



## **Land Use and Planning Committee**

### **Minutes**

September 20, 2022, 5:30 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 (via electronic means)  
Tracey Arthur, Director of Corporate Administration  
Anne Berry, Director of Planning and Development Services  
Jim Gordon, Director of Engineering and Municipal Operations  
Debbie Johnstone, Deputy Corporate Officer

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

Councillor Johanson, Chairperson

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

2. **ADOPTION OF AGENDA**

**Motion Number: 2022-LU/P-20** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the agenda for September 20, 2022 as circulated.**

**Motion CARRIED (6 to 0)**

3. **ADOPTION OF MINUTES**

**Motion Number: 2022-LU/P-021** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the minutes of the June 27, 2022 meeting as circulated.**

**Motion CARRIED (6 to 0)**

4. **ZONING BYLAW AMENDMENT AND MAJOR DEVELOPMENT PERMIT FOR 877 KENT STREET (ZON/MJP 21-011) - FIRST AND SECOND BYLAW READINGS**

Corporate report dated September 20, 2022 from the Director of Planning and Development Services titled "Zoning Bylaw Amendment and Major Development Permit for 877 Ken Street (ZON.MJP 21-011) - First and Second Bylaw Readings".

The Director of Planning and Development Services provided a PowerPoint to outline the subject application.

The following discussion points were noted:

- Parking: smaller parcel area (narrow street) concern with the number of vehicles if secondary suites are permitted (already parking concerns in the area)  
The applicant was asked about the parking and it was noted there will be a two (2) car garages, and parking available within the parking lot lines
- Challenging to state no parking on the street as it is a public right of way

**Motion Number: 2022-LU/P-022** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council:**

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;”
2. Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” and
3. Direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440” back for consideration of final adoption:
  - a. Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b. Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2022, No. 2407,” as amended; and
  - c. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
4. Recommend that pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street.

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

**Motion CARRIED (4 to 2)**

**5. INITIAL REVIEW OF ACTIVE REZONING APPLICATIONS**  
**- JANUARY TO MAY 2022**

Corporate report dated September 20, 2022 from the Director of Planning and Development Services titled "Initial Review of Active Rezoning Applications - January to May, 2022".

The Director of Planning and Development Services provided an overview of a PowerPoint outlining the four (4) applications to for Council feedback at their initial stage.

The following discussion points were noted in regard to 15963 Marine Drive:

- Concern with underground parking in the floodplain  
Staff noted should Council wish to proceed the next step would involve referral of the application to the various agencies
- The Applicant was asked to come forward and it was inquired as to the type of commercial for the area  
The Applicant noted office use is preferred also a possibility for a flower or ice cream shop
- Concern with the proposed loss of trees  
The Applicant noted this was necessary due to the narrowness of the site - in order to achieve site coverage, however they have added a green roof and side lot
- Battery backup for larger storms (plan to mitigate for flooding)
- Concern if enough parking is being provided (street parking is a concern)  
The Applicant noted the proposal takes into account a traffic study (1.5 spaces per unit required)
- Concern with density (are three (3) units necessary), White Rock already a dense City (9<sup>th</sup> in Canada)

The following discussion points were noted in regard to 1589 Maple Street:

- Concern with only 10% being set for affordable housing (not enough) and with a request for a break on the Community Amenity Contribution with that noted amount for affordable housing
- Question in regard to affordable house within the Official Community Plan (OCP)

- Concern there is no loading zone and with higher heights due to the nearby development
- Would need more affordable units and less density
- The units, square footage does not appear to be family friendly

**Motion Number: 2022-LU/P-023** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15931 Buena Vista Avenue to the next stage in the application review process.**

Voted in the Negative (1): Councillor Johanson

**Motion CARRIED (5 to 1)**

**Motion Number: 2022-LU/P-024** It was MOVED and SECONDED

**THAT Land Use and Planning Committee recommend Council direct staff to advance the zoning amendment application at 15963 Marine Drive to the next stage in the application review process.**

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

**Motion DEFEATED (2 to 4)**

**Motion Number: 2022-LU/P-025** It was MOVED and SECONDED

**THAT the Land Use and Planning committee recommend Council direct staff to advance the zoning amendment application at 15941 Buena Vista Avenue to the next stage in the application review process.**

Voted in the Negative (1): Councillor Johanson

**Motion CARRIED (5 to 1)**

**Motion Number: 2022-LU/P-026** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend Council advance the zoning amendment application at 1589 Maple Street to the next stage in the application review process.**

Voted in the Negative (3): Councillor Johanson, Councillor Kristjanson, and Councillor Trevelyan

**Motion DEFEATED (3 to 3)**


**Motion Number: 2022-LU/P-027** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend Council direct staff to meet with the applicant further regarding the 1589 Maple Street file.**

**Motion CARRIED (6 to 0)**

6. **CONCLUSION OF THE SEPTEMBER 20, 2022 LAND USE AND PLANNING COMMITTEE MEETING**

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



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Councillor Johanson, Chairperson

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Tracey Arthur, Director of Corporate Administration