



## Land Use and Planning Committee

### Minutes

March 29, 2021, 5:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker  
Councillor Chesney  
Councillor Johanson  
Councillor Fathers (arrived at 6:58 p.m.)  
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  
Colleen Ponzini, Director of Financial Services  
Greg Newman, Manager of Planning  
Donna Kell, Manager of Communications and Government Relations  
Debbie Johnstone, Deputy Corporate Officer

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

Councillor Kristjanson, Chairperson

The meeting was called to order at 5:01 p.m.

2. **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

**Motion Number: LU/P-035** It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the March 29, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

3. **ADOPTION OF AGENDA**

**Motion Number: LU/P-036** It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for March 29, 2021 as circulated.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

4. **ADOPTION OF MINUTES**

**Motion Number: LU/P-037** It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the March 8, 2021 meeting as circulated.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

**5. CORPORATE REPORTS**

**5.1 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".

**Note:** This report was referred to the Land Use and Planning Committee at the March 8, 2021 Regular Council meeting for further discussion.

The Director of Planning and Development Services provided a PowerPoint that outlined the corporate report information on building heights outside the Town Centre including information regarding the following areas: Town Centre Transition, East Side Large Lot Infill, East Beach and West Beach.

**Motion Number: LU/P-038** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse in relation to Town Centre Transition area Option C as noted in the March 8, 2021 corporate report, with an amendment noting four (4) to six (6) stories where it is defined that along North Bluff on the east or west side permit six (6) stories; and

For the remaining sites it be noted as four (4) stories to six (6) stories with a notation that proposals over four (4) stores would be considered when there is an affordable housing component.

Voted in the Negative (1): Councillor Johanson

Absent (1): Councillor Fathers

**Motion CARRIED (5 to 1)**

**Motion Number: LU/P-039** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse Option A as noted in the March 8, 2021 corporate report titled "Results of OCP Review Survey- Building Heights Outside the Town Centre" in regard to the East Side Large Lot Infill.

**Amendment: Motion Number: LU/P-040** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse removal of the row of single family homes on Finlay Street - section below Russell Avenue from the area titled as "East Side Large Infill" from Official Community Plan and it remain with the mature neighbourhood designation.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

**Question was called on the Main Motion as Amended and it was**

**Motion CARRIED (5 to 1)**

Voted in the Negative (1): Councillor Trevelyan

Absent (1): Councillor Fathers

**Motion Number: LU/P-041** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse a maximum of a four (4) storey height along North Bluff road along the east side (East of Lee Street to Maccaud Park).

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

**Motion Number: LU/P-042** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the Waterfront Village be limited and/ or referred to as only the buildings that front onto Marine Drive.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

**Motion Number: LU/P-043** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse, at West Beach along Marine Drive, permitting a building height of three (3) stories.

Voted in the Negative (2): Mayor Walker, and Councillor Chesney

Absent (1): Councillor Fathers

**Motion CARRIED (4 to 2)**

**Motion Number: LU/P-044** It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse Option B as outlined in the March 8, 2020 corporate report in regard to East Beach (along Marine Drive) permitting three (3) stories and up to four (4) stories.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

**5.2 1588 Johnston Road, Soleil – Development Variance Permit No. 439 (21-004)**

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "1588 Johnston Road, Soleil - Development Variance Permit No. 439 (21-004)".

The Manager of Planning provided a PowerPoint outlining the application and process.

**Motion Number: LU/P-045** It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property; and

2. Following the electronic public meeting, consider approval of Development Variance Permit No. 439.

Absent (1): Councillor Fathers

**Motion CARRIED (6 to 0)**

### **5.3 Early Review of Rezoning Application – 877 Kent Street (21-011)**

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 877 Kent Street - (21-011)".

**Councillor Fathers arrived at the meeting at 6:58 p.m.**

The Manager of Planning provided a PowerPoint outlining the application and process.

**Motion Number: LU/P-046** It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 877 Kent Street to the next stage in the application review process.

**Motion CARRIED (7 to 0)**

### **5.4 14989 Roper Avenue, Development Variance Permit No. 438 (19-023)**

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "14989 Roper Avenue, Development Variance Permit No. 438".

The Manager of Planning provided a PowerPoint outlining the application and process.

**Motion Number: LU/P-047** It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;

2. Following the electronic public meeting, approve issuance of Development Variance Permit No. 438.

Voted in the Negative (1): Councillor Kristjanson

**Motion CARRIED (6 to 1)**

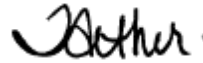
6. **CONCLUSION OF THE MARCH 29, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson concluded the meeting at 7:05 p.m.



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Councillor Kristjanson, Chairperson



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Tracey Arthur, Director of Corporate Administration