

Regular Council Meeting for the purpose of PUBLIC HEARING/ PUBLIC MEETING



Minutes

October 21, 2024, 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
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
Ed Wolfe, Fire Chief
John Woolgar, Director of Recreation and Culture
Shannon Johnston, Manager of Budgets and Accounting
Robyn Barra, Manager of Communications and Government Relations
Janessa Auer, Acting Deputy Corporate Officer

PUBLIC: 31

1. CALL MEETING TO ORDER

The Public Hearing / Public Meeting was called to order at 4:03 p.m.

2. DIRECTOR OF CORPORATE ADMINISTRATION READS A STATEMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC HEARING/ PUBLIC MEETING

3. **PUBLIC HEARING - BYLAW 2519**

BYLAW 2519: Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519

PURPOSE: Bylaw 2519 is proposed to implement updates to the City's Official Community Plan (OCP) and would amend the OCP with changes to the following sections: Land Use, Development Permit Areas (Form/Character/Sustainability), Mature Neighbourhood Infill Development Permit Area Guidelines, East Side Large Lot Infill Development Permit Area Guidelines, Development Permit Areas (Environmental), Schedule A - Land Use Plan, and Schedule B - Form and Character Development Permit Areas, in addition to replacing all references to "Duplex" and "Triplex" with "Houseplex".

The OCP applies to all lands in the City. The proposed OCP amendments apply to Small Scale Multi-Unit Housing (SSMUH) forms that the City was mandated to facilitate under the *Local Government Act* (LGA) through Bill 44 - 2023 Housing Statutes (Residential Development) Amendment Act, 2023. These amendments will streamline the processing of development permits for SSMUH, making implementation easier.

Bylaw 2519 also includes removing the East Side Large Lot Development Permit Area (Form & Character) and replacing it with the Multi-Family Development Permit Area (Form & Character). In conjunction with this Development Permit Area change, those properties that are currently subject to the East Side Large Lot Infill development permit area land use designation are proposed to be changed from East Side Large Lot Infill Area to Town Centre Transition. Policy changes are also proposed to the Town Centre Transition designation to ensure that the heights and densities for the East Side Large Lot Infill designated properties are maintained if redesignated. There is no increase or change in density beyond what has been mandated by the Province with the SSMUH.

The properties in the following area are proposed to have their land use designation change from East Side Large Lot Infill to Town Centre Transition, and their Development Permit Area changed from East Side Large Lot Infill to Multi-Family:

- The properties east of Peace Arch Hospital, bounded by North Bluff Road, Russell Avenue, Finlay Street and Maple Street (which includes the ALTUS building at 1556 Finlay Street)
- East side of Maple Street between North Bluff Road and Russell Avenue (1500-block of Maple Street)

- The property at 15738 North Bluff Road (south of North Bluff Road, between east of Lee Street and west of Kent Street)

4. **DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED**

- Notice was published in the October 10 and 17 editions of the Peace Arch News.
- 368 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was placed on the public notice posting board on October 8, 2024.

5. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW**

The Director of Planning and Development Services provided a PowerPoint presentation with an overview of the proposed bylaw.

6. **THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED**

At the time of agenda publication there were no submissions received, and no submissions were received on-table.

7. **THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

At 4:12 p.m. it was determined there were no speakers for this application.

8. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW**

N/A

9. **CONCLUSION OF PUBLIC HEARING - BYLAW 2519**

The Public Hearing for Bylaw 2519 was concluded at 4:12 p.m.

10. **PUBLIC MEETING #1 - DEVELOPMENT VARIANCE PERMIT NO. 460**

The Public Meeting was called to order at 4:12 p.m.

CIVIC ADDRESS: 943 Lee Street

PURPOSE: This Development Variance Permit application seeks relief from the minimum rear yard and interior side yard setbacks from the RS-3 (Small Lot, Hillside) SSMUH residential Zone to allow for the use of an existing Barbeque Structure. The application also seeks to vary the maximum permitted projection for eaves and gutters into the required setback area in this zone.

11. **DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED**

- Notice was published in the October 10 and 17 editions of the Peace Arch News.
- 99 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was placed on the public notice posting board on October 8, 2024.

12. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED APPLICATION**

The Director of Planning and Development Services provided a PowerPoint presentation with an overview of the proposed application.

13. **THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED**

At the time of agenda publication there were no submissions received, and no submissions were received on-table.

14. **THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

At 4:17 p.m. it was determined there were no speakers for this application.

15. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED APPLICATION**

N/A

16. **CONCLUSION OF PUBLIC MEETING #1 - DEVELOPMENT VARIANCE PERMIT NO. 460 (943 LEE STREET)**

The Public Meeting for Development Variance Permit No. 460 (943 Lee Street) was concluded at 4:17 p.m.

17. **PUBLIC MEETING #2 - DEVELOPMENT VARIANCE PERMIT NO. 461**

The Public Meeting was called to order at 4:17 p.m.

CIVIC ADDRESS: 15170 Columbia Avenue

PURPOSE: This Development Variance Permit application seeks relief from the minimum off-street parking requirement in the Zoning Bylaw from one parking stall to zero for a proposed accessory Bed and Breakfast.

18. **DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED**

- Notice was published in the October 10 and 17 editions of the Peace Arch News.
- 185 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was placed on the public notice posting board on October 8, 2024.

19. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED APPLICATION**

The Director of Planning and Development Services provided a PowerPoint presentation with an overview of the proposed application.

20. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

At the time of agenda publication, there were three (3) submissions received:

Author	Date Received	City of Residence	Status	Item #
D. & N. Martin	October 12, 2024	White Rock	Opposed (with comments)	C-1
M. Compo	October 15, 2024	White Rock	Opposed	C-2
Anonymous	October 15, 2024	White Rock	Comments	C-3

There were no on-table submissions received.

21. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PROVIDE THEIR COMMENTS

- A. Belling, White Rock (applicant), clarified that she is seeking to reduce the minimum required off-street parking stall amount because she is the only person living permanently in the home, only needs to use one (1) of the two (2) parking stalls in her carport, allowing for the other stall to be available for Bed and Breakfast guests.

22. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED APPLICATION

N/A

23. CONCLUSION OF PUBLIC MEETING #2 - DEVELOPMENT VARIANCE PERMIT NO. 461 (15170 COLUMBIA AVENUE)

The Public Meeting for Development Variance Permit No. 461 (15170 Columbia Avenue) was concluded at 4:23 p.m.

24. **CONCLUSION OF THE OCTOBER 21, 2024 PUBLIC HEARING/ PUBLIC MEETINGS**

The Public Hearing / Public Meeting was concluded at 4:23 p.m.

Mayor Knight

Arthur.

Tracey Arthur, Director of
Corporate Administration

Unapproved