



## Land Use and Planning Committee

### Minutes

May 10, 2021, 6:15 p.m.

City Hall Council Chambers

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

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

ABSENT: Councilor Fathers

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  
Greg Newman, Manager of Planning  
Donna Kell, Manager of Communications  
Debbie Johnstone, Deputy Corporate Officer

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

Councillor Trevelyan, Chairperson

The Chairperson called the meeting to order at 6:15 p.m.

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

**Motion Number: 2021-LU/P-052** 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 May 10, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.**

**Motion CARRIED (6 to 0)**

**3. ADOPTION OF AGENDA**

**Motion Number: 2021-LU/P-053** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the agenda for May 10, 2021 as circulated.**

**Motion CARRIED (6 to 0)**

4. **ADOPTION OF MINUTES**

**Motion Number: 2021-LU/P-054** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the minutes of the April 26, 2021 meeting as circulated.**

**Motion CARRIED (6 to 0)**

5. **EARLY REVIEW OF REZONING APPLICATION - 15439 OXENHAM AVENUE**

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application -15439 Oxenham Avenue".

The Manager of Planning and Development Services provided an overview of the application. It was noted that after the agenda was printed it was found that the proposed zoning was now required to go to a CD zone based on the minimum RT-1 Zone standards.

**Motion Number: 2021-LU/P-055** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15439 Oxenham Avenue to the next stage in the application review process.**

Voted in the Negative (1): Councillor Johanson

**Motion CARRIED (5 to 1)**

6. **APPLICATION FOR ZONING AMENDMENT - 107-15181 THRIFT AVENUE (ZON 21-007)**

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Application for Zoning Amendment - 107-15181 Thrift Avenue (ZON 21-007)".

The Director of Planning and Development Services provided an overview of the application.

The Applicant confirmed they have submitted an application to the province to apply for a re-licence to now be liquor primary.

**Motion Number: 2021-LU/P-056** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386*”.**

**Motion CARRIED (6 to 0)**

**Motion Number: 2021-LU/P-057** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386*”.**

**Motion CARRIED (6 to 0)**

**Motion Number: 2021-LU/P-058** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386*” to be held earlier than the next scheduled public hearing date of June 21, 2021 (June 2 or June 7).**

**Motion CARRIED (6 to 0)**

**7. REVISED ZONING AMENDMENT BYLAW NO. 2363 FOR 1485 FIR STREET**

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Revised Zoning Amendment Bylaw No. 2363 for 1485 Fir Street".

The Director of Planning and Development Services provided an overview of the application and the process it had followed to date.

The applicant has submitted a revision to the application for an additional 5% of the units (4) in the building would be provided for 10 years at the average rent for purpose built rentals in the White Rock area (determined by latest CMHC report). There is no change to the form of the building (six(6) storeys / 80 units total).

80 units total:

- 4 units at “average rents” (CMHC derived)
- 51 units at "market rents" (no max)
- 25 replacement units – 21-30% below “market rent” for returning tenants / 10% below if tenant does not return (*max. \$1,500 1 bed / \$2,000 2 bed*)

Staff confirmed the Town Centre Official Community Plan public hearing is anticipated to be held June 21, 2020.

**Motion Number: 2021-LU/P-059** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee receive the May 10, 2021, corporate report from the Director, Planning and Development Services titled “Revised Zoning Amendment Bylaw No 2363 for 1485 Fir Street.”**

Voted in the Negative (1): Councillor Kristjanson

**Motion CARRIED (5 to 1)**

**Motion Number: 2021-LU/P-60** It was MOVED and SECONDED

THAT The Land Use and Planning Committee defer consideration in regard to the recommendation to Council until after Council have considered the Housing Advisory Committee definition regarding affordable housing that is scheduled on the Regular Council meeting agenda for later this evening.

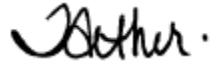
Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

**Motion CARRIED (4 to 2)**

**Note:** Staff confirmed the order for the Regular Council agenda for later this evening did have the Housing Advisory Committee recommendation in regard to the definition for affordable housing placed on the agenda prior to consideration of bylaw for this project.

8. **CONCLUSION OF THE MAY 10, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:55 p.m.



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Mayor Walker

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Tracey Arthur, Director of  
Corporate Administration

Unapproved