



Land Use and Planning Committee

Minutes

January 11, 2021, 5:30 p.m.

City Hall Council Chambers

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

PRESENT:

- Mayor Walker
- Councillor Chesney
- Councillor Fathers
- Councillor Johanson
- Councillor Kristjanson
- 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
- Eric Stepura, Director of Recreation and Culture
- Debbie Johnstone, Deputy Corporate Officer
- Greg Newman, Manager of Planning

1. CALL TO ORDER (Councillor Chesney, Chairperson)

The meeting was called to order at 5:30 p.m.

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

Motion Number: LU/P-01 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 Order No. 192 requires 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 January 11, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED

2. ADOPTION OF AGENDA

Motion Number: LU/P-02 It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the agenda for the January 11, 2021 as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: LU/P-03 It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the meeting minutes from the November 16, 2020 meeting as circulated.

Motion CARRIED

4. **TEXT AMENDMENT TO INTRODUCE ACCESSIBLE (BARRIER-FREE) PARKING INTO WHITE ROCK ZONING BYLAW, 2012, NO. 2000**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Text Amendment to Introduce Accessible (Barrier-Free) Parking into White Rock Zoning Bylaw, 2012, No. 2000".

The Manager of Planning provided a PowerPoint that outlined the process and research that was involved in order to bring forward proposed amendments to the City's zoning bylaw in regard to accessible (barrier-free) parking.

Staff recognized, Ben Tyler, Grade 11 student from Earl Marriott Senior Secondary, who did research work for the project as part of a co-op student program in December 2020.

Motion Number: LU/P-04 It was MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to bring forward proposed Bylaw No. 2371 with amendments to include the following:

That the table outlining the supply requirements for accessible parking be amended so that the first range of parking is "5 or less", for which zero accessible spaces are required, and the second range of parking is "6 to 50", for which 1 van-accessible space is required and zero standard spaces are required.

Motion CARRIED

Motion Number: LU/P-05 It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371*" with the noted amendment; and
2. Recommend that Council direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371.*"

Motion CARRIED

5. **APPLICATION FOR LIQUOR LICENSE REFERRAL (LOUNGE ENDORSEMENT) AND DEVELOPMENT VARIANCE PERMIT, 1122 VIDAL STREET (LL 20-014 & DVP 20-021)**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Application for Liquor License Referral (Lounge Endorsement) and Development Variance Permit, 1122 Vidal Street (LL 20-014 & DVP 20-021)".

The Manager of Planning gave a PowerPoint introducing the application for liquor license referral and Development Variance Permit.

The following discussion points were noted:

- Noise and hours, staff noted this application proposes earlier hours than the nearby Boathouse business (does not extend the hours to what the Boathouse accommodates) Three Dogs Brewing Company - uptown are permitted later hours than the proposed application
- The application is for liquor service only with the building - nothing outside as part of this application
- Loading and unloading can be done off street

Motion Number: LU/P-06 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct planning staff to obtain public input through a combined Public Hearing (liquor license referral) and Public Meeting (development variance permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property.

Motion CARRIED

Motion Number: LU/P-07 It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Authorize staff, pending the results of the electronic Public Hearing and Public Meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the the potential impact for noise and the impact on the community, and is in support of the application for a Lounge Endorsement at 1122 Vidal Street, subject to the inclusion of the following conditions within the license:

a) The hours of liquor service shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	12:00	12:00	12:00	12:00	12:00	12:00	12:00
Closed	20:00	22:00	22:00	22:00	22:00	23:00	23:00

b)All loading activities are to occur on the property and the owner shall be responsible for ensuring there are no conflicts in the scheduling of deliveries such that loading occurs when the off-street parking spaces are not otherwise required (i.e., before normal business hours); and

c)The “service area” as defined within the license shall be limited to a maximum capacity of 50 persons subject to the approval of a development variance permit granting relief from the parking supply requirements of City of White Rock Zoning Bylaw, 2012, No. 2000; in the absence of a development variance permit, the license should be limited to a total occupancy of 32 persons; and

2. Pending the results of the electronic Public Meeting, approve of the issuance of Development Variance Permit No. 433.

Motion CARRIED

6. **EARLY REVIEW OF REZONING APPLICATION - 15733 THRIFT AVENUE**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 15733 Thrift Avenue".

The Manager of Planning gave a PowerPoint introducing the initial submission for rezoning for 15733 Thrift Avenue.

The following discussion points were noted:

- Concern noted with possible mature tree removal
- What is the likelihood we can have replacement trees in Maccaud Park instead (if they cannot be accommodated on-site). Staff noted this may be a possibility
- Development is causing loss of trees, need Land Use Policy Changes across the City to address this (would like to see Mandatory Tree Preservation)

- Would like to see ways to address if after development and the trees are not doing well, staff noted this can be addressed by way of a covenant registered on the property where they current owner at the time there is an issue with the trees would need to address this
- Would like to see what solutions come forward, don't like to see a Douglas Fir to come down
- Agree with re-development like this, as it puts more housing in the community, but would like to see trees preserved
- Concern trees noted in the plan (5,6 and 7) can't be preserved
- Protecting the trees / long range plan for the trees it may be off-site
- The Applicant noted they don't desire a 6,000sq. ft home, they are looking to build 3,000 and they plan to save as many trees as possible. The Arborist is reviewing trees 6 & 7) in the plan and seeing what can be done to help with their survival. Plan to live on the site.

Motion Number: LU/P-08It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

Motion CARRIED

Councillors Fathers, Johanson and Manning voted in the negative

Motion Number: LU/P-09It was MOVED and SECONDED

THAT the Land Use and Planning Committee refers the preliminary Rezoning Application for 15733 Thrift Avenue to the next Environmental Advisory Committee meeting so a review can be done applying the proposed recommendations they have been working on for Bylaw No. 1831 and Policy No. 611.

Motion CARRIED

7. Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)

Corporate report dated July 27, 2020 from the Director of Planning and Development Services provided for information purposes.

This project was discussed at the July 27, 2020 Land Use and Planning meeting where the Committee defeated a recommendation to move the application forward (give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351*").

The application was also a subject on the October 26, 2020 Land Use and Planning Committee meeting where the applicant was given the opportunity to speak and the following recommendation was adopted by the Committee:

THAT The Land Use and Planning Committee directs staff to continue to work with the applicant for "Beachway" Application for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) including the noted feedback given during discussion at this meeting to bring the application back for consideration.

The applicant has considered the Committee's comments and has requested the application be brought back for consideration by the Committee at this time.

The Manager of Planning gave a PowerPoint giving an overview of the application and the process it has been through.

The following discussion points were noted:

- Good to see changes made in regard to parking however, six (6) stories is too high / four (4) stories would work
- Not what the nearby residents want
- Official Community Plan (OCP) review still not complete
- Concern with removal of trees
- Need to establish definition of affordable housing
- See the future in this area as townhomes / single family
- Affordable housing with 2/3 bedroom units is needed, this is a primary opportunity for the community
- Appreciate the development notes quality which is practical / not luxury

Motion Number: LU/P-010 It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351 as presented, and direct staff to schedule the required Public Hearing;

2. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing;

- a. Ensure that all engineering requirements and issues, including registration of a 2.0 metre by 2.0 metre statutory right of way on each corner of the site at Maple Street and North Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b. Preparation of an Affordable Home Ownership Program Memorandum of Understanding with the British Columbia Housing Management Commission generally as provided in Appendix G to Appendix A and the execution of a Project Partnering Agreement with the British Columbia Housing Management Commission and Bridgewater Development Corporation; and

3. Recommend that, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351, Council consider issuance of Development Permit No. 428 for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street.

Motion CARRIED

Councillors Johanson, Kristjanson and Trevelyan voted in the negative

8. OFFICIAL COMMUNITY PLAN REVIEW - PREVIEW OF PHASE 2 PUBLIC INPUT ON BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Official Community Plan Review - Preview of Phase 2 Public Input on Building Heights Outside the Town Centre".

Motion Number: LU/P-011 It was MOVED and SECONDED

THAT the Land Use and Planning Committee directs staff to break down the information with West Beach as a separate option.

Motion CARRIED

Councillors Chesney and Fathers voted in the negative

Motion Number: LU/P-012 It was MOVED and SECONDED

THAT the Land Use and Planning Committee receive the corporate report from the Director of Planning and Development Services titled "Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre."

Motion CARRIED

9. CONCLUSION OF THE JANUARY 11, 2020 LAND USE AND PLANNING COMMITTEE MEETING

The Chairperson concluded the meeting at 7:04 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration