



Land Use and Planning Committee

Minutes

May 31, 2021, 6:00 p.m.

City Hall Council Chambers

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

PRESENT:

- Mayor Walker
- Councillor Chesney
- Councillor Fathers (arrived at the meeting at 6:49 p.m.)
- Councillor Johanson
- Councillor Kristjanson (arrived at the meeting at 6:03 p.m.)
- 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
- Debbie Johnstone, Deputy Corporate Officer

1. CALL TO ORDER

Councillor Trevelyan, Chairperson

The meeting was called to order at 6:02 p.m.

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

Motion Number: 2021-LU/P-61 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 31, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED (5 to 0)

3. ADOPTION OF AGENDA

Motion Number: 2021-LU/P-062It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for its May 31, 2021 meeting as amended to include:

- **Item 6 - Updated version of Appendix A - Draft Bylaw No. 2387**

Motion CARRIED (5 to 0)

4. **ADOPTION OF MINUTES**

Motion Number: 2021-LU/P-063 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the May 10, 2021 meeting as circulated.

Motion CARRIED (5 to 0)

5. **CANNABIS LICENSE REFERRAL AND TEMPORARY USE PERMIT, 1421 JOHNSTON ROAD (21-006)**

Corporate report dated May 31, 2021 from the Director of Planning and Development Services titled "Cannabis License Referral and Temporary Use Permit, 1421 Johnston Road (21-006)".

Councillor Kristjanson arrived at the meeting at 6:03 p.m.

The Manager of Planning and Development Services provided a PowerPoint that outlined the application.

The following discussion point was noted:

- The previously approved cannabis store has not yet opened, would like to see how that goes before approving another site for this use in White Rock.

Motion Number: 2021-LU/P-064It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council deny the temporary use permit and that staff provide a resolution of non-support for the cannabis retail license to the Liquor and Cannabis Regulations Branch.

Motion CARRIED (6 to 0)

6. **OCP HEIGHT AND DENSITY REVIEW - AMENDMENT BYLAW AND CONSULTATION SUMMARY**

Corporate report dated May 31, 2021 from the Director of Planning and Development Services titled "OCP Height and Density Review - Amendment Bylaw and Consultation Summary".

The Director of Planning and Development Services provided a PowerPoint regarding the OCP Review - Phase 3.

The following discussion points were noted:

- Amend future development on Elm Street to conform to similar character to existing homes
- Staff clarified that on Elm Street the current zoning is duplex (allows for three (3) stories with a garage on the bottom level)

Councillor Fathers arrived at the meeting at 6:49 p.m.

Motion Number: 2021-LU/P-065It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorse amending the Official Community Plan - Section 8.4.4 where the following will be added: consideration be given for development proposals on Elm Street (consideration shall be given to the heritage context of the existing properties).

Voted in the Negative (3): Councillor Chesney, Councillor Fathers, and Councillor Johanson

Motion CARRIED (4 to 3)

Motion Number: 2021-LU/P-066It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council give first and second reading to “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387*”; as amended.

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

Motion CARRIED (5 to 2)

Motion Number: 2021-LU/P-067It was MOVED and SECONDED

THAT The Land Use and Planning Committee consider the consultation strategy in the corporate report dated May 31, 2021 as appropriate for consultation with persons, organizations and authorities that will be affected by “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387*,” pursuant to Section 475 of the *Local Government Act*”.

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

Motion CARRIED (5 to 2)

Motion Number: 2021-LU/P-068 It was MOVED and SECONDED

THAT The Land Use and Planning Committee consider “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387*” in conjunction with the City’s Financial Plan, and Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan.

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

Motion CARRIED (5 to 2)

Motion Number: 2021-LU/P-069 It was MOVED and SECONDED

THAT The Land Use and Planning Committee direct staff to schedule the public hearing for “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387*”; and mail notice of the public hearing to those property owners of properties where the land use designation would change to a different land use designation as a result of Bylaw No. 2387.


Voted in the Negative (1): Councillor Johanson

Motion CARRIED (6 to 1)

7. CONCLUSION OF THE MAY 31, 2021 LAND USE AND PLANNING COMMITTEE MEETING

The meeting was concluded at 7:08 p.m.

Councillor Trevelyan, Chairperson



Tracey Arthur, Director of
Corporate Administration