



Land Use and Planning Committee

Minutes

May 9, 2022, 6:30 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 2

1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

The meeting was called to order at 6:32 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2022-LU/P-010 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for May 9, 2022 as circulated.

Motion CARRIED (6 to 0)

3. **ADOPTION OF MINUTES**

Motion Number: 2022-LU-P-011 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the April 11, 2022, meeting as circulated.

Motion CARRIED (6 to 0)

4. **CONSIDERATION OF 1ST AND 2ND READING OF "WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 - 15916 RUSSELL AVENUE), BYLAW, 2022, NO. 2429**

Corporate report dated May 9, 2022, from the Director of Planning and Development Services titled "Consideration of 1st and 2nd Reading of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

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

The following discussion points were noted:

- A member of Council noted the Official Community Plan (OCP) designation for the site (would like to see restriction with housing being removed and replaced with higher density)
- It was noted at the City's Affordable Housing Workshop held in April that the most affordable home is the existing home

Motion Number: 2022-LU/P-012 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

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

Motion CARRIED (4 to 2)

Motion Number: 2022-LU/P-0123 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429”.

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

Motion CARRIED (4 to 2)

Motion Number: 2022-LU/P-014 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429” back for consideration of final adoption:

- a. **Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**
- b. **Ensure that all matters pertaining to tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services.**
- c. **Require the applicant to sign a no-build covenant related to the 17-metre setback, the no-build covenant is to be registered on title.**
- d. **Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and**
- e. **Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.**

Motion CARRIED (6 to 0)

5. **CONCLUSION OF THE MAY 9, 2022 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:43 p.m.

Councillor Trevelyan, Chairperson



Tracey Arthur, Director of Corporate Administration

Unapproved