

Regular Council Meeting of White Rock City Council

Minutes



October 16, 2023, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

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

ABSENT: Councillor Cheung

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
John Woolgar, Director of Recreation and Culture
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 11 (approximately)

1. **CALL MEETING TO ORDER**

The meeting was called to order at 4:03 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: 2023-376 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 16, 2023 as amended to add:

- **Item 6.2.d - Andion Biogas Project (Corporate Report).**

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

3. **ADOPTION OF MINUTES**

Motion Number: 2023-377 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the September 25, 2023 Regular Council meeting minutes as circulated.

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

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

Question and Answer Period will be taking place both in person at the meeting, as well as electronically through email.

As of 8:30 a.m., October 11, 2023, there were **no** Question and Answer period submissions received.

4.1 **CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD**

- G. Purewal, New Westminster, noted that he applied for a subdivision in 2017 where a restrictive covenant was placed on the property to protect the trees. Since this time the property has sold, and the trees condition are of concern and there has been an application submitted to remove them.

Staff noted that they had emailed Mr. Purewal late last week and the response addresses the noted concerns.

- C. Lumb, White Rock, noted concern there was no public consultation regarding the proposed biogas project on the Semiahmoo First Nation land and further concern regarding possible impacts of pollutants and odors to the City of White Rock.

Staff noted this is not a City of White Rock project and the City has no jurisdiction, it is proposed by the Semiahmoo First Nation on their land. The Semiahmoo First Nation are working with Metro Vancouver and due to this the City has been asked to comment. The agenda has been amended for discussion on this topic later this evening.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

5.1.a RAJ SINGH TOOR, DESCENDANTS OF KOMAGATA MARU SOCIETY - KOMAGATA MARU RECOGNITION IN THE CITY OF WHITE ROCK

Raj Singh Toor, Descendants of Komagata Maru Society, attended to provide information on the Komagata Maru passenger ship of 1914, and to discuss ideas for recognition of this in White Rock.

Motion Number: 2023-378 It was MOVED and SECONDED

THAT Council refer the information provided by the delegation from the Komagata Maru Society to the City's Arts and Culture Advisory Committee for consideration.

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

None

6.2 CORPORATE REPORTS

6.2.a SUPPORT FOR BUS RAPID TRANSIT

Corporate report dated October 16, 2023 from the Director of Engineering and Municipal Operations titled "Support for Bus Rapid Transit".

Motion Number: 2023-379 It was MOVED and SECONDED

THAT Council receive the corporate report dated October 16, 2023, from the Director of Engineering and Municipal Operations, titled "Support for Bus Rapid Transit" for consideration; and

- 1. Endorse TransLink in its implementation of a Bus Rapid Transit (BRT) route between White Rock and Surrey; and**
- 2. Endorse: "White Rock Resolution on the Bus Rapid Transit Action Plan" attached as Appendix A**

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

6.2.b INITIAL REVIEW OF REZONING APPLICATION - 15695 THRIFT AVENUE (ZON 22-021)

Corporate report dated October 16, 2023 from the Director of Planning and Development Services titled "Initial Review of Rezoning Application - 15695 Thrift Avenue (ZON 22-021)".

Motion Number: 2023-380 It was MOVED and SECONDED

THAT Council receive the corporate report dated October 16, 2023, from the Director of Planning & Development Services, titled "Initial Review of Rezoning Application – 15695 Thrift Avenue (ZON 22-021)" and direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the Application including:

- a. The City obtaining a third-party level 3 advanced tree assessment of the shared trees.**

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

**6.2.c INITIAL REVIEW OF REZONING APPLICATION -
14205 MALABAR AVENUE (ZON/MIP/SUB 23-003)**

Corporate report dated October 16, 2023 from the Director of Planning and Development Services titled "Initial Review of Rezoning Application - 14205 Malabar Avenue (ZON/MIP/SUB 23-003)".

Motion Number: 2023-381 It was MOVED and SECONDED

THAT Council receive the corporate report dated October 16, 2023, from the Director of Planning and Development services, titled “Initial Review of Rezoning Application – 14205 Malabar Avenue (ZON/MIP/SUB 23-003)” and direct staff to advance the zoning amendment application at 14205 Malabar Avenue and proceed to the next stage in the application review process.

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

6.2.d ANDION BIOGAS PROJECT

On-Table in accordance with motion 2023-376 a corporate report dated October 16, 2023 from the Director of Engineering and Municipal Operations titled "Andion Biogas Project".

Staff clarified this application is not a City run project. The application is between Metro Vancouver and Andion. The project is on the Semiahmoo First Nation land, White Rock does not have jurisdiction over Semiahmoo First Nation land.

At this time White Rock is asking Metro for data and their expertise and following receiving this, Council can comment on the project. It was noted that at this time the public can still comment directly to Metro Vancouver regarding the project.

Motion Number: 2023-382 It was MOVED and SECONDED

THAT Council receive the corporate report dated October 16, 2023, from the Director of Engineering and Municipal Operations, titled "Andion Biogas Project" for consideration; and request that:

- 1. Metro Vancouver thoroughly investigate and advise the City of the potential for odours from the proposed Andion biogas facility being carried by prevailing winds to White Rock and negatively affecting quality of life of White Rock residents and**
- 2. Metro Vancouver thoroughly investigate and advise the City of the potential for gases emitted or wastewater effluents or discharge from the proposed Andion biogas facility being carried by prevailing winds to White Rock and negatively affecting the health of White Rock residents and**
- 3. Metro Vancouver advise what regulatory tools it has available should design deficiencies, production challenges or poor feedstock management result in emissions of malodorous or unhealthy gases or wastewater effluents or discharge and**
- 4. Council provide comment to Metro Vancouver after Metro Vancouver responds in detail to the concerns about potential odours, unhealthy gases or wastewater effluents or discharge potentially affecting White Rock residents as noted above.**

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

Motion Number: 2023-383 It was MOVED and SECONDED

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

- **Housing Advisory Committee - September 20, 2023.**

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

7.2 SELECT COMMITTEE RECOMMENDATIONS

7.2.a HOUSING ADVISORY COMMITTEE (COUNCILLOR CHEUNG, CHAIRPERSON)

7.2.a.a AFFORDABLE HOUSING FRAMEWORK REVIEW AND DISCUSSION

Note: [Click here to view the Affordable Housing Framework report](#)

Motion Number: 2023-384

It was MOVED and SECONDED

THAT Council direct staff to work with the Committee to revisit the Affordable Housing Framework report, as included in the September 20, 2023 Housing Advisory Committee agenda package, for the purpose of reviewing and bringing back recommendations to Council that are aligned with their Strategic Priorities.

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

7.2.a.b COMMUNITY HUB / AFFORDABLE HOUSING PROJECT

The following committee recommendation was not considered by Council, it was noted the Community Hub is not within the Committee mandate:

THAT Council direct staff to make recommendations regarding which municipally owned properties would be most appropriate for a community hub and/or market and non-market rental housing project.

Motion Number: 2023-385

It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council receive the affordable housing article, previously shared with the Committee members, for their information.

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

8. POLICIES

8.1 BUSINESS TRAVEL AND EXPENSE POLICY NO. 325

Business Travel and Expense Policy No. 325 is proposed to be amended in relation to Council member responsibilities surrounding:

- Item F - Gifts, Favours and other Complimentary Items.

Note: The proposed changes have been reflected on the policy in red as tracked changes

Motion Number: 2023-386 It was MOVED and SECONDED

THAT Council endorse the Business Travel and Expense Policy No. 325 as circulated with noted tracked changes.

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

9. **BYLAWS AND PERMITS**

9.1 **BYLAWS**

9.1.a **BYLAW 2470 - ROAD CLOSURE AND HIGHWAY DEDICATION REMOVAL BYLAW (910 DOLPHIN STREET), 2023, NO. 2470**

Bylaw 2470 - A bylaw to close and remove the highway dedication and to dispose of a portion of road at Dolphin Street and Victoria Avenue. Bylaw 2470 received three readings on September 10th and is on the agenda for consideration of final reading.

An opportunity for public input will be available at this time.

Those wishing to speak to the bylaw are able to do so by:

- attending the meeting in person; and/or
- emailing clerksoffice@whiterockcity.ca or mailing/ dropping off their submission to Corporate Administration - 15322 Buena Vista Avenue (deadline for written submissions is 12:00 p.m. [noon] on Monday, October 16, 2023)

Note: Advertising for public written comments in relation to Bylaw 2470 was published in the October 5 and 12 editions of the Peace Arch News.

As of 8:30 a.m. on Wednesday, October 11, 2023 there was **one (1)** submission received. No submissions were received "On Table" at the Council meeting.

Author	Date Received	City of Residence	Status	Item #
R.P. Winch	Oct. 5, 2023	White Rock	Support	C-1

***Mayor Knight called for speakers to Bylaw 2470 at this time and no one came forward.**

Motion Number: 2023-387 It was MOVED and SECONDED

THAT Council receive and accept all written and verbal submissions for the public comment process regarding "*Road Closure and Highway Dedication Removal Bylaw (910 Dolphin Street), 2023, No. 2470*".

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

Motion Number: 2023-388 It was MOVED and SECONDED

THAT Council give final reading to "*Road Closure and Highway Dedication Removal Bylaw (910 Dolphin Street), 2023, No. 2470*".

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

**9.1.b BYLAW 2468 - 2024-2031 PERMISSIVE TAX EXEMPTION
WHITE ROCK LAWN BOWLING CLUB BYLAW, 2023, NO. 2468**

Bylaw 2468 - A bylaw to provide an exemption from municipal property taxes under section 224 of the *Community Charter*. Bylaw 2468 received three (3) readings on September 11, 2023 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on September 21 and 28. Bylaw 2468 is on the agenda for consideration of final reading at this time.

Motion Number: 2023-389 It was MOVED and SECONDED

THAT Council give final reading to the "*2024-2031 Permissive Tax Exemption White Rock Lawn Bowling Club Bylaw 2023, No. 2468*".

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

**9.1.c BYLAW 2471 - 2021-2024 PERMISSIVE TAX EXEMPTION
WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION
BYLAW, 2020, NO. 2356, AMENDMENT NO. 1, 2023, NO. 2471**

Bylaw 2471 - A bylaw to amend the 2021-2024 Permissive Tax Exemption White Rock Business Improvement Association Bylaw to grant a four (4) year municipal property tax exemption in respect of the leased property with improvements. This amendment addresses a typo in the original bylaw stating this would be granted for three (3) years. Bylaw 2471 received three (3) readings on September 11, 2023 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on September 21 and 28. Bylaw 2471 is on the agenda for consideration of final reading at this time.

Motion Number: 2023-390 It was MOVED and SECONDED

THAT Council gives final reading to "2021 - 2024 Permissive Tax Exemption White Rock Business Improvement Association Bylaw 2020, No. 2356, Amendment No. 1, 2023 No. 2471".

Voted in the negative (1): Councillor Chesney

Absent (1): Councillor Cheung

Motion CARRIED (5 to 1)

**9.1.d BYLAW 2469 - 2024-2025 PERMISSIVE TAX EXEMPTIONS
CENTRE FOR ACTIVE LIVING BYLAW, 2023, NO. 2469**

Bylaw 2469 - A bylaw to provide an exemption from municipal property taxes under section 224 of the *Community Charter*. Bylaw 2469 received three (3) readings on September 11, 2023 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on September 21 and 28. Bylaw 2469 is on the agenda for consideration of final reading at this time.

Motion Number: 2023-391 It was MOVED and SECONDED

THAT Council give final reading to the "2024-2025 Permissive Tax Exemptions Centre for Active Living Bylaw 2023, No. 2469".

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

9.1.e BYLAW 2479 - 2023 FEES AND CHARGES BYLAW, 2022, NO. 2447, AMENDMENT NO. 2, 2023, NO. 2479

Bylaw 2479 - A bylaw to amend the schedule "N" of the 2023 Fees and Charges Bylaw in regard to parking services. Bylaw 2479 received first, second and third reading on September 25, 2023 and is on the agenda for consideration of final reading at this time.

Motion Number: 2023-392 It was MOVED and SECONDED

THAT Council give final reading to "2023 Fees and Charges Bylaw, 2022, No. 2447, Amendment No, 2, 2023, No. 2479".

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Cheung

Motion CARRIED (5 to 1)

9.1.f BYLAW 2478 - WHITE ROCK SIGN BYLAW, 2010, NO. 1923, AMENDMENT NO. 7, 2023, NO. 2478

Bylaw 2478 - A bylaw to amend the "White Rock Sign Bylaw" in regard to third party signs. Bylaw 2478 received first, second and third reading on September 25, 2023 and is on the agenda for consideration of final reading at this time.

Motion Number: 2023-393 It was MOVED and SECONDED

THAT Council gives final reading to "White Rock Sign Bylaw , 2010, No. 1923, Amendment No. 7, Bylaw, 2023, No. 2478".

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2023-394 It was MOVED and SECONDED

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

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

10.1.a METRO VANCOUVER BOARD IN BRIEF - SEPTEMBER 29, 2023

Metro Vancouver Board in Brief for September 29, 2023 provided for information purposes.

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

Mayor Knight noted the following information:

- Sept 28, TransLink Mayor's Council on Regional Transportation
- Sept 28, CARP Flag Raising at City Hall in Recognition of National Seniors Day
- Sept 28, White Rock Soroptimists' 3rd Annual "Wine, Women and Chocolate" Fundraising Event
- Sept 29, Metro Vancouver's Board of Directors' meeting
- Sept 29 Metro Vancouver's Liquid Waste agenda review
- Sept 30, Semiahmoo First Nation 3rd Annual Walk for Truth and Reconciliation
- Oct 5, CARP National Seniors Day event "Salute to Seniors"
- Oct 6, Metro Vancouver's Regional Planning Committee
- Oct 6, Peace Arch Elementary School Rainbow Crossing unveiling
- Oct 11, Metro Vancouver's Liquid Waste Committee meeting
- Oct 13, TransLink Joint Finance Committee meeting
- Oct 16, Briefing by staff from the Ministry of Housing followed by the Premier's and Minister of Housing's Provincial Announcement

regarding implementation of legislation related to reducing short term rentals in its effort to increase long-term rental space and homes to market

11.2 COUNCILLORS REPORTS

Councillor Klassen noted the following information:

- Sept 26, Chamber of Commerce and the White Rock BIA Board meetings (both)
- Sept 30, Semiahmoo First Nation 3rd Annual Walk for Truth and Reconciliation
- Oct 6, White Rock Pride Society new Rainbow Crosswalk at Peace Arch Elementary
- Oct 11, City's Public Art and Cultural Committee
- This past weekend, White Rock celebrated the White Rock Arts Festival Art Crawl
- Oct 15, tour of the various murals within the City

Councillor Partridge noted attendance at thirteen (13) local events these past few weeks and highlighted the following:

- Sept 28, Soroptimist White Rock Annual Wine, Women and Chocolate
- Oct. 7, Annual Harvest Moon Festival
- This past weekend, White Rock celebrated the White Rock Arts Festival Art Crawl

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.1.a ZONING BYLAW RESTRICTION REVIEW REGARDING HOME-BASED BUSINESSES AND SECONDARY SUITES

Councillor Trevelyan provided the following motion for consideration at this time as it was received prior to the Notice of Motion deadline:

Motion Number: 2023-395 It was MOVED and SECONDED

THAT Council direct staff to review the following:

- **The City's Zoning Bylaw restrictions in single-family zones which prohibit home-based businesses where there are approved secondary suites.**

Absent (1): Councillor Cheung

Motion CARRIED (6 to 0)

12.2 NOTICES OF MOTION

None

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

14. OTHER BUSINESS

None

15. CONCLUSION OF THE OCTOBER 16, 2023 REGULAR COUNCIL MEETING

The meeting was concluded at 4:53 p.m.

Mayor Knight



Tracey Arthur, Director of Corporate Administration