alley.

Motion Number: 2021-132

THAT Council endorses the renaming of the alleyway, behind the building on Marine Drive (starting at Martin Street and running eastward), to Cosmic Alley.

Motion CARRIED

11.2 NOTICES OF MOTION

Councillor Johanson provided the following two (2) Notices of Motion for consideration at the next Regular Council meeting:

Whereas the City needs to reduce unnecessary and wasteful spending; and

Whereas those items the City has had for years and are treated as routine expenditures; and

Whereas every financial-allocation-seeking department should justify their expenditure for the current year; and

Whereas Zero-Based-Budgeting should be done once per term

It is recommended that staff provide a corporate report outlining how zero-based-budgeting will be implemented in the City of White Rock for the year 2022.

Motion #2

Whereas the Official Community Plan includes Elm Street as part of the Waterfront Village; and

Whereas Elm Street is the only street off Marine Drive that is part of the Waterfront Village; and

Whereas Elm Street has no commercial activity; and

Whereas Elm Street is in fact part of a mature neighbourhood,

It is recommended that the Official Community Plan (OCP) be amended to remove Elm Street from the Waterfront Village designation.

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

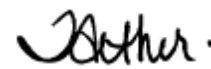
13. OTHER BUSINESS

None

14. CONCLUSION OF THE MARCH 8, 2021 REGULAR COUNCIL MEETING

The Chairperson concluded the meeting at 9:26 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration