



Land Use and Planning Committee

Minutes

February 8, 2021, 5:00 p.m.

City Hall Council Chambers

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

PRESENT: Councillor Chesney, Chairperson
Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Carl Isaak, Director of Planning and Development Services
Colleen Ponzini, Director of Financial Services
Greg Newman, Manager of Planning
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

Councillor Chesney, Chairperson

The Chairperson called the meeting to order at 5:00 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: LU/P-013 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for February 8, 2021 as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

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

THAT the Land Use and Planning Committee adopt the minutes of the January 11, 2021 meeting as circulated.

Motion CARRIED

4. CORPORATE REPORTS

4.1 Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001)

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Application for Zoning Amendment - 14401 Sunset Drive".

Councillor Kristjanson arrived at the meeting at 5:09 p.m.

The Manager of Planning provided a PowerPoint regarding the application including a planning analysis.

The following discussion points were noted:

- Revised access confirmed: East building access is off Magdalen Crescent Lane / West building is off Sunset Drive
- Noted restrictive covenant (RC) is limited as to how it would be applied to the lands (not a RC with the City)
- No encroachments: removal of the existing buildings is required

Motion Number: LU/P-015 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 (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*".

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative

Motion Number: LU/P-016 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65-14401 Sunset Drive) Bylaw, 2020, No. 2373*".

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative

Motion Number: LU/P-017 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:

- a. ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m X 2.0 m corner cut on the corner of Archibald Road and Sunset Drive are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
- b. demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
- c. process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

Motion CARRIED

4.2 REVISED APPLICATION FOR MAJOR DEVELOPMENT PERMIT APPLICATION - 14947 BUENA VISTA AVENUE (MJP 19-021)

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Revised Application for Major Development Permit Application - 14947 Buena Vista Avenue (MJP 19-021)".

The Manager of Planning provided a PowerPoint regarding the application including background on the revised application.

Motion Number: LU/P-018 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council issue Development Permit No. 430 for 14947 Buena Vista Avenue.

Motion CARRIED

Councillor Kristjanson voted in the negative

4.3 APPLICATION FOR CANNABIS LICENSE REFERRAL, ZONING BYLAW AMENDMENT, AND TEMPORARY USE PERMIT, 15053 MARINE DRIVE (LL/ZON/TUP-20-018)

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP-20-018)".

The Manager of Planning gave a PowerPoint presentation regarding the application including the proposal and process (consultation and feedback).

The following discussion points were noted:

- Customer access will be from the front of the store (Marine Drive) only
- Concern with people on the narrow sidewalk and possible spill over onto Marine Drive. Staff noted the current patio structure outside the store will be removed
- Would like to see hours mirror the Indigenous Bloom store (to the East) operation hours
- Concern with a cannabis store in front of the pier
- Concern noting the Indigenous Bloom store and the amount of traffic it has brought. Staff noted the Business Improvement Association were consulted and parking was not flagged as a concern
- Would like there to be assurance where people can't pull over, stop in the parking lot etc. / block traffic. Applicant noted they would be regulated - processes are quick in order to facilitate to be able to get in and out quickly, also security can be posted for the time the store is open should it be request. Hours of closure 10 p.m. shut down could be considered. It is likely that more competition will help alleviate focused parking concerns
- It has been found with the other services like this there has been much garbage left outside (has been an issue)Applicant noted they have a recycling program and staff do go out and keep the store area clean (don't want the store to look bad) they are building a brand / want to make sure it's clean
- Applicant confirmed the employees will be paid a Living Wage

Motion Number: LU/P-019 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 (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375*”.

Motion CARRIED

Motion Number: LU/P-020 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 (license referral & rezoning applications) and public meeting (temporary use 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-021 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct planning staff to resolve the following issues prior to final adoption:

- a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City’s road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
- b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.

Motion CARRIED

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

THAT the Land Use and Planning Committee recommend that Council 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 location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:

a. The hours of retail (cannabis) sale shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	22:00	22:00	22:00	22:00	22:00	22:00	22:00

- b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
- c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.

Amendment: Motion Number: LU/P-023 It was MOVED and SECONDED THAT The Land Use and Planning Committee amends the hours of operation for 15053 Marine Drive where closing will be **amended to close services at 22:00 p.m. from the proposed 23:00 p.m.**

Motion CARRIED

Question was called on the Main Motion as Amended and it was CARRIED

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

THAT the Land Use and Planning Committee recommend to Council pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of

Temporary Use Permit 20-018. The TUP shall include conditions as follows:

- a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
- b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
- c. The Permittee shall purchase one City of White Rock "Merchant" parking decal for the Waterfront Commercial area; and
- d. The owner shall remove all structures which encroach into the City's boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

Motion CARRIED

4.4 CR-1 (TOWN CENTRE) ZONING AMENDMENT TO IMPLEMENT OFFICIAL COMMUNITY PLAN REVIEW RECOMMENDATIONS

Corporate report titled "CR-1 (Town Centre) Zoning Amendment to Implement Official Community Plan Review Recommendations".

The Director of Planning and Development Services gave a PowerPoint presentation to introduce the report information which is based on Part of Phase 3 of the Official Community Plan (OCP) Review.

The following discussion points were noted:

- 29 stories, City Hall as a potential tenant, what is the benefit if we have to pay the space, staff noted that is just an example. Community Amenity Contribution (CAC's) - in lieu provision add the requirement for a certain amount of space
- Clarified that this is proposed amendment(s) to the City's Zoning Bylaw (CR-1Town Centre Zoning)
- Previous engagement on the matter should also be considered
- Would like to see up to 12 stories in the Town Centre and 16 stories along North Bluff Road

- Adaptable and affordability will need to be considered, perhaps not in this area but this is something that Council need to keep in mind
- The 29 stories is a concern and the 23 stories on Russell Avenue also appears to be high

Motion Number: LU/P-025 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 (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376*”.

Motion CARRIED

Councillors Johanson, Kristjanson and Trevelyan voted the negative

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

THAT the Land Use and Planning Committee direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376*”.

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative

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

THAT the Land Use and Planning Committee directs staff as follows:

In addition to arranging the required newspaper notification of the public hearing, to mail notifications of this public hearing to the property owners of the 18 non-stratified properties in the Town Centre identified in this corporate report, despite this mailed notification not being required by the *Local Government Act* (per section 466(7)); and

Amendment: Motion Number: LU/P-028 It was MOVED and SECONDED

THAT staff arrange a full postcard mail out to all residents in White Rock to inform of the public hearing.

Motion CARRIED

Question was called on the Main Motion as Amended and it was CARRIED

5. **CONCLUSION OF THE FEBRUARY 8, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson concluded the meeting at 7:11 p.m.



Mayor Walker

Tracey Arthur, Director of Corporate Administration

Unapproved