

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

**STAFF:** D. Bottrill, Chief Administrative Officer  
T. Arthur, Director of Corporate Administration  
C. Isaak, Director of Planning and Development Services

Press: 0  
Public: 1

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1. **CALL MEETING TO ORDER**  
The meeting was called to order at 6:01 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-027 **It was MOVED and SECONDED**  
THAT the Land Use and Planning Committee adopts the agenda for October 7, 2019 as circulated.

**CARRIED**

3. **ADOPTION OF MINUTES**  
a) September 30, 2019

2019-LU/P-028 **It was MOVED and SECONDED**  
THAT the Land Use and Planning Committee adopts the following meeting minutes as circulated:

a) September 30, 2019.

**CARRIED**

4. **PROPOSED CR-3A ZONING FOR SMALL LOT PROPERTIES ON MARINE DRIVE**  
Corporate report dated October 7, 2019 from the Director of Planning and Development Services titled "Proposed CR-3A Zoning for Small Lot Properties on Marine Drive".

The Director of Planning and Development Services gave an overview of the corporate report by PowerPoint presentation.

The following discussion points were noted:

- It was clarified that the proposed zoning could impact approximately 12 properties on Marine Drive

- Commercial floor space for the zone can be any kind of retail business (fairly broad range).
- If there was a number of businesses proposed to do a land assembly, the zone would not be required (it would depend on the scale).
- It was noted that as there is already Marine Drive Beautification and Official Community Plan (OCP) review underway that this proposed zone component seemed to be coming too soon; the reviews should be completed first.
- Parking costs for Development Type/Category for the CR-3 zone and proposed CR-3A zone were clarified.
- It was questioned why \$40,000 per space, this was the figure used 2018 where the City surveyed and number of builders (came in as the average figure).

2019-LU/P-029 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated October 7, 2019, from the Director of Planning and Development Services, titled “Proposed CR-3A Zoning for Small Lot Properties on Marine Drive;”
2. Authorizes staff to bring forward proposed amendments to the City of White Rock Zoning Bylaw No. 2000, 2013, to incorporate a new CR-3A Zone based on the content of this corporate report, Committee feedback and public consultation;
3. Directs staff to prepare a new Off-Street Parking Facilities Bylaw, with the intent of allowing commercially zoned properties that have frontage on Marine Drive and a lot width of less than 12.5 metres (41 feet) to provide off-street commercial parking spaces via the payment to the municipality of \$40,000 per space to be used for providing new and existing off-street parking spaces or infrastructure supporting alternative forms of transportation; and
4. Recommends that Council require that owners of qualifying properties electing to have their property rezoned to a new CR-3A Zone register Section 219 restrictive covenants on their property’s title to ensure the provision of adequate off-site servicing and applicable community amenities, prior to their property being rezoned.

**CARRIED**

Councillor Chesney voted in the negative

**5. DRAFT WATERFRONT ENHANCEMENT STRATEGY AND SUMMARY OF PUBLIC ENGAGEMENT**

Corporate report dated October 7, 2019 from the Director of Planning and Development Services titled “Draft Waterfront Enhancement Strategy and Summary of Public Engagement”.

2019-LU/P-030 **It was MOVED and SECONDED**


THAT Land Use and Planning Committee receives for information the corporate report dated October 7, 2019 from the Director of Planning and Development Services titled “Draft Waterfront Enhancement Strategy and Summary of Public Engagement”.

**CARRIED**

**6. CONCLUSION OF THE OCTOBER 7, 2019 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:37 p.m.

  
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Councillor Trevelyan  
Chairperson

  
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Tracey Arthur, Director of  
Corporate Administration