

## Regular Council Meeting of White Rock City Council

### Minutes



October 30, 2023, 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 (arrived at 4:09 p.m.)  
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  
Kari Laing, Director of Human Resources  
Ed Wolfe, Fire Chief  
John Woolgar, Director of Recreation and Culture  
Wayne Berg, Deputy Director of Planning and Development Services  
Neethu Syam, Planning Division Lead  
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 22

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#### 1. **CALL MEETING TO ORDER**

The meeting was called to order at 4:08 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.*

Councillor Klassen arrived at the meeting at 4:09 p.m.

## **2. ADOPTION OF AGENDA**

**Motion Number: 2023-399** It was MOVED and SECONDED

**THAT the Corporation of the City of White Rock adopt the October 30, 2023 agenda as amended to:**

**Add:**

- Under Item 4 - Three (3) Question and Answer Period Submissions;
- Under Item 12. - Motion from Councillor Partridge regarding a South Surrey White Rock Foundry Centre
- Under Item 14 - Other Business - Correspondence from Metro Vancouver on the Air Quality Permit Application from Semiahmoo RNG GP Corp - 1202; and
- Remove item 12.1.c - Motion from Councillor Lawrence regarding the Cascadia on the Move Summit as the conference has been postponed.

**Motion CARRIED (7 to 0)**

## **3. ADOPTION OF MINUTES**

**Motion Number: 2023-400** It was MOVED and SECONDED

**THAT the Corporation of the City of White Rock adopt the October 16, 2023 Regular Council minutes as circulated.**

**Motion CARRIED (7 to 0)**

## **3.1 MEETING RECESS**

The Regular Meeting was recessed in order to consider a Public Meeting regarding the proposed application:

- Development Variance Permit No. 455 (15643 Buena Vista Avenue)

It was noted that the Regular meeting will reconvene following the adjournment or conclusion of the Public Meeting.

**Motion Number: 2023-401** It was MOVED and SECONDED

**THAT Council:**

1. **Postpone the October 30, 2023 Regular Council meeting at this time, 4:10 p.m., until the adjournment or conclusion of the Public Meeting for Development Variance Permit No. 455 (15643 Buena Vista Avenue); and**
2. **Directly following the Public Meeting the Regular Council Meeting will be reconvened in the City's Council Chambers.**

**Motion CARRIED (7 to 0)**

The meeting was reconvened at 4:20 p.m.

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

Question and Answer Period was held both in person at the meeting, as well as electronically through email.

As of 8:30 a.m., October 25, 2023, there were no Question and Answer period submissions received.

The On-Table Question and Answer Period submissions were summarized:

- Two (2) submissions were received regarding a warming site:

C. Lightowlers, White Rock, inquired if the City of White Rock recreation centres are open as warming centres in the daytime?

If the White Rock Library will be receiving guests for warming?

Why the funding in 2021 / 2022 was noted at \$80,000 but this winter it is at \$75,000?

Staff noted that the City does not decide on use at the Library, there is not the staff to offer a daytime warming centre at the City's recreation facilities, and believes the figures for this use have always been \$75,000 to \$80,000 set aside for this use but would need to check.

P. Petrala, White Rock, inquired when the City would inform the public, including impacted staff, regarding a warming site this year.

Staff are working on this topic; once specifics are determined it will be noted.

- G. Gumley, White Rock, inquired if Council would ask staff to provide a six (6) month interim financial statement for 2023 and if not available would Council ask staff to provide the operating surplus for the first six (6) months of 2023 and the cash and cash equivalents as of June 30, 2023. Staff noted these questions were answered previously by staff and will be provided on the website.

**Motion Number: 2023-402** It was MOVED and SECONDED

**THAT Council receive for information the correspondence submitted for Question and Answer Period by noon (12:00 p.m.) October 30, 2023, including “On-Table” information provided with staff responses that are available at the time.**

**Motion CARRIED (7 to 0)**

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

- C. Bennet-Clark, White Rock suggested a 2023 - 2024 Emergency Weather Shelter for White Rock / South Surrey, stating that more solutions than warming and cooling centres are needed. Discussed a proposal for a Temporary Community Connection Centre (similar to what has been done in Toronto) with a possible location at the rear parking lot at Semiahmoo Mall. On-Table provided further information / details about the program for consideration.
- A South Surrey resident noted concern with the proposed biofuel facility on the Semiahmoo First Nation land, stating the company involved, formed in 2018, should to be reviewed. It has been noted they have 50 plants worldwide but they cannot be located. Concern with the facility on the lands due to it being near train tracks (possible land instability) and tsunami area and inquired if there are emergency procedures in place should an explosion occur. Land use is not the only concern, further concerns were noted about the damage to the air.
- A resident from South Surrey noted concern regarding the proposed biofuel facility on the Semiahmoo First Nation land, with chemicals, safety and with potential long term damage for residents living nearby.

- A resident from White Rock noting many from the Chinese community are concerned with the proposed biofuel facility on the Semiahmoo First Nation land, since learning of this two (2) weeks ago 300 families have noted concern about pollution and safety of residents and would like to have a better understanding of the potential project impacts.

## 5. **DELEGATIONS AND PETITIONS**

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

None

### 5.2 **PETITIONS**

None

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

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

None

### 6.2 **CORPORATE REPORTS**

#### 6.2.a **1453 STAYTE ROAD - COMPLETION OF FINAL ADOPTION PRE-REQUISITES AND ISSUANCE OF MAJOR DP 423 (ZON&MJP 20-019)**

Corporate report dated October 30, 2023 from the Director of Planning and Development Services titled "1453 Stayte Road - Completion of Final Adoption Pre-Requisites and issuance of Major DP 423 (ZON&MJP 20-019)".

**Note:** Bylaw 2434 and Development Permit 423 are on the agenda for consideration under Items 9.1.a and 9.2.c.

**Motion Number: 2023-403** It was MOVED and SECONDED

**THAT Council receive the October 30, 2023 corporate report from the Director of Planning and Development Services, titled "1453 Stayte Road – Completion of Final Adoption Pre-Requisites and Issuance of Major DP 423 (ZON&MJP 20-019)".**

**Motion CARRIED (7 to 0)**

**6.2.b INITIAL REVIEW OF 14780 NORTH BLUFF ROAD  
(OCP/ZON/MJP 23-016) - TELUS LIVING AND TELUS  
NETWORK FACILITY**

Corporate report dated October 30, 2023 from the Director of Planning and Development Services titled "Initial Review of 14780 North Bluff Road (OCP/ZON/MJP 23-016) - TELUS Living and TELUS network facility".

The following discussion points were noted:

- For the proposed height would like to see an affordable housing component (10 - 20 % affordable housing)
- Why would this not wait until the completion of the North Bluff Road Corridor Study that is underway?
- Would like for the traffic study also to be completed (staff noted approximately six (6) months)
- Would like to see studio apartments along with an affordable housing component included

**Motion Number: 2023-404** It was MOVED and SECONDED

**THAT Council receive for information the corporate report dated October 30, 2023, from the Director of Planning and Development Services, titled "Initial Review of 14780 North Bluff Road (OCP/ZON/MJP 23-016) - Telus Living and Telus Network Facility".**

**Motion CARRIED (7 to 0)**

**6.2.c CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO.  
455 -15643 BUENA VISTA AVENUE (22-034)**

Corporate report dated October 30, 2023 from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 455 - 15643 Buena Vista Avenue (22-034)".

**Note:** This DVP was the subject of a Public Meeting held earlier in the evening. DVP 455 is on the agenda for consideration under Item 9.2.a

**Motion Number: 2023-405** It was MOVED and SECONDED

**THAT Council receive the corporate report dated October 30, 2023, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 455 – 15643 Buena Vista Avenue (22-034)".**

**Motion CARRIED (7 to 0)**

**6.2.d AMENDMENT (TIME EXTENSION) TO DEVELOPMENT VARIANCE PERMIT 438 - 14989 ROPER AVENUE (23-020)**

Corporate report dated October 30, 2023 from the Director of Planning and Development Services titled "Amendment (time extension) to Development Variance Permit 438 - 14989 Roper Avenue (23-020)".

**Note:** Notice of Consideration of an Application (Amendment) for a Development Variance Permit was published in the Peace Arch News in the October 19 and 26 editions.

**Motion Number: 2023-406** It was MOVED and SECONDED

**THAT Council:**

- 1. Receive for information the report dated October 30, 2023, from the Director of Planning and Development Services, titled "Amendment (time extension) to Development Variance Permit 438 – 14989 Roper Avenue (23-020)" for consideration; and**

2. Approve the time extension for Development Variance Permit 438 for up to two (2) years from the date of expiry for the proposal at 14989 Roper Avenue.

**Motion CARRIED (7 to 0)**

**7. MINUTES AND RECOMMENDATIONS OF COMMITTEES**

**7.1 SELECT COMMITTEE MINUTES**

**Motion Number: 2023-407** It was MOVED and SECONDED

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

- Public Art and Culture Advisory Committee, October 11, 2023.

**Motion CARRIED (7 to 0)**

**7.2 SELECT COMMITTEE RECOMMENDATIONS**

None

**8. POLICIES**

**8.1 CITY OF WHITE ROCK FLAG POLICY - COUNCIL POLICY 167**

The City of White Rock Flag Policy is proposed to be amended as follows:

- Adding to Flag-raising at City Hall Single Flagpole - Canadian Walk for Veterans
- Housekeeping amendments

**Note:** The proposed changes were reflected on the policy in red and blue as tracked changes.

**Motion Number: 2023-408** It was MOVED and SECONDED

**THAT Council endorses Policy 167 - City of White Rock Flag Policy as circulated.**

**Motion CARRIED (7 to 0)**



## 9. **BYLAWS AND PERMITS**

### 9.1 **BYLAWS**

#### 9.1.a **BYLAW 2434- WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (CD 62-1453 STAYTE ROAD) BYLAW, 2019, NO. 2434**

Bylaw 2434 - A bylaw to amend the "*White Rock Zoning Bylaw 2012, No. 2000*" to enable the development of a 20 unit townhouse project at 1453 Stayte Road. This Bylaw was given first and second reading on June 13, 2022, went to a Public Hearing on July 18, 2022 and received third reading on July 25, 2022. Bylaw 2434 is on the agenda for consideration of final reading at this time.

**Note:** Bylaw 2434 was the subject of a corporate report under Item 6.2.a

**Motion Number: 2023-409** It was MOVED and SECONDED

**THAT Council give final reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD Zone 62 - 1453 Stayte Road) Bylaw, 2022, No. 2434*".**

**Motion CARRIED (7 to 0)**

### 9.2 **PERMITS**

#### 9.2.a **DEVELOPMENT VARIANCE PERMIT NO. 455 - 15643 BUENA VISTA AVENUE**

This Development Variance Permit (DVP) application seeks a relief of 2.7 metres from the RS-1 zone's minimum lot depth requirement of 27.4 metres to enable the subdivision of the property into two single-family lots.

**Note:** This DVP was the subject of a Public Meeting held earlier in the evening, and a corporate report under Item 6.2.c

**Motion Number: 2023-410** It was MOVED and SECONDED

**THAT Council approve the issuance of Development Variance Permit No. 455 - 15643 Buena Vista Avenue**

**Motion CARRIED (7 to 0)**

## **9.2.b DEVELOPMENT PERMIT NO. 423 - 1453 STAYTE ROAD**

Development Permit No. 423 would allow for the construction of a townhouse project which consists of 20 units which are 3-storey ground-oriented units.

**Note:** Development Permit No. 423 was the subject of a corporate report under Item 6.2.a

**Motion Number: 2023-411** It was MOVED and SECONDED

**THAT Council approve the issuance of Development Permit No. 423 (1453 Stayte Road)**

**Motion CARRIED (7 to 0)**

## **10. CORRESPONDENCE**

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

**Motion Number: 2023-412** It was MOVED and SECONDED

**THAT Council receive correspondence Item 10.1.a - as circulated.**

**Motion CARRIED (7 to 0)**

#### **10.1.a DAYTIME WARMING CENTRE- CORRESPONDENCE FROM THE CITY OF SURREY**

Correspondence dated October 20, 2023 from the City of Surrey providing an update on a 2023/2024 Daytime Warming Centre status.

The following discussion points were noted:

- No grant(s) available for a project like this at this time (last year the City received \$320,000)
- Clarified the City would be looking to open a daytime warming centre and the City of Surrey has noted they are looking at an overnight shelter in the South Surrey area
- Previously the City had Mount Olive to send persons in need after closing of the Warming Centre at 10 p.m. Earlier this year they closed that service.

- To be open other than just extreme weather days there are additional costs as the operator needs 3 - 4 days notice prior to opening and then once open they need to stay open seven (7) days
- The proposed operator noted the City warming centre could remain open 24/7 (with no beds) but at least a warm place to go (additional budget of \$100,000 needed for that component)
- The topic was requested to be placed on the next Council agenda for further consideration

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

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

Mayor Knight noted the following information:

A Community shout out on behalf of Council related to recent local recognition:

1. Congratulations to Oveido Properties, Chris Dikeakos Architects and the Quorum Group for having received the "Mixed Use" Development Award for the Altus Building
  2. Congratulations to White Rock Beach Beer Company for earning first place at the Annual 2023 BC Beer Tasking Festival and Awards
- Oct 18, connected with Mayor Mary Lou Steward from the City of Blaine to discuss matters of mutual interest
  - Oct 19, TransLink's Joint Mayor's Council on Regional Transportation and the TransLink Board Investment Workshop
  - Oct 20, Metro Vancouver's Special Joint Board meeting
  - Oct 21, Semiahmoo Community Safety Society's Annual Red Serge's Fundraising Gala
  - Oct 25, TransLink Mayor's Council on Regional Transportation meeting
  - Oct 25, Met with Hugh Ellenwood, Archivist at the White Rock Museum to greet Al Anderson who was donating his original founding notes related to the Tour de White Rock

- Oct 2, Metro Vancouver Board of Directors' meeting

## **11.2 COUNCILLORS REPORTS**

Councillor Partridge noted the following information:

- Oct 28, participated in an RCMP ride along with Officer Rob Dixon

Councillor Klassen noted the following information:

- Oct 23 City's first meeting of the Accessibility Advisory Committee

Councillor Chesney noted the following information:

- Reminder of Poppy Sales being underway

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

### **12.1 MOTIONS**

#### **12.1.a 2024 REGULAR COUNCIL MEETING SCHEDULE**

**Motion Number: 2023-413** It was MOVED and SECONDED

**THAT Council approve the following 2024 regular Council meeting schedule:**

- January 15 & 29
- February 12 & 26
- March 11 & 25
- April 15 & 29
- May 13 & 27
- June 10 & 24
- July 15 & 29
- September 9 & 23
- October 7 & 21
- November 4 & 25
- December 9

**Motion CARRIED (7 to 0)**

#### **12.1.b 2024 DEPUTY MAYOR SCHEDULE**

**Motion Number: 223-414** It was MOVED and SECONDED

**THAT Council approve the following schedule for the 2023 Deputy Mayor rotation:**

- Jan 1 - Mar 1 - Councillor Trevelyan;
- Mar 2 - May 1 - Councillor Lawrence;
- May 2 - July 1 - Councillor Cheung;
- July 2 - Aug 31 - Councillor Klassen;
- Sept 1 - Oct 31 - Councillor Partridge; and
- Nov 1 - Dec 31 - Councillor Chesney.

**Motion CARRIED (7 to 0)**

#### **12.1.c CASCADIA ON THE MOVE SUMMIT**

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

In accordance with motion 2023-399 this item was removed from the agenda.

#### **12.1.d CONSULATE PARKING IN WHITE ROCK**

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

It was noted that parking would not be permitted in the corner clearance area (an unsafe condition to be aware of ahead of time)

**Motion Number: 2023-415** It was MOVED and SECONDED

**THAT Council direct staff to limit parking enforcement on Consular vehicles, except in circumstances where unsafe conditions are identified, such as obstruction to traffic or access to fire hydrants, and other similar conditions.**

Voted in the negative (6): Mayor Knight, Councillor Chesney, Councillor Cheung, Councillor Klassen, Councillor Lawrence and Councillor Trevelyan

**Motion DEFEATED (1 to 6)**

### **12.1.e SUPPORT OF SOURCES - DEVELOPMENT OF A FOUNDRY CENTER**

In response to correspondence placed On-Table this evening received from Sources and where they seek the opportunity to provide an experience where youth and their families can walk through a door and find youth and family friendly, accessible and integrated services that can address a range of needs in one place. I'd like to bring forward the following motion for consideration at this time as there is a tight timeline they are working within.

**Motion Number: 2023-416** It was MOVED and SECONDED

**THAT Council endorse consideration of a motion at this time, due to a tight timeline requirement of November 1, 2023, regarding a letter of support for Sources for a Foundry Centre.**

**Motion CARRIED (7 to 0)**

**Motion Number: 2023-417** It was MOVED and SECONDED

**THAT Council direct staff to forward correspondence, on their behalf, to Sources Community Resources stating their support for a Foundry Center to be developed in South Surrey / White Rock with an intention to also develop a satellite Foundry Centre in another area of Surrey with a vision for Cloverdale.**

**Motion CARRIED (7 to 0)**

### **12.2 NOTICES OF MOTION**

None

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

None

**14. OTHER BUSINESS**

In accordance with motion 2023-399 correspondence dated October 30, 2023 from Metro Vancouver was placed On-Table for discussion at this time.

The Chief Administrative Office noted a corporate report will be brought forward including the correspondence where Council direction will be sought in terms of response to Metro Vancouver regarding the Biofuel Project proposed for Semiahmoo First Nation Land (Air Quality Permit Application from Semiahmoo RNG GP Corp-1202).

**15. CONCLUSION OF THE OCTOBER 30, 2023 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:34 p.m.



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Mayor Knight

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Tracey Arthur, Director of Corporate  
Administration