



Land Use and Planning Committee

Minutes

January 30, 2023, 6:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight
Councillor Cheung
Councillor Chesney
Councillor Klassen (via electronic means)
Councillor Lawrence
Councillor Partridge
Councillor Trevelyan (Chairperson)

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Jim Gordon, Director of Engineering and Municipal Operations
Elizabeth Keurvorst, Acting Director of Recreation and Culture
Ed Wolfe, Fire Chief
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 4

1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

The meeting was called to order at 6:12 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2023-LU/P-0001 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for January 30, 2023 as circulated.

Motion CARRIED (7 to 0)

3. **ADOPTION OF MINUTES**

Motion Number: 2023-LU/P-002 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the December 5, 2022 meeting as circulated.

Motion CARRIED (7 to 0)

4. **CONSIDERATION OF 1ST AND 2ND READING OF "WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-1 ZONE TO RT-1 ZONE, 15495 OXENHAM AVENUE) BYLAW, 2022, NO. 2451"**

Corporate report dated January 30, 2023 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-1 Zone to RT-1 Zone, 15495 Oxenham Avenue) Bylaw, 2022, No. 2451".

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

Motion Number: 2023-LU/P-003 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-1 Zone to RT-1 Zone, 15495 Oxenham Avenue) Bylaw, 2022, No. 2451;"**
2. **Direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-1 Zone to RT-1 Zone, 15495 Oxenham Avenue) Bylaw, 2022, No. 2451;" subject to the following conditions being addressed by the Applicant:**

- a. **Submit an updated Project Arborist report and revised architectural and landscape plans identifying the Tree Retention Plan for #806 to staff for review and preliminary approval; and**
 - b. **Submit a revised site and landscape plan with an alternate pedestrian walkway location to staff for review.**
3. **Direct staff to address the following conditions before bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-1 Zone to RT-1 Zone, 15495 Oxenham Avenue) Bylaw, 2022, No. 2451” 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. **Registration of a Section No. 219 Covenant to restrict basement suites;**
 - c. **Ensure that all matters pertaining to tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services;**
 - 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;**
 - e. **Obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2021, No. 2407,” as amended; and**
 - f. **Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.**

Motion CARRIED (7 to 0)

5. **DEVELOPMENT VARIANCE PERMIT NO. 448 - 1122 VIDAL STREET (DVP 22-007)**

Corporate report dated January 30, 2023 from the Director of Planning and Development Services titled "Development Variance Permit No. 448 - 1122 Vidal Street (DVP 22-007)".

The Director of Planning and Development Services provided a PowerPoint presentation outlining the application.

The following discussion point was noted:

- Staff will inquire with the applicant regarding utilizing an awning that can be retracted and report back at the public meeting process

Motion Number: 2023-LU/P-004 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council:

1. **Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the requirements of the City's Planning Procedures Bylaw and the *Local Government Act*; and**
2. **Following the public meeting, recommend that Council consider approval of Development Variance Permit No. 448.**

Motion CARRIED (7 to 0)

6. **DEVELOPMENT VARIANCE PERMIT NO. 449 - 13836 MARINE DRIVE (DVP 22-026)**

Corporate report dated January, 30, 2023 from the Director of Planning and Development Services titled "Development Variance Permit No. 449 -13836 Marine Drive (DVP 22-026)".

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

Motion Number: 2023-LU/P005 It was MOVED and SECONDED


THAT the Land Use and Planning Committee recommends that Council:

1. **Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the City's Planning Procedures Bylaw and the *Local Government Act*; and**
2. **Following the public meeting, recommend that Council consider approval of Development Variance Permit No. 449.**

Motion CARRIED (7 to 0)

7. **CONCLUSION OF THE JANUARY 30, 2023 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6.37 p.m.



Councillor Trevelyan, Chairperson

Tracey Arthur, Director of Corporate Administration