



Land Use and Planning Committee

Minutes

September 20, 2021, 6:15 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers (via electronic means)
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

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

PUBLIC 5

1. CALL TO ORDER

Councillor Johanson, Chairperson

The meeting was called to order at 6:20 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2021-LU/P-080 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for September 20, 2021, as circulated.

Motion CARRIED (7 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2021-LU/P-081 It was MOVED and SECONDED

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

Motion CARRIED (7 to 0)

4. EXTENSION OF TEMPORARY USE PERMIT - 1589 MAPLE STREET (TUP 21-019)

Corporate report dated September 20, 2021, from the Director of Planning and Development Services titled "Extension of Temporary Use Permit - 1589 Maple Street (TUP 21-019)".

Manager of Planning provided a PowerPoint overview of the corporate report.

Motion Number: 2021-LU/P-082 It was MOVED and SECONDED

THAT the Land Use and Planning committee endorse the applicant be offered a one (1) year Temporary Use Permit for 1589 Maple Street.

Motion CARRIED (7 to 0)

Motion Number: 2021-LU/P-083 It was MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to host a public meeting regarding Temporary Use Permit No. 21-019, for the extension of a temporary sales centre and construction site office at 1589 Maple Street.

Motion CARRIED (7 to 0)

5. **EARLY REVIEW OF REZONING APPLICATION - 15052 BUENA VISTA AVENUE (21-023)**

Corporate report dated September 20, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 15052 Buena Vista Avenue (21-023)".

The Manger of Planning provided a PowerPoint overview of the corporate report.

Motion Number: 2021-LU/P-084 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15052 Buena Vista to the next stage in the application review process.

Motion CARRIED (7 to 0)

6. **ZONING AMENDMENT BYLAW AND MAJOR DEVELOPMENT PERMIT - 15631 RUSSELL AVENUE & 1509, 1529, 1539, 1549, AND 1559 MAPLE STREET (ZON/MJP 18-008)**

Corporate report dated September 20, 2021, from the Director of Planning and Development Services titled "Zoning Amendment Bylaw and Major Development Permit – 15631 Russell Avenue & 1509, 1529, 1539, 1549, and 1559 Maple Street (ZON/MJP 18-008)".

The Manager of Planning provided a PowerPoint presentation outlining the corporate report.

The following discussion points were clarified:

- The noted cycle lane improvement, this would be something the City would undertake
- The project would not generate a Community Amenity Contribution (CAC)

Motion Number: 2021-LU/P-085 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. **Give first and second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397” and direct staff to schedule a Public Hearing;**

2. **Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2397 is given Third Reading after the Public Hearing;**
 - a. **Ensure that all engineering requirements and issues, including the execution of a Works and Servicing Agreement, and the dedication of land if necessary, to support an ultimate road cross section along both Russell Avenue and Maple Street, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and**
3. **Pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397”, consider issuance of Development Permit No. 421 for 15631 Russell Avenue and 1509, 1529, 1539, 1549 and 1559 Maple Street.**

Motion CARRIED (7 to 0)

7. CONCLUSION OF THE SEPTEMBER 20, 2021 LAND USE AND PLANNING COMMITTEE MEETING

The meeting was concluded at 6:54 p.m.

Councillor Johanson, Chairperson



Tracey Arthur, Director of Corporate Administration