



## Land Use and Planning Committee

### Minutes

July 26, 2021, 6:30 p.m.

City Hall Council Chambers

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

PRSENT: Mayor Walker  
Councillor Chesney  
Councillor Fathers  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

ABSENT: Councillor Johanson

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Greg Newman, Manager of Planning  
Debbie Johnstone, Deputy Corporate Officer

---

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

Councillor Manning, Chairperson

The meeting was called to order at 6:42 p.m.

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

**Motion Number: 2021-LU/P-074**

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 July 26, 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 Johanson

**Motion CARRIED (6 to 0)**

**3. ADOPTION OF AGENDA**

**Motion Number: 2021-LU/P-075**

It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the agenda for July 26, 2021 as circulated.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

4. **ADOPTION OF MINUTES**

**Motion Number: 2021-LU/P-076**

It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the minutes of the June 28, 2021 meeting as circulated.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

5. **Major Development Permit Application - 1454 Oxford Street (14-009)**

**Note:** At the June 28, 2021 Land Use and Planning Committee meeting the Committee deferred consideration of the information provided and recommendation regarding corporate report dated June 28, 2021 from the Director of Planning and Development Services titled "Major Development Permit Application - 1454 Oxford Street (14-009)".

**Note:** Proposed in-process changes to the Official Community Plan referenced in the corporate report have since been adopted by Council.

The Manager of Planning introduced the corporate report by PowerPoint.

The following discussion points were noted:

- Issuance of the Development Permit No. 400 for 1454 Oxford street was legally required due to there being a ten (10) year Phased Development Agreement already set in place by the previous Council, which is binding
- The current Council are not supportive of the proposal, noting concerns with the proposed height, density and location

**Motion Number: 2021-LU/P-077** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council authorize the issuance of Development Permit No. 400 for 1454 Oxford Street.**

Voted in the Negative (1): Councillor Kristjanson

Absent (1): Councillor Johanson

**Motion CARRIED (5 to 1)**

**Motion Number: 2021-LU/P-078**

It was MOVED and SECONDED

**THAT the Governance and Legislation Committee recommend to Council that prior to a Building Permit being issued for 1484 Oxford Street that Council receive an update on the 2017 Hemmera - Hydrogeological Review report.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

**Motion Number: 2021-LU/P-079**

It was MOVED and SECONDED

**THAT the Governance and Legislation Committee recommend to Council that a Joint Task Force be formed with the City of Surrey and other impacting municipalities nearby, studying the impacts of potential development to the City's aquifer.**

Absent (1): Councillor Johanson

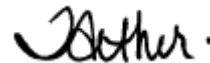
**Motion CARRIED (6 to 0)**

**6. CONCLUSION OF THE JULY 26, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:50 p.m.

---

Mayor Walker



---

Tracey Arthur, Director of Corporate Administration