



Land Use and Planning Committee

Minutes

November 22, 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 (arrived at 6:25 p.m.)
Councillor Manning
Councillor Trevelyan (arrived at 6:23 p.m.)

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Greg Newman, Manager of Planning
Debbie Johnstone, Deputy Corporate Officer

1. CALL TO ORDER

Councillor Chesney, Chairperson

The meeting was called to order at 6:22 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2021-LU/P-086 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for November 22, 2021 as circulated.

Absent (3): Councillor Fathers, Councillor Kristjanson, and Councillor Trevelyan

Motion CARRIED (4 to 0)

3. ADOPTION OF MINUTES

Councillor Trevelyan arrived at the meeting at 6:23 p.m.

Motion Number: 2021-LU/P-087 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the September 20, 2021 meeting as circulated.

Absent (2): Councillor Fathers, and Councillor Kristjanson

Motion CARRIED (5 to 0)

4. CONSIDERATION OF FIRST AND SECOND READING OF "WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4-15733 THRIFT AVENUE) BYLAW, 2021, NO. 2410

Corporate report dated November 22, 2021, from the Acting Director of Planning and Development Services titled "Consideration of First and Second Reading of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-40 15733 Thrift Avenue) Bylaw, 2021, No. 2410".

Councillor Kristjanson arrived at the meeting at 6:25 p.m.

The Acting Director of Planning and Development Services provided a PowerPoint overview of the corporate report.

The following discussion points were noted:

- Concern noted with the long-term health of the trees
- Concern noted that the covenant as is does not include additional tree plantings on each lot

Motion Number: 2021-LU/P-088 It was MOVED and SECONDED

THAT the Land Use and Planning Committee receive the Corporate Report dated November 22, 2021 from the Acting Director of Planning and Development Services titled "Consideration Of First and Second Reading of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410" for information.

Voted in the Negative (1): Councillor Manning

Absent (1): Councillor Fathers

Motion CARRIED (5 to 1)

5. **INITIAL REVIEW (REVISED SUBMISSION) 1441, 1443-45 AND 1465 VIDAL STREET, AND 14937 THRIFT AVENUE, ZONING BYLAW AMENDMENT AND MAJOR DEVELOPMENT PERMIT (FILE NO. 19-011)**

Corporate report from the Acting Director of Planning and Development Services titled "Initial Review (Revised Submission) 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, Zoning Bylaw Amendment and Major Development Permit (File No. 19-011)".

The Acting Director of Planning and Development Services provided a PowerPoint that outlined the corporate report.

Noted was the "On-Table" summary of the project provided by the applicant to Mayor and Council.

The following discussion points were noted:

- Building does look better however residents have noted they would like to see townhouses as opposed to a four (4) storey building for the site
- The Advisory Design Panel (ADP) noted concern with the constructability of the design as presented (horizontal stand of the building)
- Concern with the design (length and mass of the building) noting it was not compatible with adjacent developments
- Concern the proposal was too dense and that the need for the community is for two (2) to three (3) bedroom units (suggest eliminating the one (1) bedroom and bachelor units)
- Concerned with the massing - from the street scape it gives the appearance of a twelve (12) storey building
- Appreciative as to what the developer has proposed to do

Motion Number: 2021-LU/P-089 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council:

1. **Direct staff to advance the Zoning Bylaw Amendment Application at 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, to the next stage in the application review process; and**
2. **Update the on-site development signage to reflect the revised development proposal as described in the corporate report titled “Initial Review (Revised Submission) 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, Zoning Bylaw Amendment and Major Development Permit (File No. 19-011).”**

Voted in the Negative (4): Councillor Johanson, Councillor Kristjanson, Councillor Manning, and Councillor Trevelyan

Absent (1): Councillor Fathers

Motion DEFEATED (2 to 4)

6. EARLY REVIEW OF REZONING APPLICATION - 1164 ELM STREET

Corporate report dated November 22, 2021, from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 1164 Elm Street".

The Acting Director of Planning and Development Services provided a PowerPoint overview of the corporate report.

It was flagged that since the printing of the agenda it was found the proposed design would require an Official Community Plan (OCP) amendment. The applicant is not interested in undertaking that process, they will be informed, and it would be likely a further application will come forward where the upper storey / additional living space would be removed and this design would likely have a flat roof.

Motion Number: 2021-LU/P-090 It was MOVED and SECONDED

THAT the Land Use and Planning Committee requests the applicant to provide a traffic study.

Voted in the Negative (3): Mayor Walker, Councillor Manning, and Councillor Trevelyan

Absent (1): Councillor Fathers

Motion DEFEATED (3 to 3)

Motion Number: 2021-LU/P-091 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 1164 Elm Street to the next stage in the application review process.

Note: It is likely the applicant will come forward with amendments to the building design in regard to height (lower by one (1) storey, likely to have a flat roof.

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

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

7. **CONCLUSION OF THE NOVEMBER 22, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 7:13 p.m.

Councillor Chesney, Chairperson



Tracey Arthur, Director of Corporate Administration