



## Land Use and Planning Committee

### Minutes

February 27, 2023, 6:00 p.m.  
City Hall Council Chambers  
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight  
Councillor Chesney  
Councillor Cheung  
Councillor Klassen  
Councillor Lawrence  
Councillor Partridge  
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

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

Councillor Trevelyan, Chairperson

The meeting was called to order at 6:06 p.m.

2. **ADOPTION OF AGENDA**

**Motion Number: 2023-LU/P-006** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the agenda for February 27, 2023 as amended to add information in regard to Item 5 Re: 15409 Buena Vista Avenue.**

**Motion CARRIED (7 to 0)**

3. **ADOPTION OF MINUTES**

**Motion Number: 2023-LU/P-007** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the minutes of the January 30, 2023 meeting as circulated.**

**Motion CARRIED (7 to 0)**

4. **DEVELOPMENT VARIANCE PERMIT NO. 450 - 1588 JOHNSTON ROAD (DVP 22-017)**

Corporate report dated February 27, 2023 from the Director of Planning and Development Services titled "Development Variance Permit No. 450 - 1588 Johnston Road (DVP 22-017)".

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

The following discussion points were noted:

- Inquiry as to how the residents were notified / signed off on being aware of the variance for the site
- Additional commercial employee parking seems to be a lot. Inquiry as to the type of commercial tenant, this is not known at this time

**Motion Number: 2023-LU/P-008** It was MOVED and SECONDED

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

1. **Direct staff to obtain public input through a public meeting with notice of the meeting given in accordance with the *Local Government Act*, including notice in newspapers and the City of White Rock Planning Procedures Bylaw, 2017, No. 2234; and**
2. **Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 450.**

**Motion CARRIED (7 to 0)**

**5. INITIAL REVIEW OF ACTIVE REZONING / OCP APPLICATIONS**

Corporate report dated February 27, 2023 from the Director of Planning and Development Services titled "Initial Review of Active Rezoning/OCP Applications".

The Director of Planning and Development Services provided a PowerPoint giving an overview of the four (4) applications as outlined in the corporate report.

The following discussion points were noted:

- 1590 Lancaster Street: concern with the older trees on the site
- 1589 Maple Street: elements of this proposal are needed in the community as soon as possible and it complies with Council's Strategic Priorities
- 15409 Buena Vista Avenue: includes an On-Table item regarding the drawings and an amended submission to Council statement and design rationale.  
Concerns noted regarding parking and having to amend the OCP.  
Further, staff are encouraged to try and transplant the large rhododendron plant at the front of this property
- 1341 Parker Street: Staff noted a correction noted on the slide and in the agenda – the width is actually 19.964m wide (the application does meet the minimum width requirements)

**Motion Number: 2023-LU/P-009** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 1590 Lancaster Street and proceed to the next stage in the application review process.**

**Motion CARRIED (7 to 0)**

**Motion Number: 2023-LU/P-010** It was MOVED and SECONDED

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

**Motion CARRIED (7 to 0)**

**Motion Number: 2023-LU/P-011** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning and OCP amendment application at 15409 Buena Vista Avenue and proceed to the next stage in the application review process.**

**Motion CARRIED (7 to 0)**

**Motion Number: 2023-LU/P-012** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 1341 Parker Street and proceed to the next stage in the application review process.**

**Motion CARRIED (7 to 0)**

**6. CONCLUSION OF THE FEBRUARY 27, 2023, LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:35 p.m.

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Councillor Trevelyan, Chairperson



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Tracey Arthur, Director of Corporate Administration

Unapproved