

The Corporation of the  
CITY OF WHITE ROCK



Internal Community Hub Steering Committee  
AGENDA

Thursday, May 9, 2024, 2:00 p.m.

City Hall Council Chambers

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

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
<b>RECOMMENDATION</b> THAT the Internal Community Hub Steering Committee adopts the agenda for the May 9, 2024 meeting as circulated.	
3. ADOPTION OF MINUTES	3
<b>RECOMMENDATION</b> THAT the Internal Community Hub Steering Committee adopts the minutes of the April 2, 2024 meeting as circulated.	
4. INITIAL REVIEW OF 1513 JOHNSTON ROAD (OCP00012/ZON00060/MJP00039)	6
Committee to review and discuss the April 29, 2024 corporate report from the Director of Planning and Development Services titled "Initial Review of 1513 Johnston Road (OCP00012/ZON00060/MJP00039)", after it was referred to the Committee for consideration during the April 29, 2024 Regular Council meeting.	
5. KENT STREET ACTIVITY CENTRE NEEDS ASSESSMENT STUDY	38
Committee to review and discuss the April 29, 2024 corporate report from the Director of Recreation and Culture titled "Kent Street Activity Centre Needs Assessment Study", after it was referred to the Committee for consideration during the April 29, 2024 Regular Council meeting.	
6. OTHER BUSINESS	
7. INFORMATION	

## **7.1 COMMITTEE ACTION TRACKING**

61

Corporate Administration updates the action and motion tracking document after each meeting and provides it to the Committee for information purposes.

## **8. 2024 MEETING SCHEDULE**

The following meeting schedule was previously approved by the Committee and is provided for information purposes:

- June 27, 2024;
- July 25, 2024;
- September 5, 2024;
- October 3, 2024; and,
- November 7, 2024.

All meetings are scheduled to take place from 2:00 p.m. to 3:30 p.m.

## **9. CONCLUSION OF THE MAY 9, 2024 INTERNAL COMMUNITY HUB STEERING COMMITTEE MEETING**



## Internal Community Hub Steering Committee

### Minutes

April 2, 2024, 2:00 p.m.

City Hall Boardroom

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

COUNCIL (VOTING): Mayor Megan Knight, Chairperson  
Councillor Bill Lawrence, Vice-Chairperson

STAFF (VOTING): Guillermo Ferrero, Chief Administrative Officer  
Jim Gordon, Director of Engineering and Municipal Operations  
Anne Berry, Director of Planning and Development Services  
Candice Gartry, Director of Financial Services

GUESTS: JP Raulot-Lapointe, Urban Systems  
Jodee Ng, Urban Systems

STAFF (NON-VOTING): Janessa Auer, Committee Clerk

PUBLIC: 4

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

The meeting was called to order at 2:01 p.m.

#### 2. **ADOPTION OF AGENDA**

**Motion Number 2024-ICHSC-004:** It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the agenda for the April 2, 2024 meeting as circulated.

**Motion CARRIED**

**3. ADOPTION OF MINUTES**

**Motion Number 2024-ICHSC-005:** It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the minutes of the January 18, 2024 meeting as circulated.

**Motion CARRIED**

**4. UPDATE FROM URBAN SYSTEMS**

JP Raulot-Lapointe and Jodee Ng, Urban Systems, attended to provide a high-level overview of the status of their comprehensive financial analysis and review of development options for the White Rock Community Hub.

Mr. Raulot-Lapointe and Ms. Ng, Urban Systems, left the meeting at 2:22 p.m.

**5. SENIOR PROJECT MANAGER RECRUITMENT UPDATE**

The CAO provided a brief update on the status of the Community Hub Senior Project Manager position, noting that the recruitment process is ongoing and that a more extensive update is anticipated to be available at the next scheduled meeting.

**6. OTHER BUSINESS**

None

**7. INFORMATION**

**7.1 COMMITTEE ACTION TRACKING**

Corporate Administration provided the action and motion tracking document to the Committee for information purposes.

**8. 2024 MEETING SCHEDULE**

The following meeting schedule was previously approved by the Committee and was provided for information purposes:

- May 2, 2024; May 9, 2024;



- ~~June 6, 2024~~; June 27, 2024;
- ~~July 4, 2024~~; July 25, 2024;
- September 5, 2024;
- October 3, 2024; and,
- November 7, 2024.

All meetings are scheduled to take place from 2:00 p.m. to 3:30 p.m.

9. **CONCLUSION OF THE APRIL 2, 2024 INTERNAL COMMUNITY HUB  
STEERING COMMITTEE MEETING**

The meeting was concluded at 2:24 p.m.



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Mayor Knight, Chairperson

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Janessa Auer, Committee Clerk

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** April 29, 2024

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Initial Review of 1513 Johnston Road (OCP00012/ZON00060/MJP00039)

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**RECOMMENDATION**

THAT Council receive for information the corporate report dated April 29, 2024, from the Director of Planning and Development Services, titled " Initial Review of 1513 Johnston Road (OCP00012/ZON00060/MJP00039);" and

1. Direct staff to process the OCP and zoning bylaw amendment application at 1513 Johnston Road concurrently with the North Bluff Corridor Study.
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**EXECUTIVE SUMMARY**

On September 28, 2020, Council gave final reading to a bylaw, which amended the City of White Rock's Planning Procedures Bylaw, 2017, No. 2234, to enable an initial review of the zoning bylaw amendment ("rezoning") and official community plan amendments ("OCP amendment") applications. Upon receipt of an initial review report, Council can deny the application or direct staff to continue processing the file (without committing to the proposal's ultimate approval). An initial review is to provide Council with the opportunity to comment early on the project and to help avoid significant cost and time expended by staff and an applicant preparing a zoning bylaw amendment application for the first reading that may not have support.

If Council deems that the application meets the intent of the OCP, city bylaws and policies, Council may provide comments and direct the application to the next stage in the application process. If Council deems that the application does not meet the intent of the OCP, city bylaws and policies, Council may identify their concerns and send the application back to staff or not support the application. If rejected, an applicant would be refunded a portion of their application fees and may consider making a subsequent application responsive to Council's concerns or continuing the current land use on the property. Alternatively, they may choose to develop within their current zoning provisions.

On July 12, 2021, Council adopted Official Community Plan Amendment Bylaw No. 2387, this bylaw updated the OCP. This update made several changes to the OCP, including limiting the scale (height and density) of development in the Town Centre, Town Centre Transition, and Waterfront Village land use designations, as well as introducing new definitions for affordable rental housing as they relate to density bonus incentives for projects that include affordable rental housing.

The proposed zoning bylaw amendment application in its current form does not comply with those updates; therefore, an OCP amendment would be required if the zoning bylaw amendment was to advance.

## **INTRODUCTION/BACKGROUND**

### **Previous Application**

A Major Development Permit application was received in 2021 for the subject property to facilitate a 23-storey mixed use development containing approximately 185 residential dwelling units, 905 m<sup>2</sup> (9,750 sq.ft.) of commercial space and 590m<sup>2</sup> (6,350 sq.ft.) of community space. On May 10, 2021 Council adopted Zoning Amending Bylaw No. 2376 which amended the CR-1 (Town Centre Area Commercial/Residential) zone. With this amendment to the CR-1 zone, the proposed height and density (among other items) with the Major Development Permit application did not conform to the zoning of the property. The Applicant withdrew the application and was refunded the application fees in accordance with Planning Procedures Bylaw.

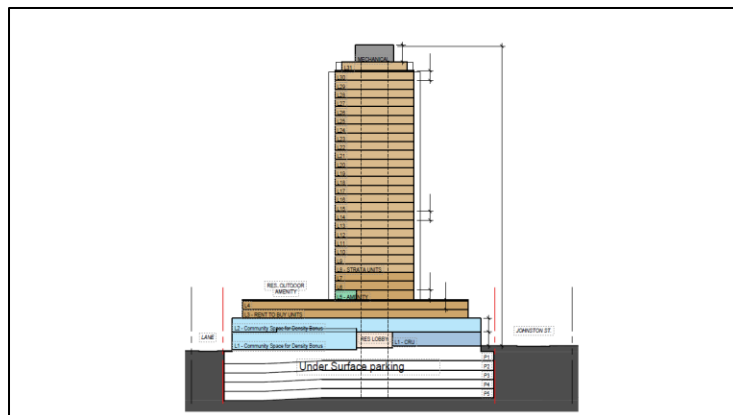
### **Current Application**

The current development proposal consists of the following applications:

- OCP amendment;
- Zoning bylaw amendment; and
- Major Development Permit.

The proposed development consists of a 31-story mixed-use building as follows:

- Levels 8 through 31 consisting of 188 strata market residential dwellings units;
- Levels 3 through 7 consisting of 56 rent to buy residential dwellings units;
- Level 1-2 2,787 m<sup>2</sup> (30,000 sq.ft.) of civic space for a density bonus, as well as, 2 commercial spaces approximately 464 m<sup>2</sup> (5,000 sq. ft.) in area. With respect to the civic space offered as a density bonus by the applicant, staff will continue to communicate with the Applicant to fully understand the density bonus being proposed if Council advances the application to the next stage in the process.
- 5 levels of under surface parking (see figure 1 below).



*Figure 1 – Proposed Building*

### **Current Use of Subject Property**

Currently built on the subject property is a one-story structure containing a mixture of commercial businesses. The northern portion of the property contains surface parking as seen in figure 2 below.



*Figure 2: Ortho Map highlighting subject property.*

## OCP Land Use Designation

The OCP land use designation for the subject property is *Town Centre*. The *Town Centre* is the centre for cultural, civic, economic, and public life in the City. It is characterized by a diverse mix of uses, and it is focus for the majority of future growth within the current OCP.

The following objectives and policies of the Town Centre designation apply to the proposed development.

*Objective 8.1 - To enable a concentrated mix of multi-unit residential and commercial uses to strengthen the heart of the city, reinforcing it as a neighbourhood, city-wide, and regional destination, and to provide sensitive transitions between the Town Centre and adjacent areas.*

The proposed development contains a mixture of residential and commercial uses.

*Policy 8.11 - Uses and Building Types – Allow mixed-use (commercial/residential/ civic), multi-unit residential, and civic uses in a range of low-rise to high-rise buildings, with any new high-rises not to exceed 12 storeys.*

The proposed development contains a mixture of market and market rent to own residential dwellings units; two proposed commercial retail units; and as a density bonus a civic space. The proposed building exceeds the height limit of 12 storeys as the proposed building is 31 storeys plus a mechanical space on the roof. Figure 3 below provides a perspective of the interaction of the proposed building with the surrounding area.

Figure 3





*Policy 8.1.2-Density and Height – Concentrate the highest densities and heights in the area bounded by North Bluff Road, Johnston Road, Russell Avenue, and George Street. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Any portion of a building within 15 metres of Johnston Road is not to exceed four storeys in height.*



Figure 9 Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas  
(\* indicates density may be increased with inclusion of an affordable housing component)



Figure 10 Maximum Building Heights in the Town Centre, Town Centre Transition, and Lower Town Centre Areas  
(\* indicates where 6 storeys permitted with inclusion of affordable housing component)

The subject property is located within the highest densities and heights area as it abuts Johnston Road and Russell Avenue. The proposed building FAR, Height and Storeys limitation to Johnston are detailed below:

	PERMITTED	PROPOSED	DIFFERENCE
FAR	4.0 FAR	6.46 FAR	2.46 over
HEIGHT	12 Storeys	31 Storeys	19 Storeys over
LIMITED TO 4 STOREY WITHIN 15m of JOHNSTON ROAD	4 Storeys	4 Storeys	conforms

The maximum FAR and building height exceed what is supported within the *Town Centre* designation. The required setback of 15m from Johnston Road for storey over 4 has been fulfilled.

*Policy 8.1.3-Retail Streets – Strengthen existing retail streets by requiring continuous street-fronting commercial uses on Johnston Road. Street-fronting commercial uses are encouraged on North Bluff Road and on Thrift and Russell Avenues adjacent to Johnston Road, and will be considered on George Street. Small scale commercial uses may be appropriate in other areas of the Town Centre.*

The proposal contains commercial units on the first floor which fronts onto Johnson Road.

*Policy 8.1.4 Urban Design – Enhance the built and public realms through policies identified in Section 9 and guidelines in the Town Centre Development Permit Area in Part D.*

The form and character of the proposed development is subject to the *Town Centre Development Permit Guidelines* that requires a major development permit (MJP00039) application that will be subject to a future Council report.

### **North Bluff Corridor Study**

One of Council's Strategic Priorities is to assess the long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey's approved Semiahmoo Town Centre Plan (see linked Appendix C). On June 12, 2023, Council directed staff to develop a scope of work and cost estimate for the Land Use Plan for the North Bluff Corridor Study. Staff anticipate bringing this scoping report forward for Council's approval in the summer of 2024.

It is anticipated that the scoping report will further refine the corridor study area, and as such the subject site may fall within the perimeter of the present corridor study area based on Council's strategic priority. Due to the scale of density and height requested for this project being inconsistent in nature with established land use designations in the *Town Centre*, staff recommend that this application be processed concurrently with review of the North Bluff corridor study.

Alternatively, Council could choose to defer consideration of the application as the results of the corridor study will inform staff of the recommended height and density limits for the Town Centre area and ensure the proposal aligns with these study findings before bringing the application forward for Bylaw readings to Council.

### **FINANCIAL IMPLICATIONS**

The *Planning Procedures Bylaw* states the following under *Schedule A Refundable Amounts*:

Application fees for OCP and Zoning bylaw amendment application that Council denies would be subject to a refund minus 10% of the original fees. This refund is intended to cover administrative costs.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

If supported by Council, the 1513 Johnston Road North Bluff Road OCP and Zoning bylaw amendment would proceed to the next step in the application process, after a complete application package is received, which is a Public Information Meeting (PIM) as outlined within the *Planning Procedures Bylaw Schedule G*.

Once the PIM is completed and circulation of the application for interdepartmental and external comments, bylaws would be presented to Council for 1<sup>st</sup> and 2<sup>nd</sup> readings. These applications would also be subject to a Public Hearing, enabling additional community engagement, Notice of the PIM and Public Hearings would be circulated to owners and occupants of properties within 100m of the subject property.

## **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The early review of OCP and zoning bylaw amendment applications bring such applications before Council prior to referral to internal city departments, and several external agencies (e.g. School District, RCMP, Surrey etc.). Interdepartmental referral will be conducted if Council directs the application to proceed.

With respect to the civic space offered as a density bonus by the applicant, staff will continue to communicate with the applicant to fully understand the density bonus being proposed if Council advances the application to the next stage in the process.

## **ALIGNMENT WITH STRATEGIC PRIORITIES**



### Housing & Land Use

We advocate for diversity in housing and practice balance land-use planning.

OBJECTIVE	ACTION	PRIORITY
1. Enable appropriate market housing builds to address inventory shortages and build tax revenue.	Assess long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey's approved Semiahmoo Plan.	Top Priority
	Encourage missing "middlehousing" (e.g., duplexes, triplexes, small townhouses, coach houses) through infill development in established neighbourhoods to provide more housing options for families.	High Priority
2. Increase at and below market rental housing inventory.	Deliver a plan, identifying location, funding, and partners, to build an affordable housing project.	Top Priority
	Develop an affordable housing strategy to support the creation of appropriate affordable housing options through future development.	Top Priority

The proposed development includes market and rental housing which is an objective within the *Strategic Priority of Housing and Land*. While it supports this objective it is not in conformance with the OCP with respect to FAR and height.

The North Bluff Corridor study has not been presented to Council as staff resources have been redirected to fulfill the requirements of the new Provincial housing legislation that came into existence in early 2024 and needs to be completed before the end of June 2024. Staff anticipates bringing a scoping report to Council in the near future.

## **ALTERNATIVES**

The following options are available for Council's consideration:

1. Council may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the applications;
2. Council may defer consideration of the applications until the North Bluff Corridor study is complete;
3. Council may deny the applications; or
4. Council may direct the application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.



## **CONCLUSION**

The zoning bylaw amendment application to increase the height and FAR in the CR-1 (Town Centre Area Commercial/Residential) zone does not conform to policies of the OCP, considering this an OCP amendment would be required. This OCP amendment would be seeking to increase the height and FAR supported within the *Town Centre* designation. It is therefore recommended that staff be directed to process the OCP and zoning bylaw amendment application at 1513 Johnston Road concurrently with the North Bluff Corridor Study.

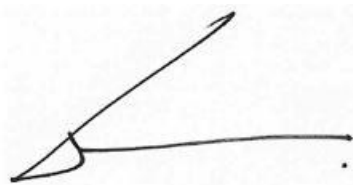
Respectfully submitted,



Anne Berry, MCIP, RPP  
Director, Planning and Development Services

## **Comments from the Chief Administrative Officer**

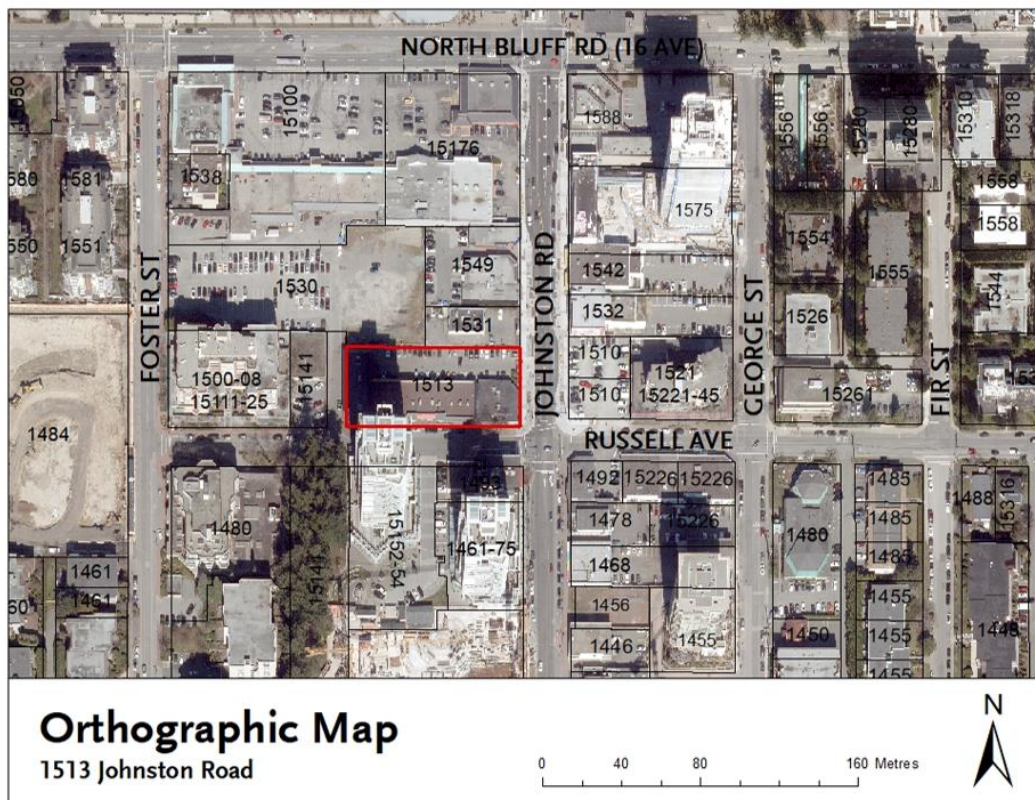
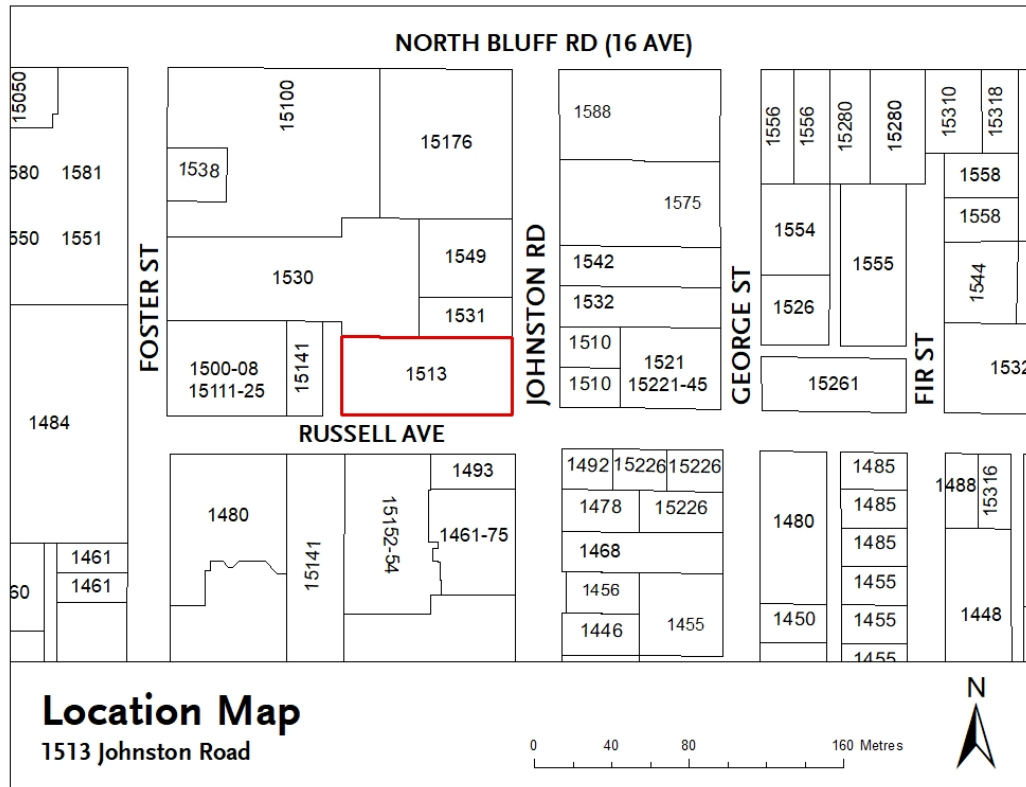
I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Subject and Ortho Maps  
Appendix B: Architectural Drawings  
Appendix C: [Land Use Plan for Semiahmoo Town Centre.](#)

## Appendix "A"

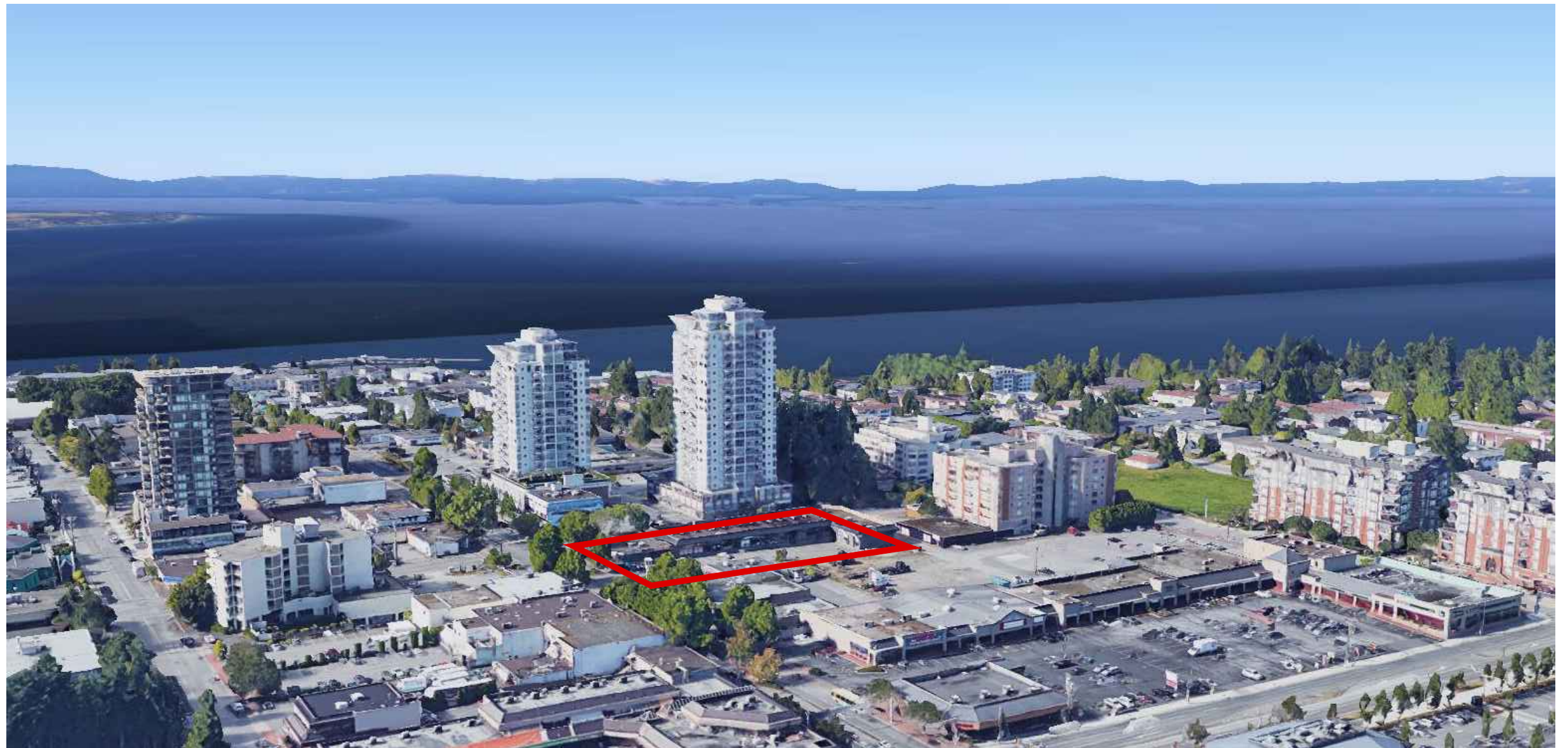




# 1513 Johnston Road

White Rock, BC

Sept. 20, 2023





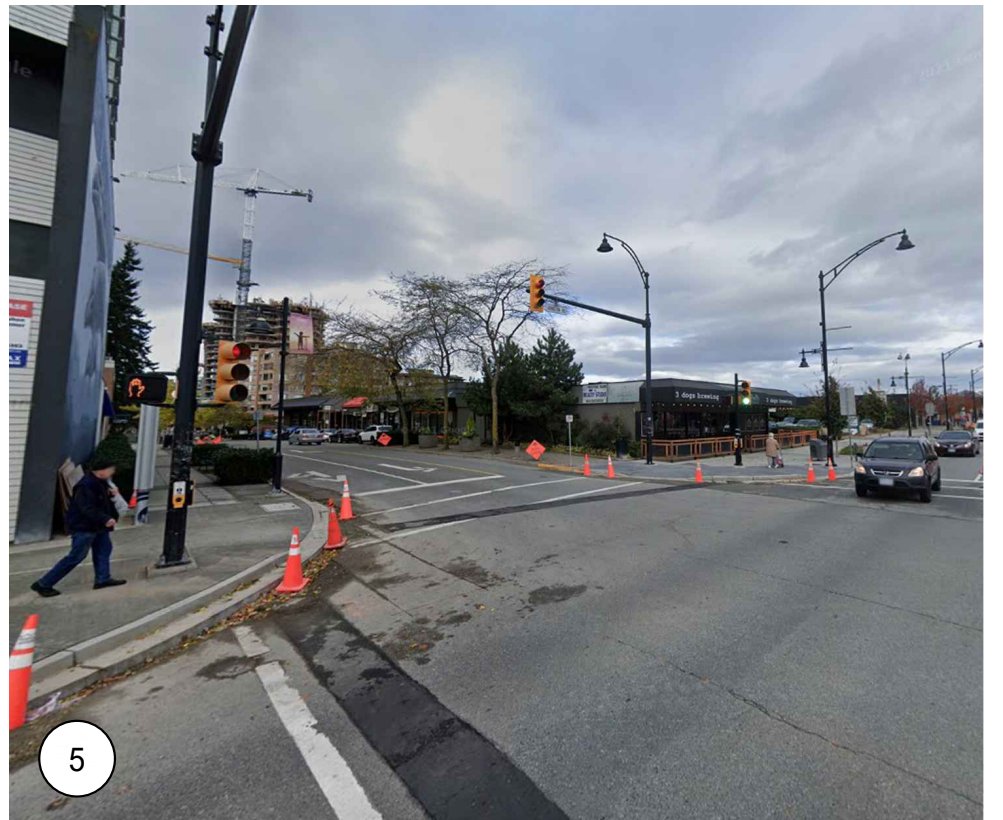
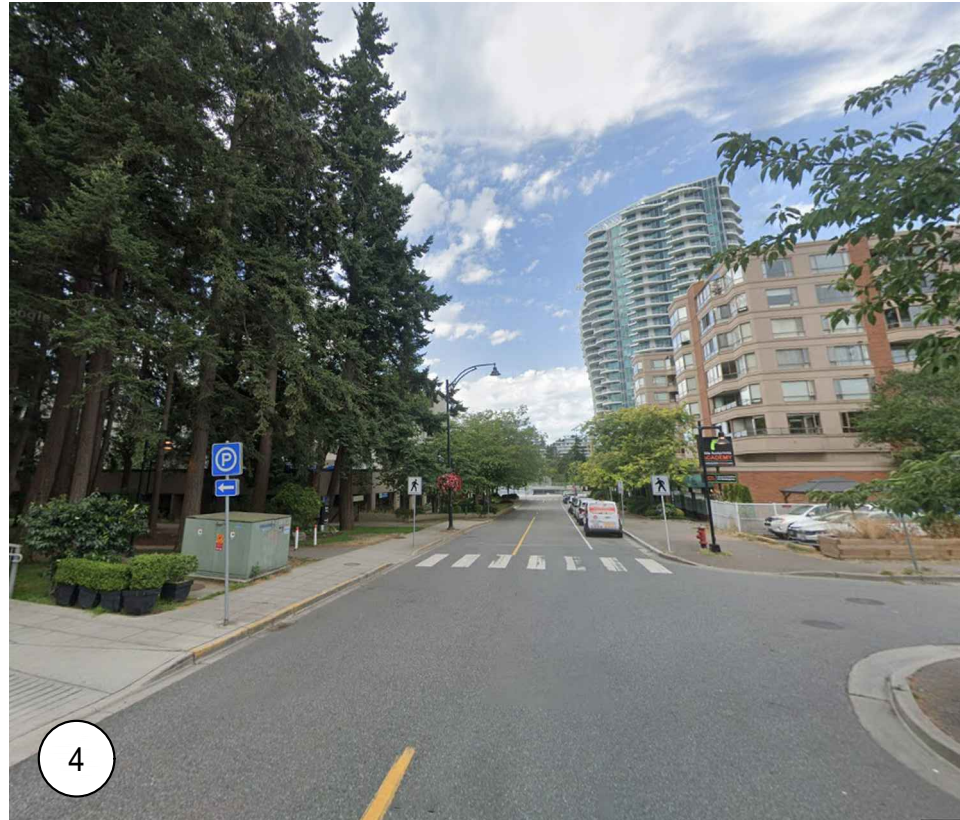
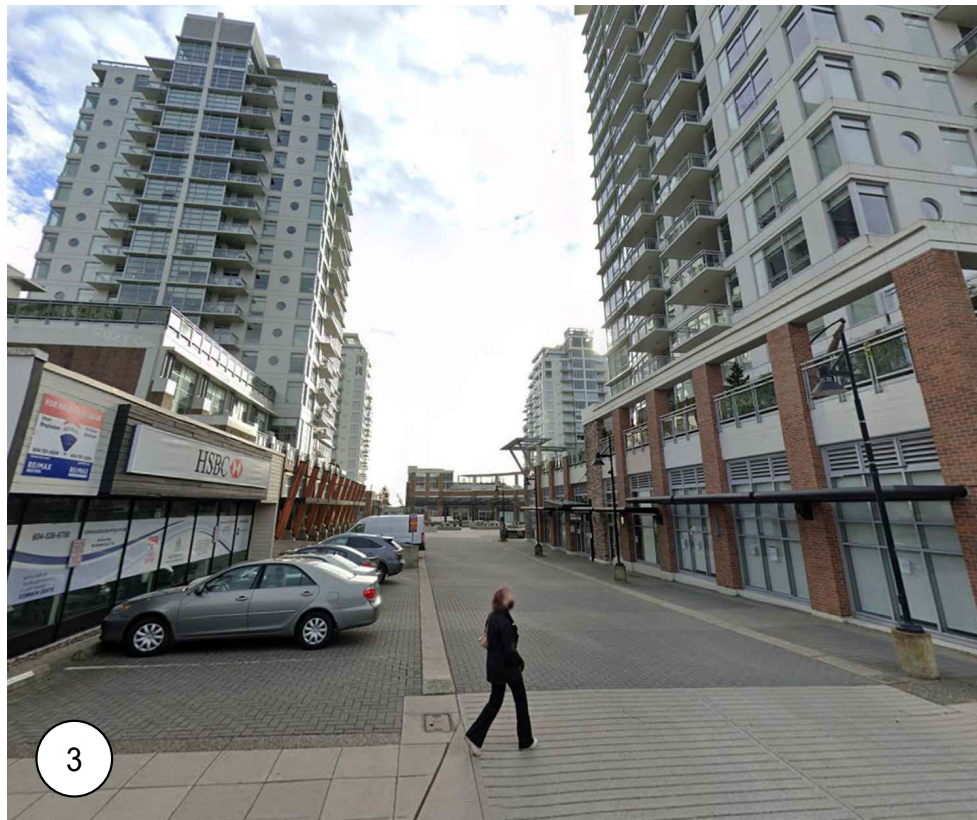
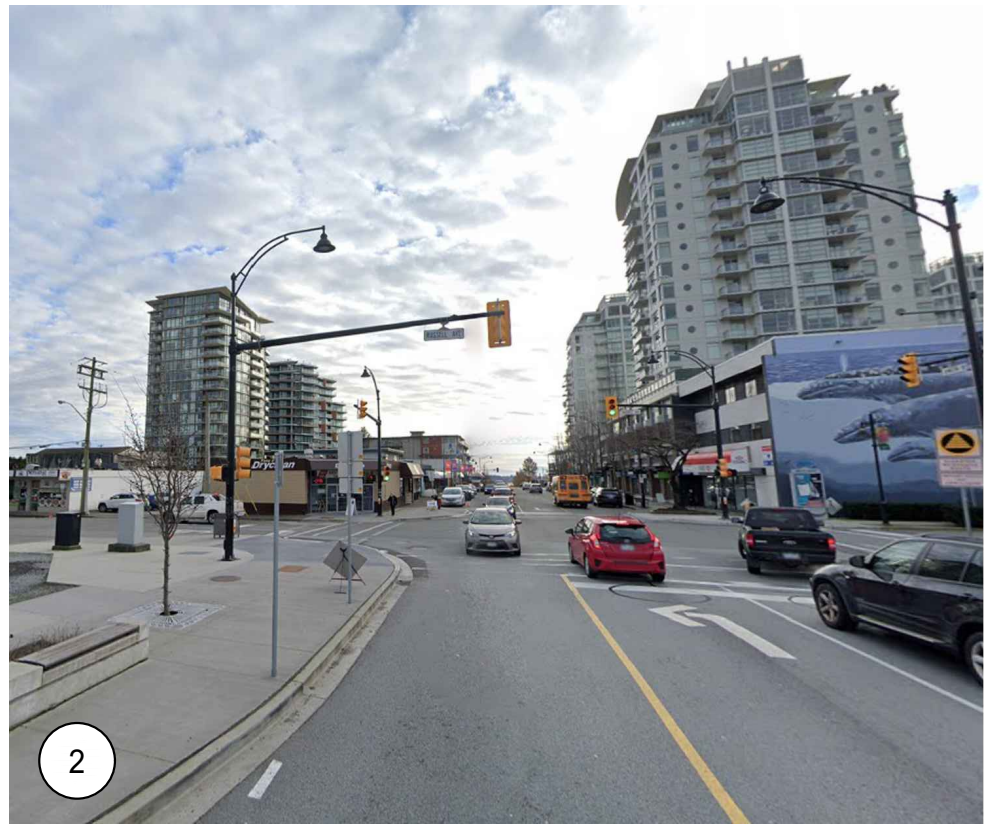
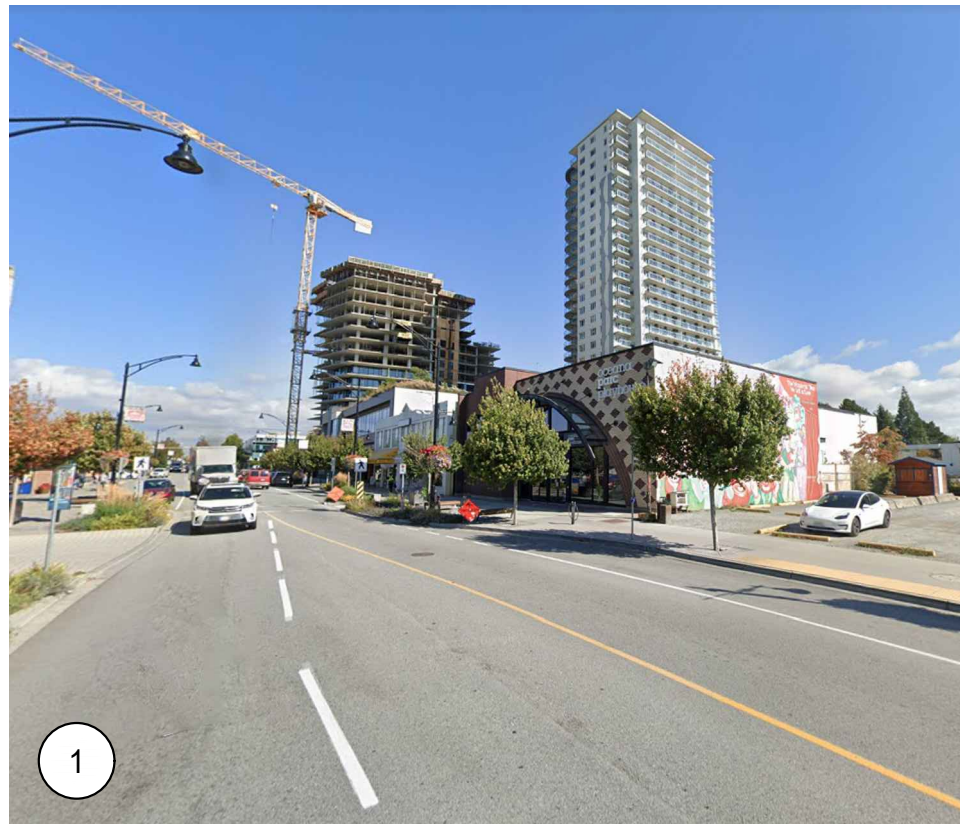


1 EXISTING CONTEXT PLAN  
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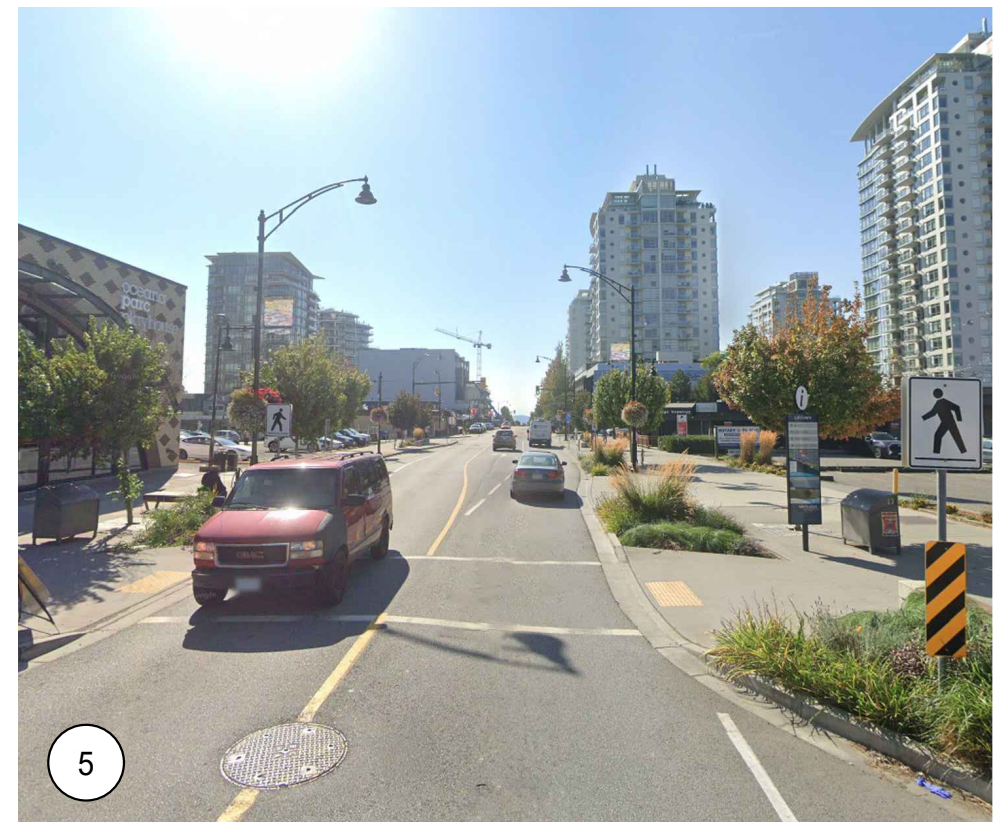
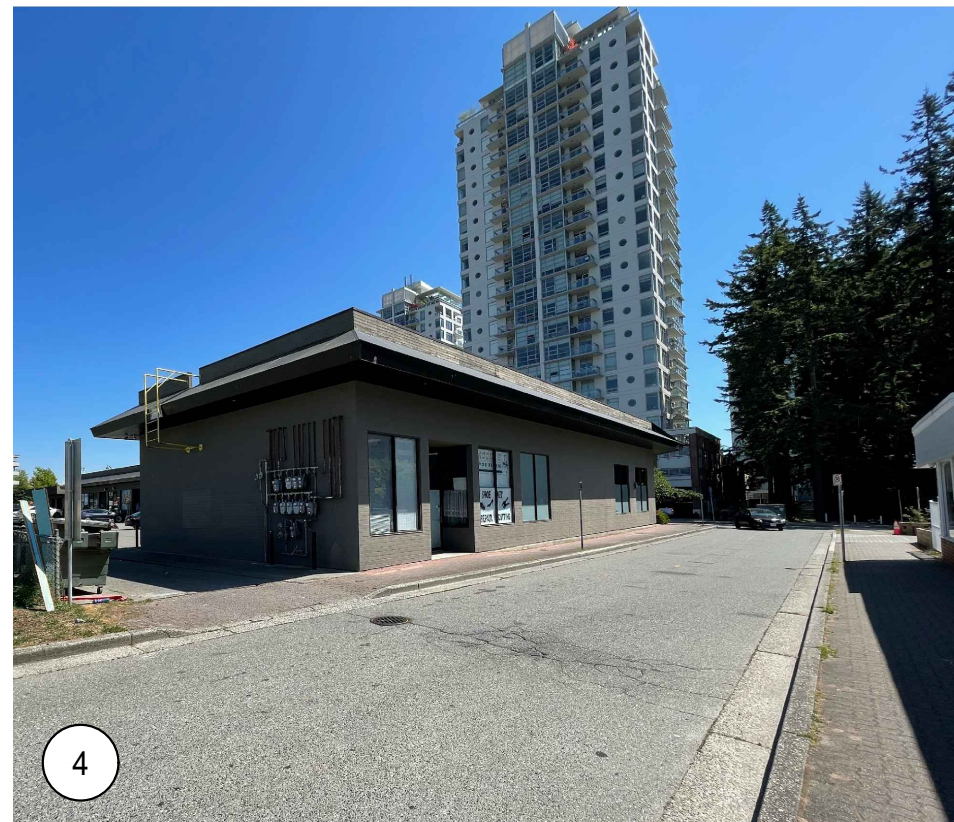
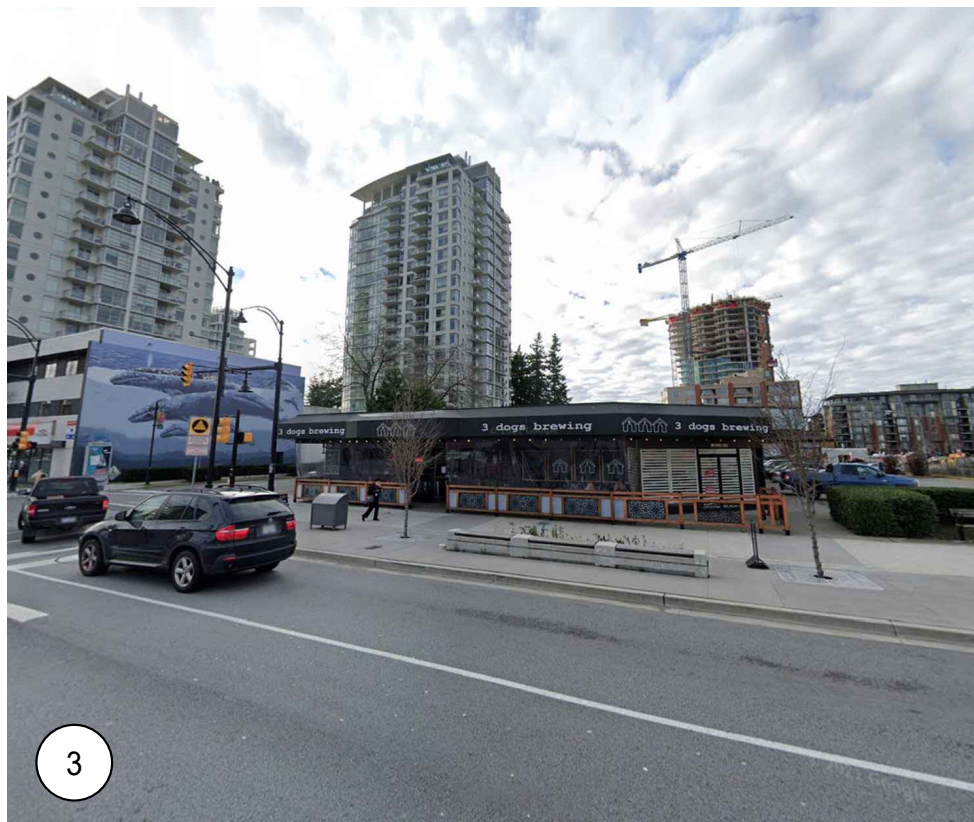
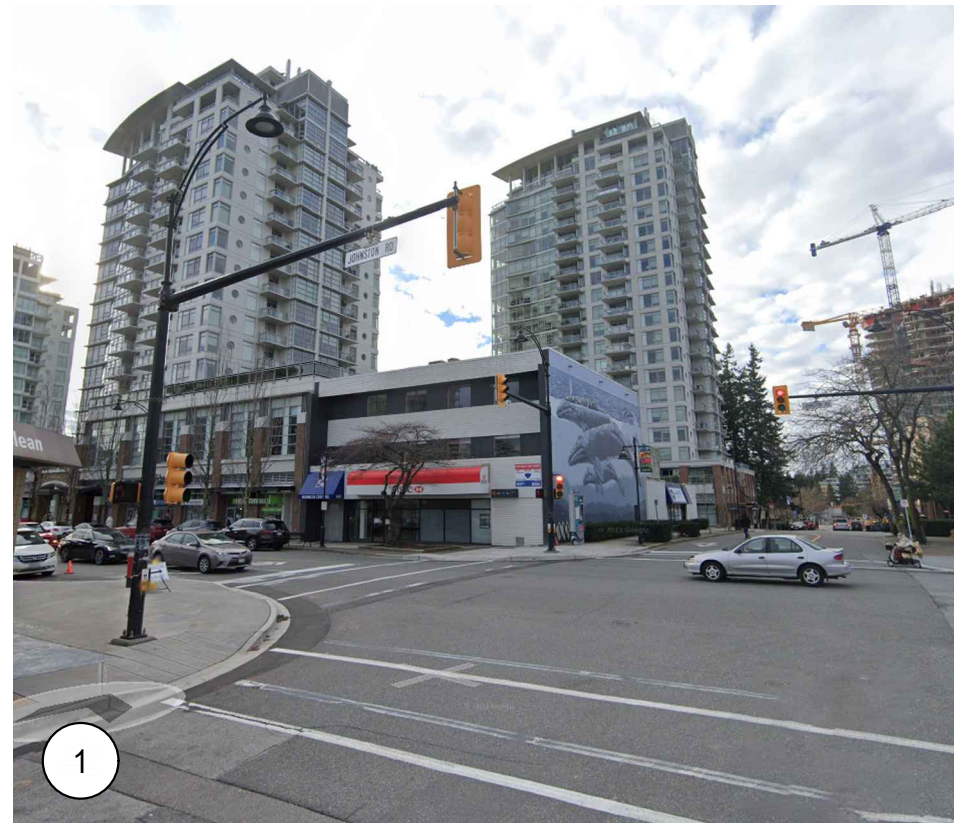
2 WHITE ROCK TOWN CENTRE PLAN  
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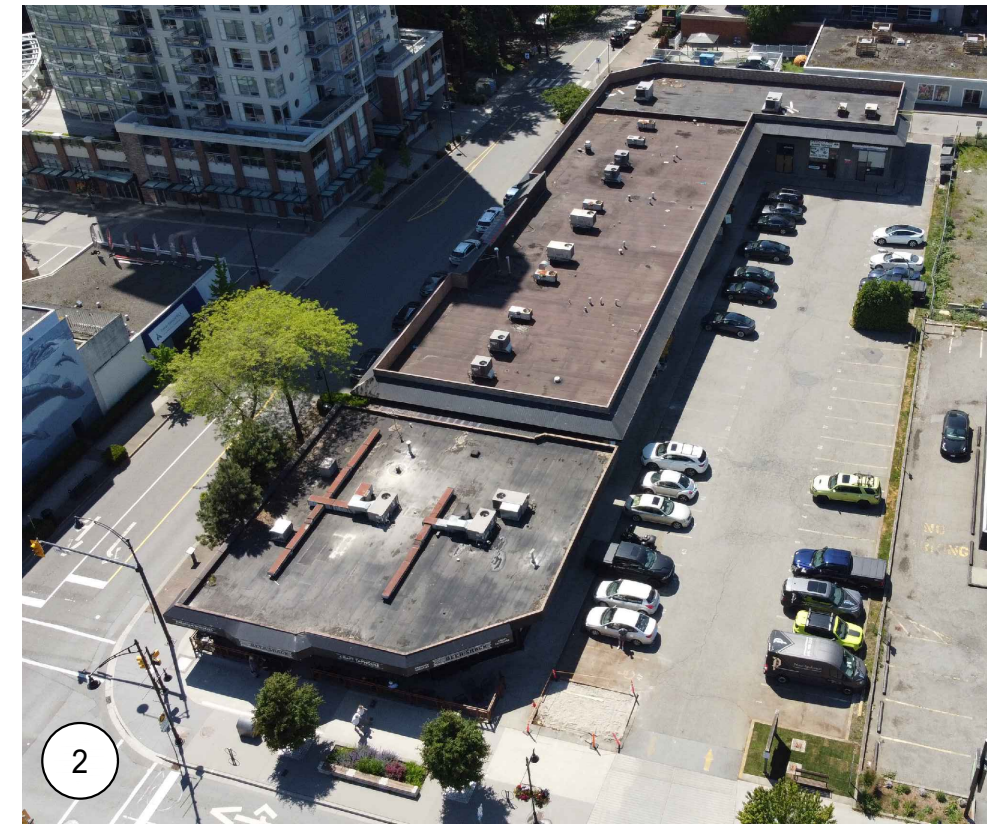
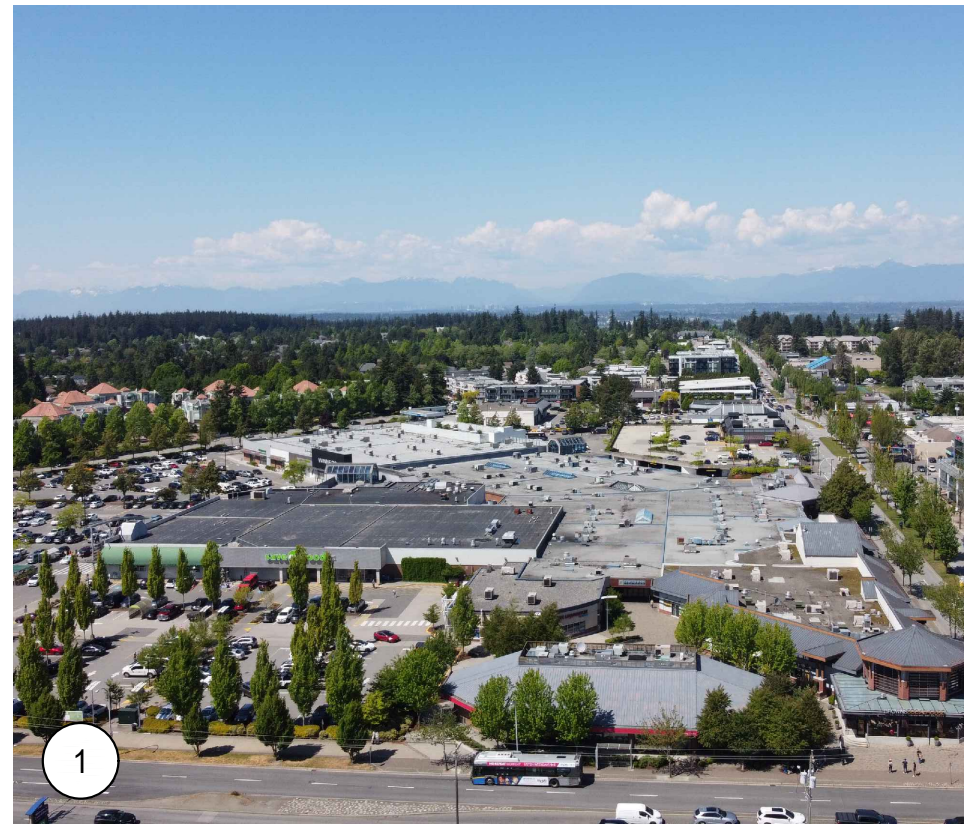
**EXISTING CONTEXT: PHOTOS**  
**1513 Johnston Road, White Rock**  
 1:3000 2023.06.26





**EXISTING CONTEXT: PHOTOS**  
**1513 Johnston Road, White Rock**  
 1:3000 2023.06.26



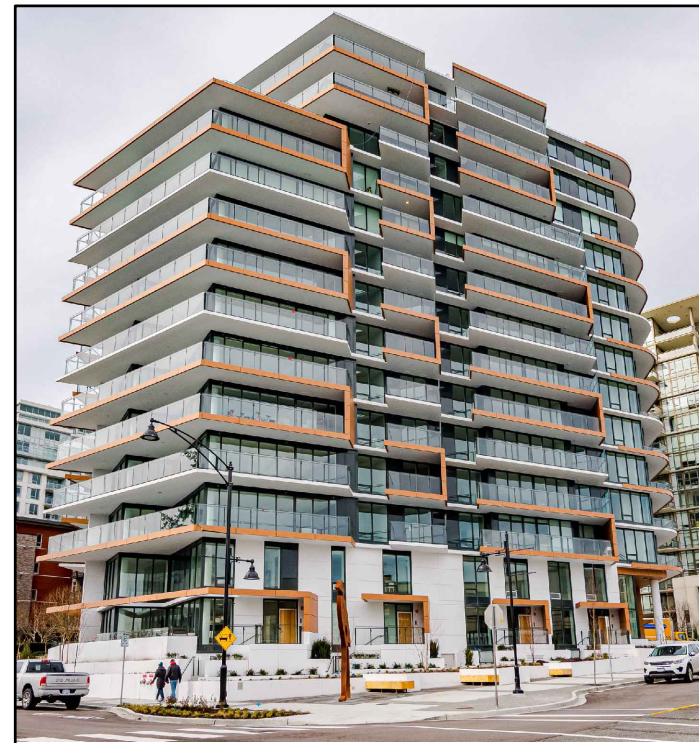


## EXISTING CONTEXT: PHOTOS

### 1513 Johnston Road, White Rock

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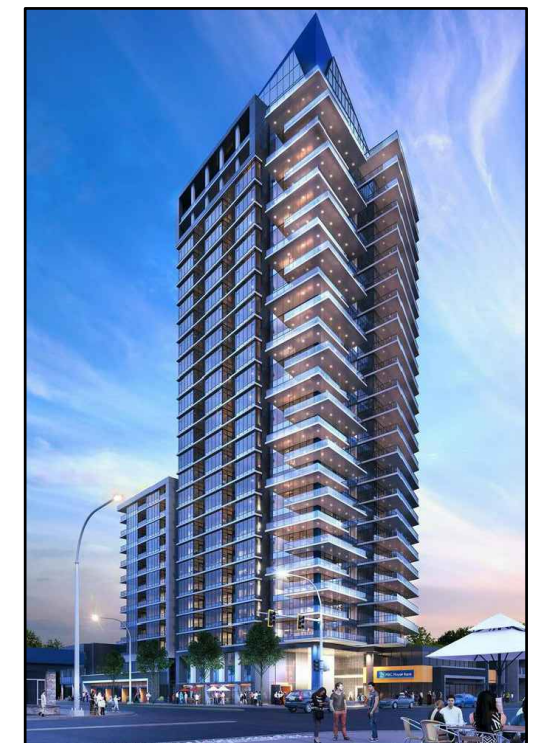




1. 1439 George St. (13st.)



2. 1350 George St. (22st.)



3. 1588 Johnston Rd. (26st.)



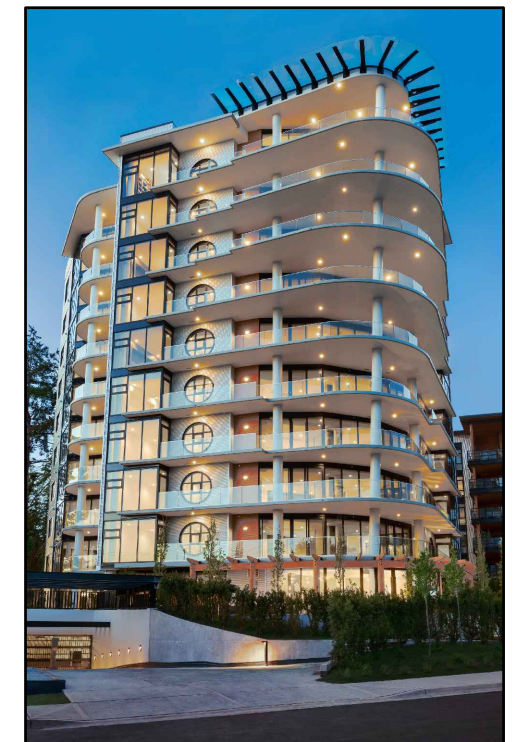
4. 1500 Martin St. (24st.)



5. Miramar Village St. (24st.)



6. 1500 Oxford St. (24st.)



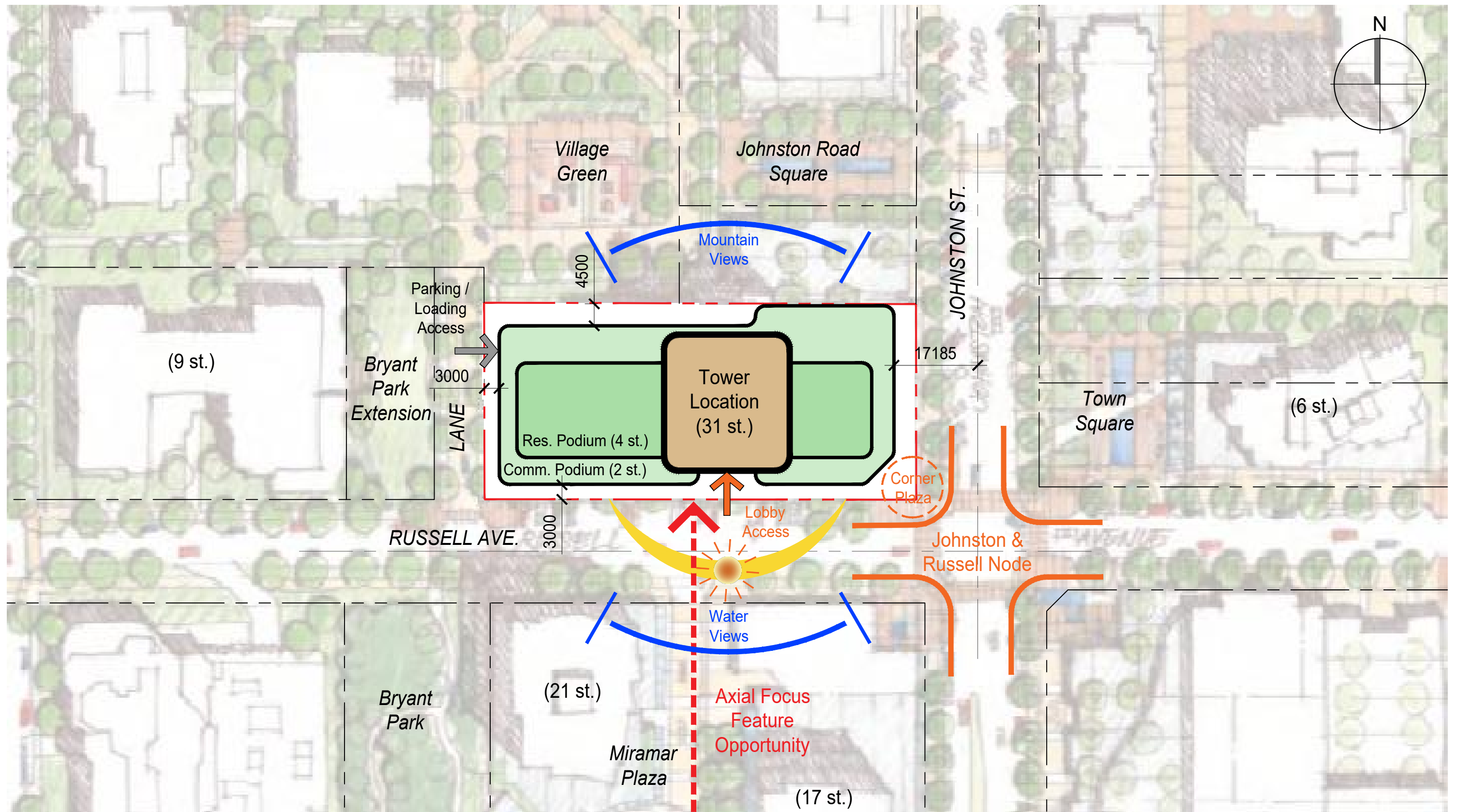
7. Fantom (10st.)

## EXISTING CONTEXT: PROJECTS

1513 Johnston Road, White Rock

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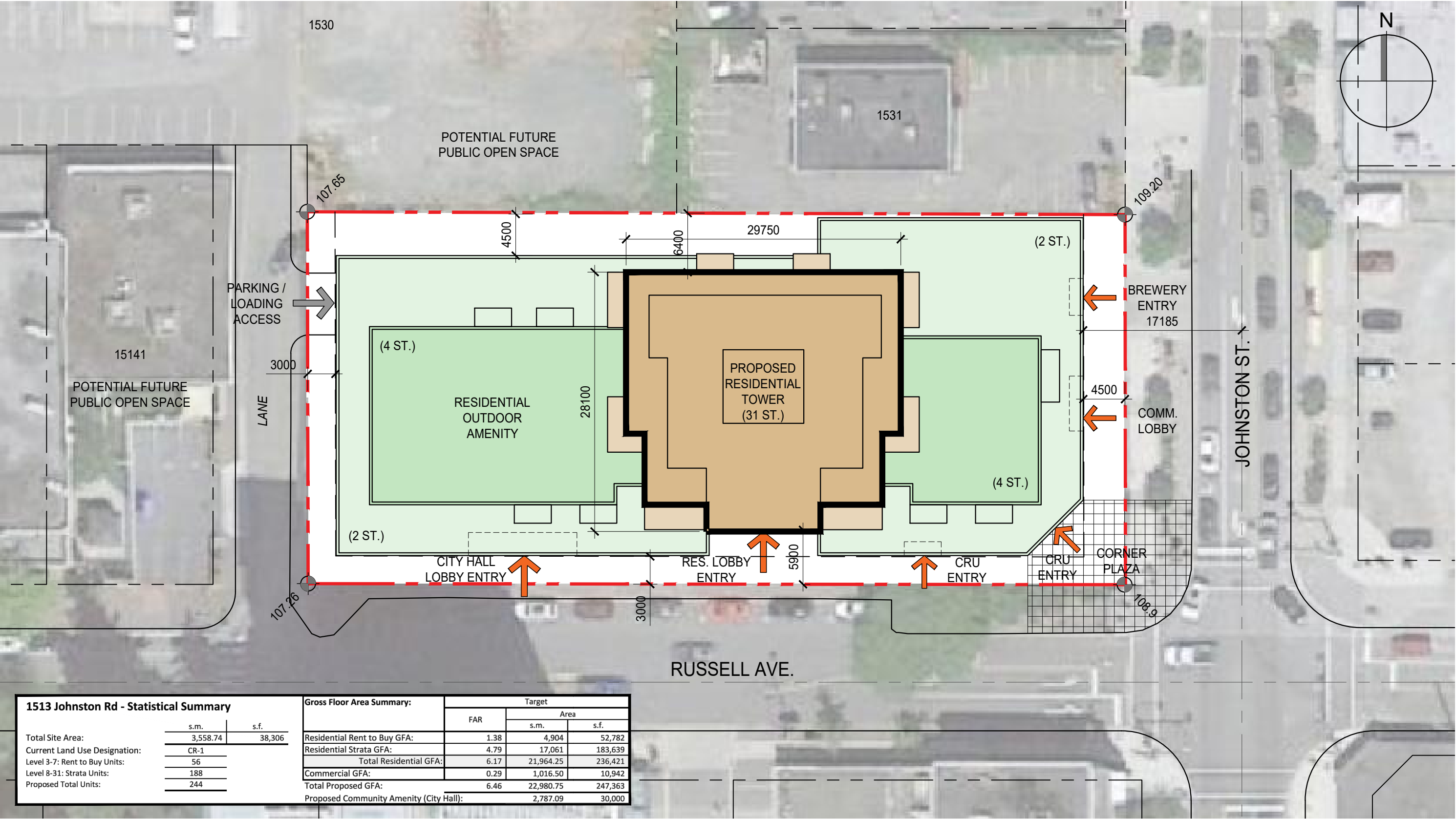


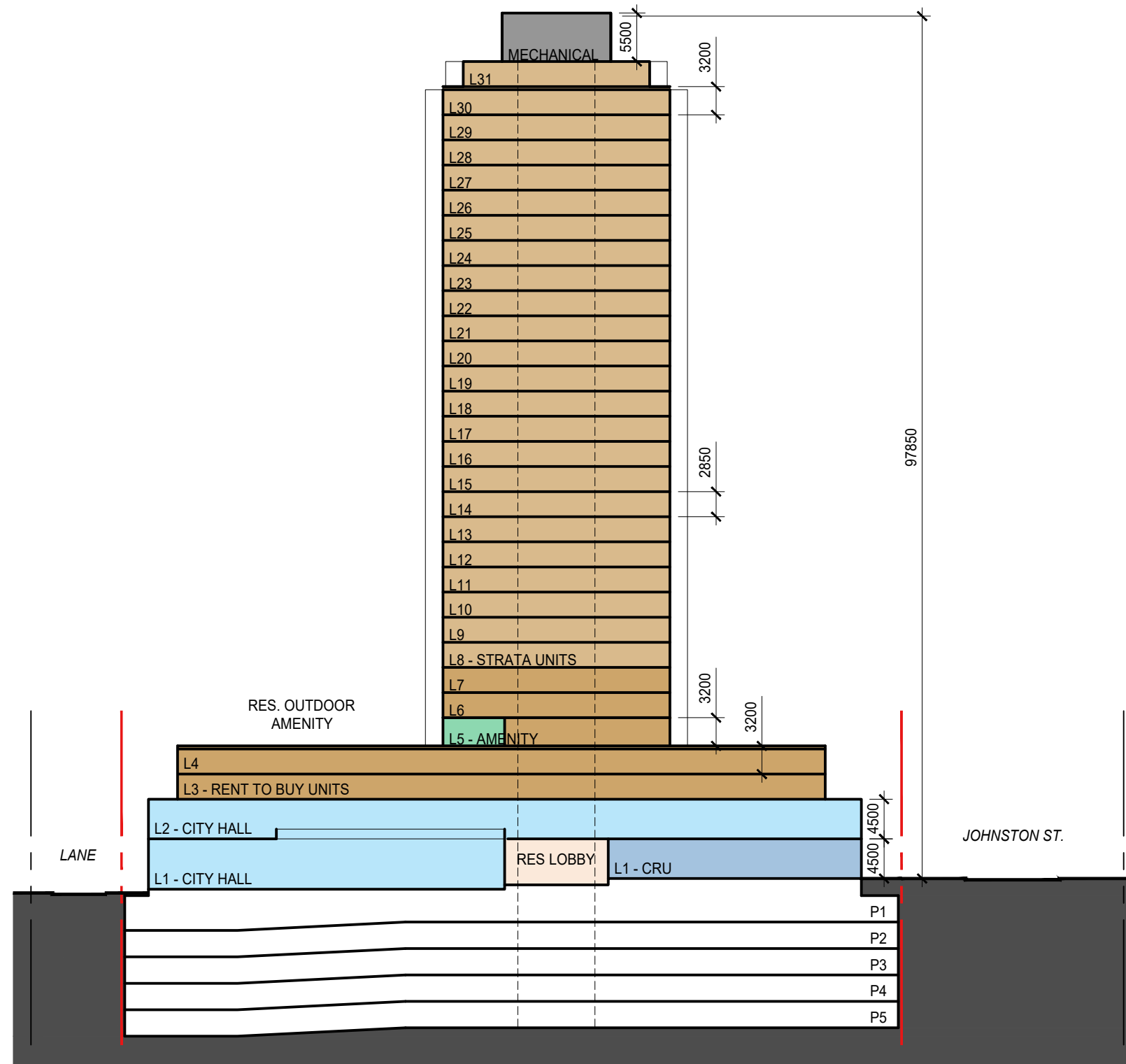


## SITE ANALYSIS

1513 Johnston Road, White Rock

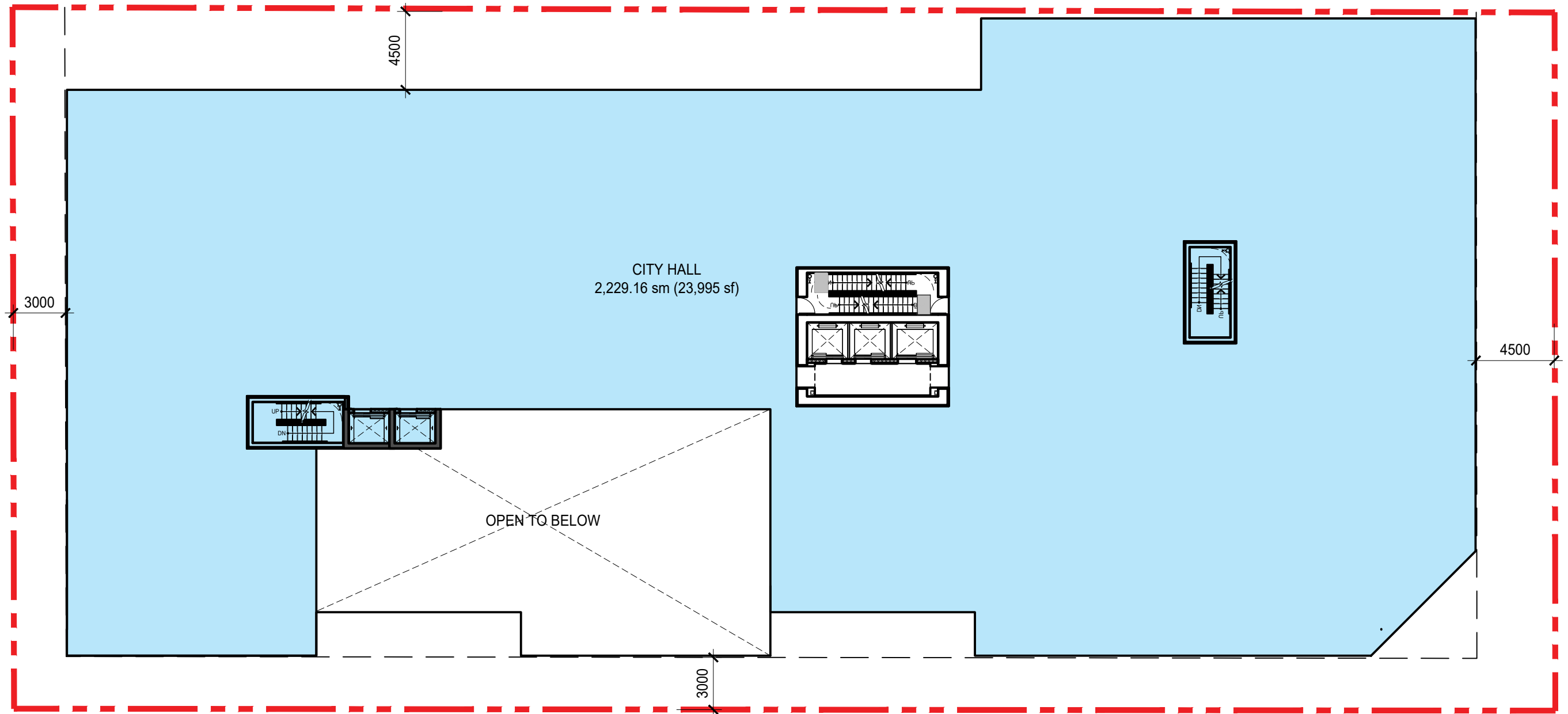
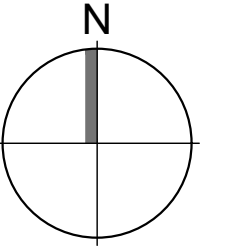
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# **BUILDING SECTION** **1513 Johnston Road, White Rock** 1:400 2023.06.26



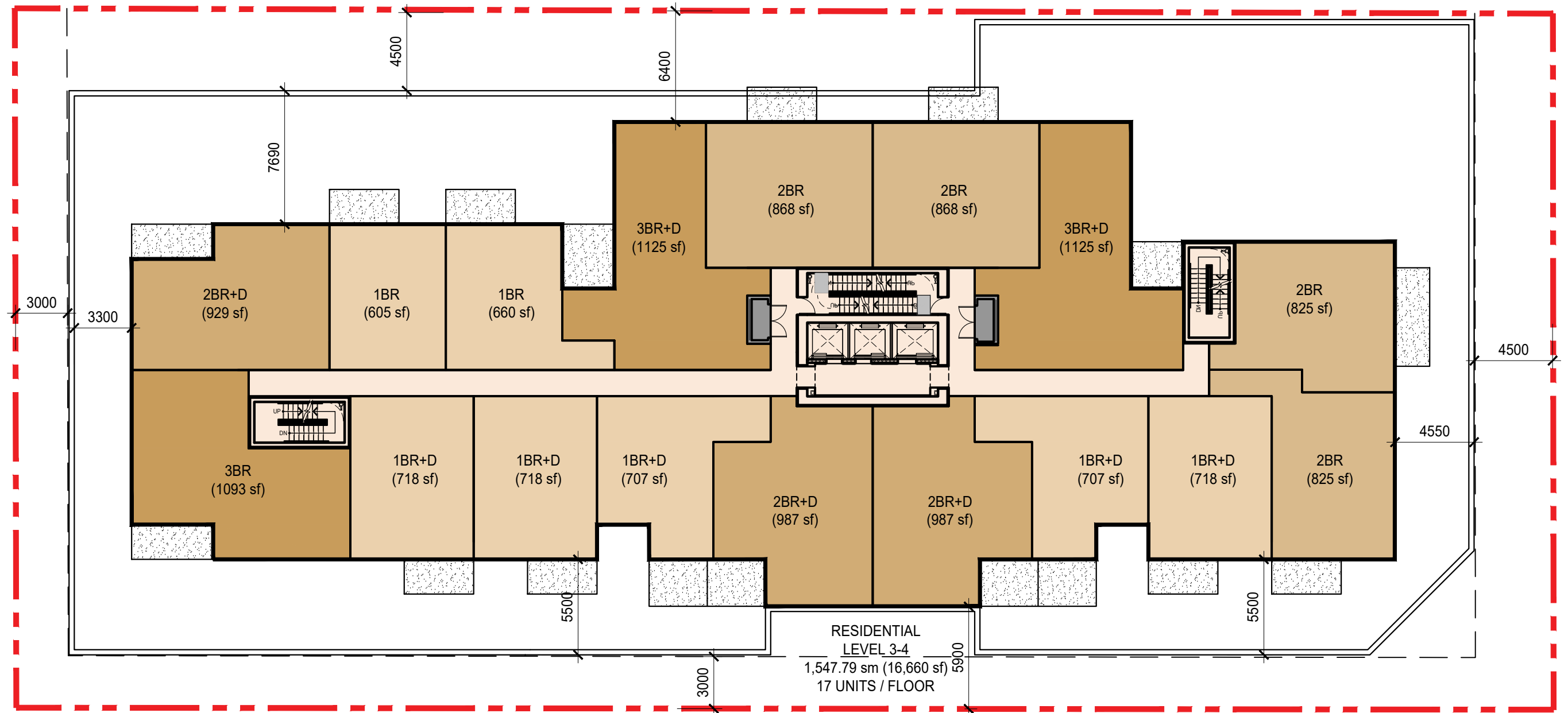
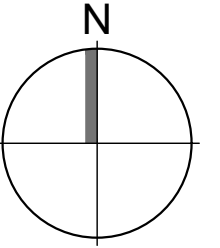


RUSSELL AVE.

**FLOOR PLAN: LEVEL 2**

**1513 Johnston Road, White Rock**

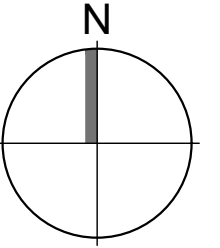
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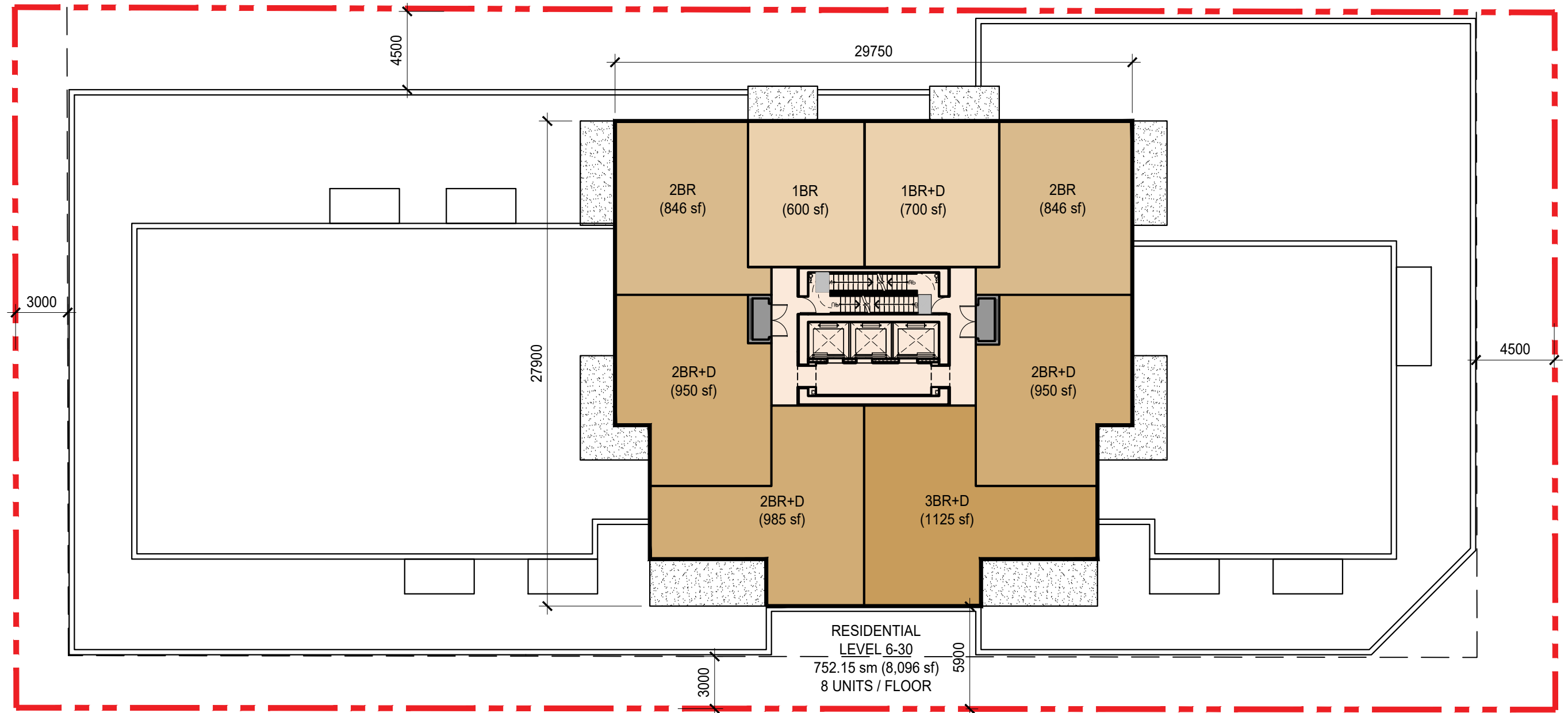
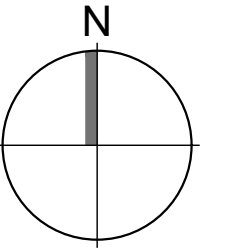


## FLOOR PLAN: LEVEL 3-4

1513 Johnston Road, White Rock

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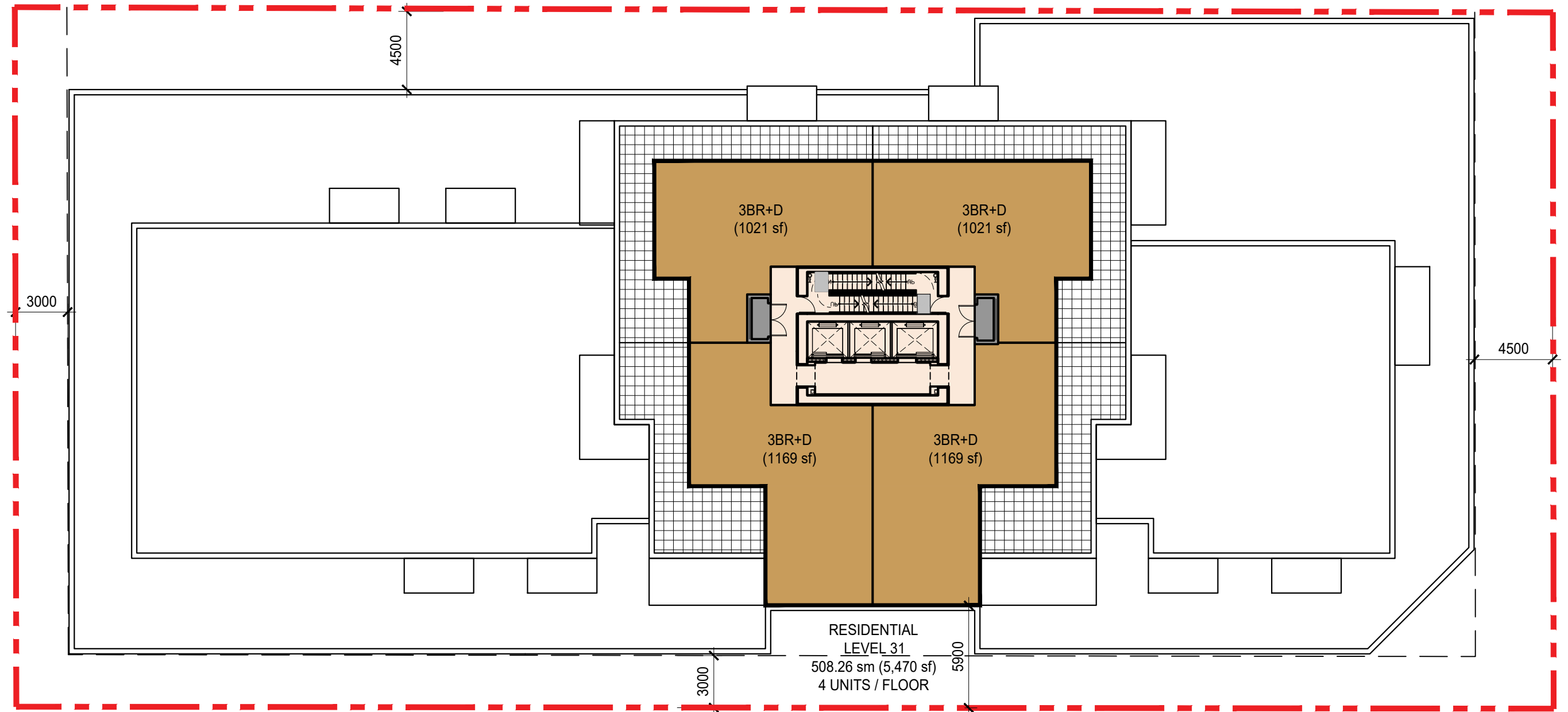
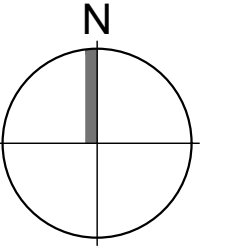




JOHNSTON ST.

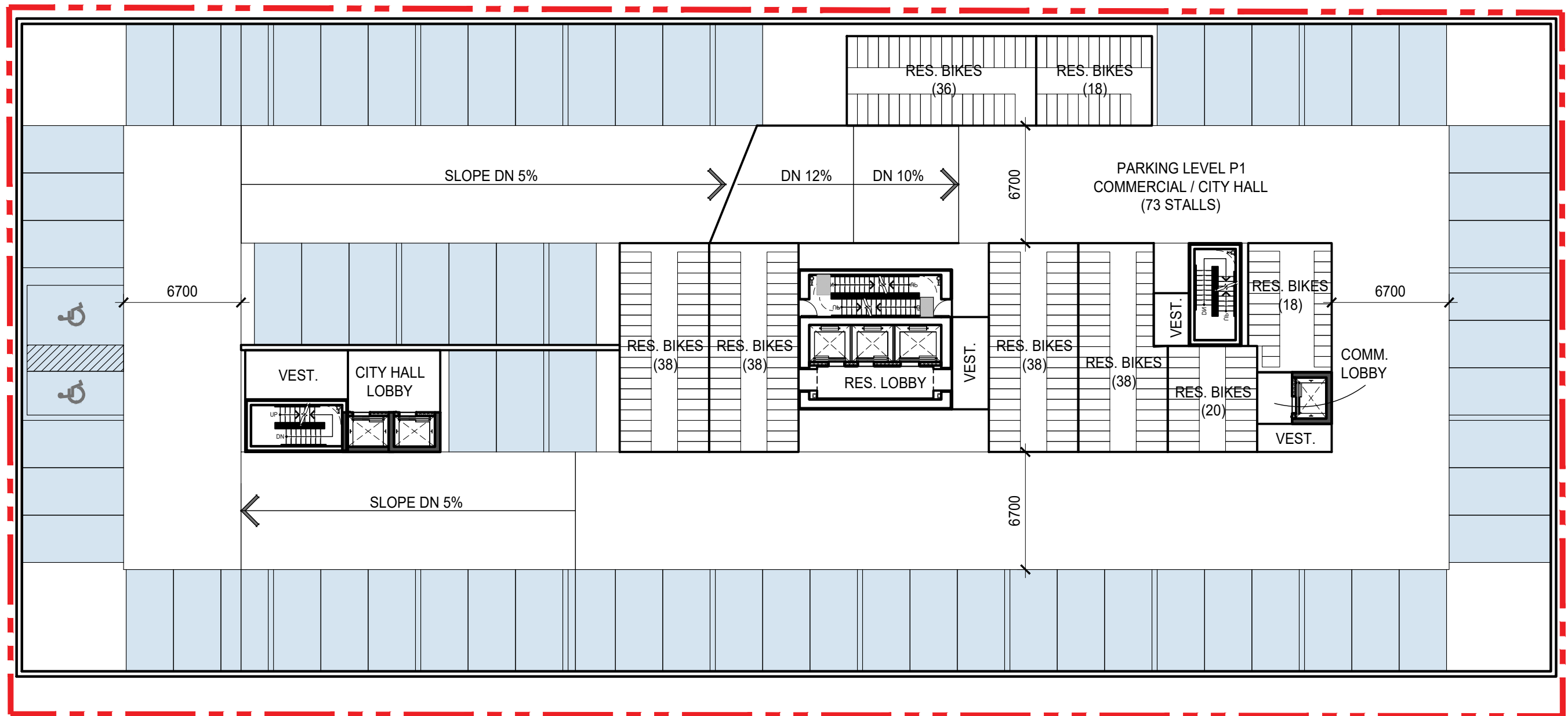
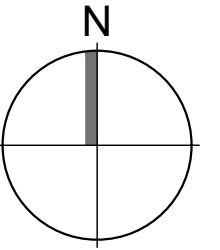
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RUSSELL AVE.

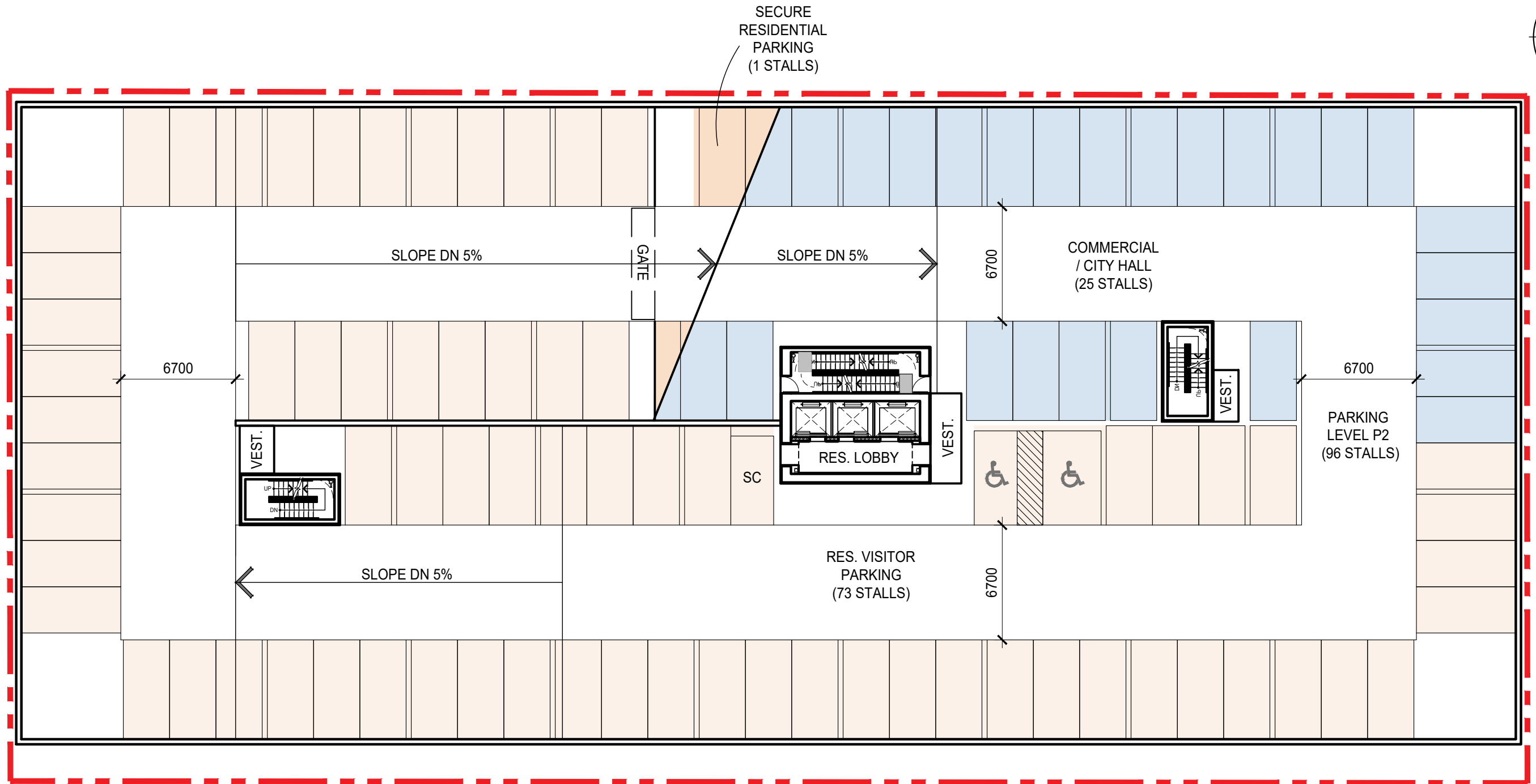
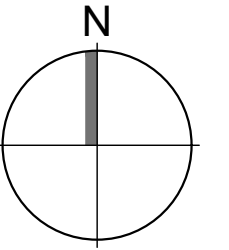
JOHNSTON ST.



**FLOOR PLAN: P1**

**1513 Johnston Road, White Rock**

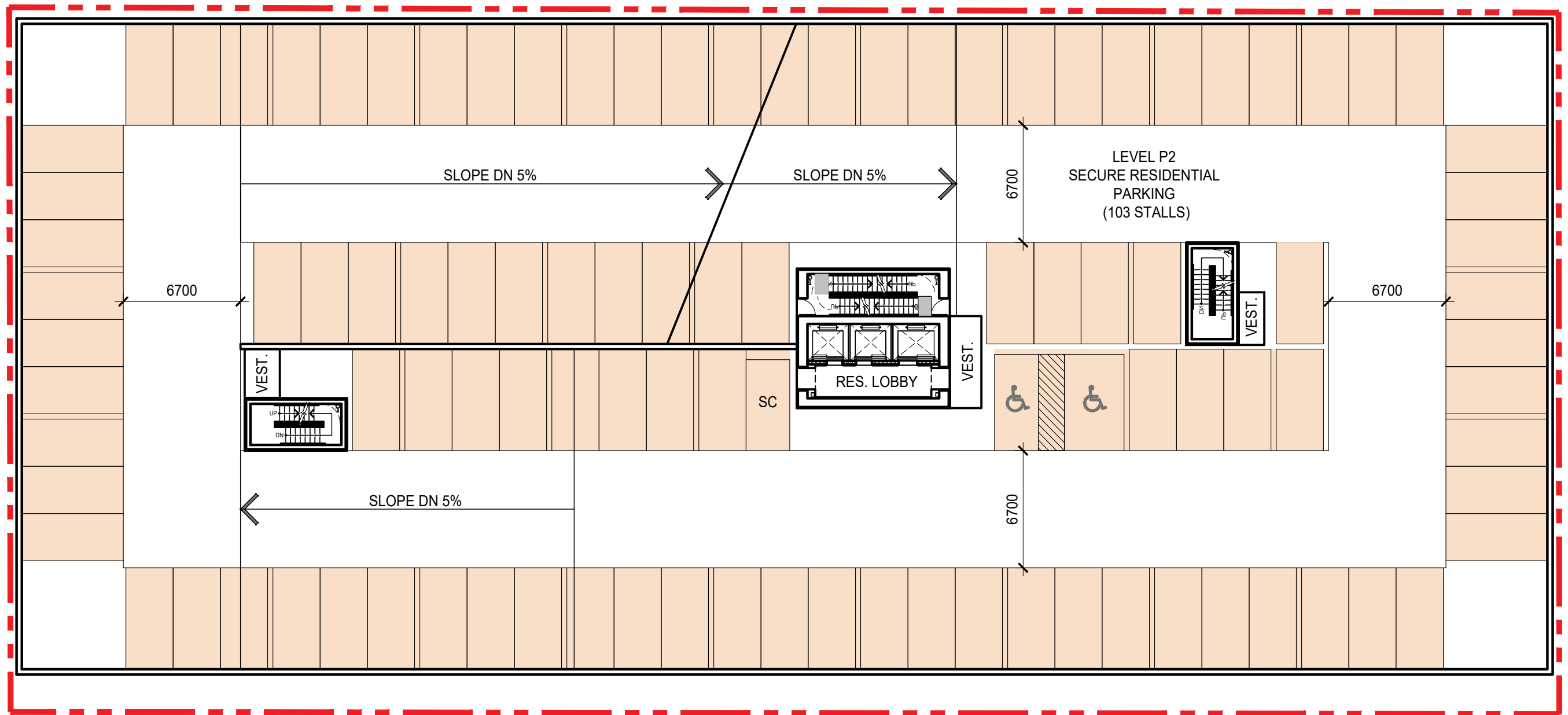
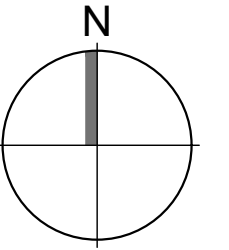
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## FLOOR PLAN: P2

1513 Johnston Road, White Rock

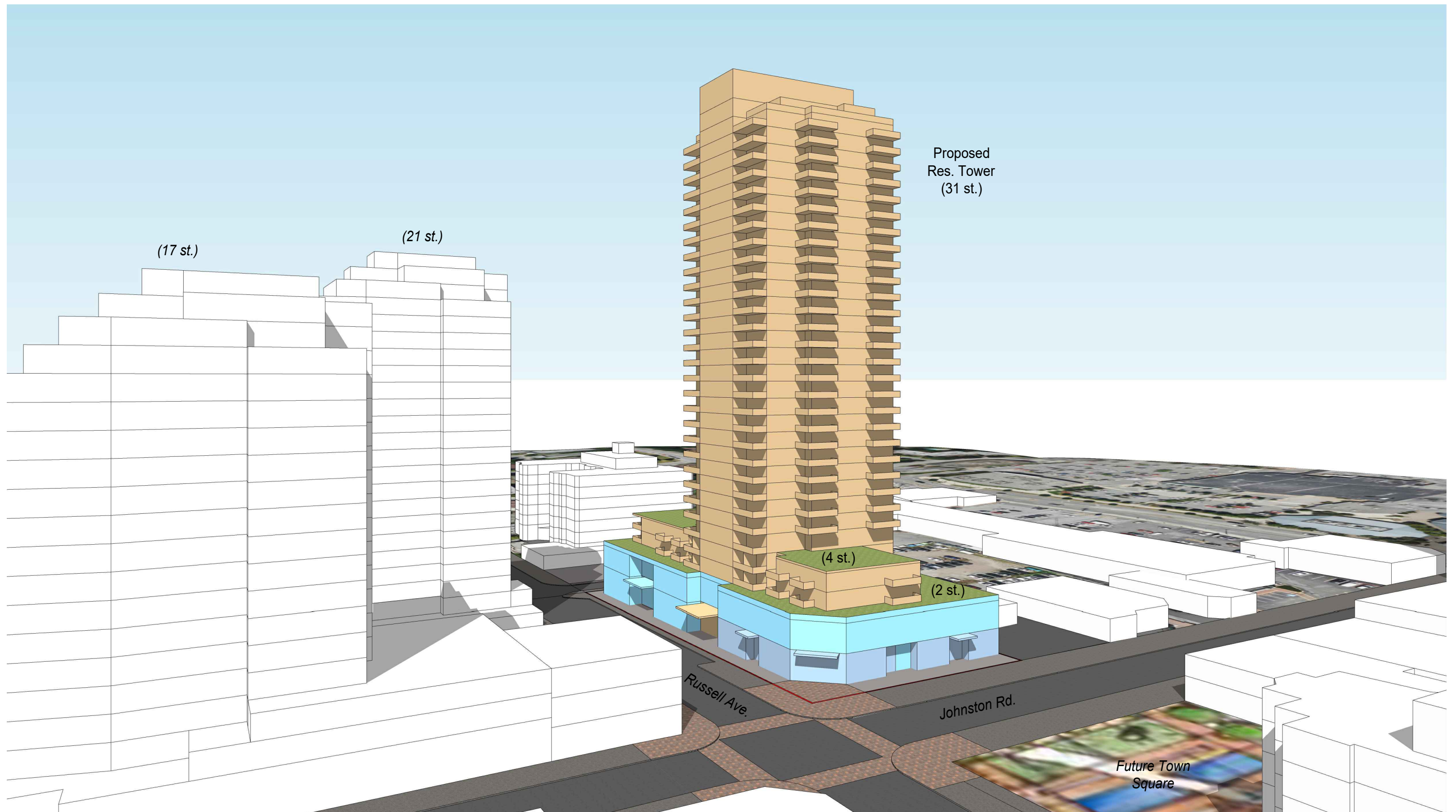
1:250 2023.06.26



**FLOOR PLAN: P3-P5**

**1513 Johnston Road, White Rock**

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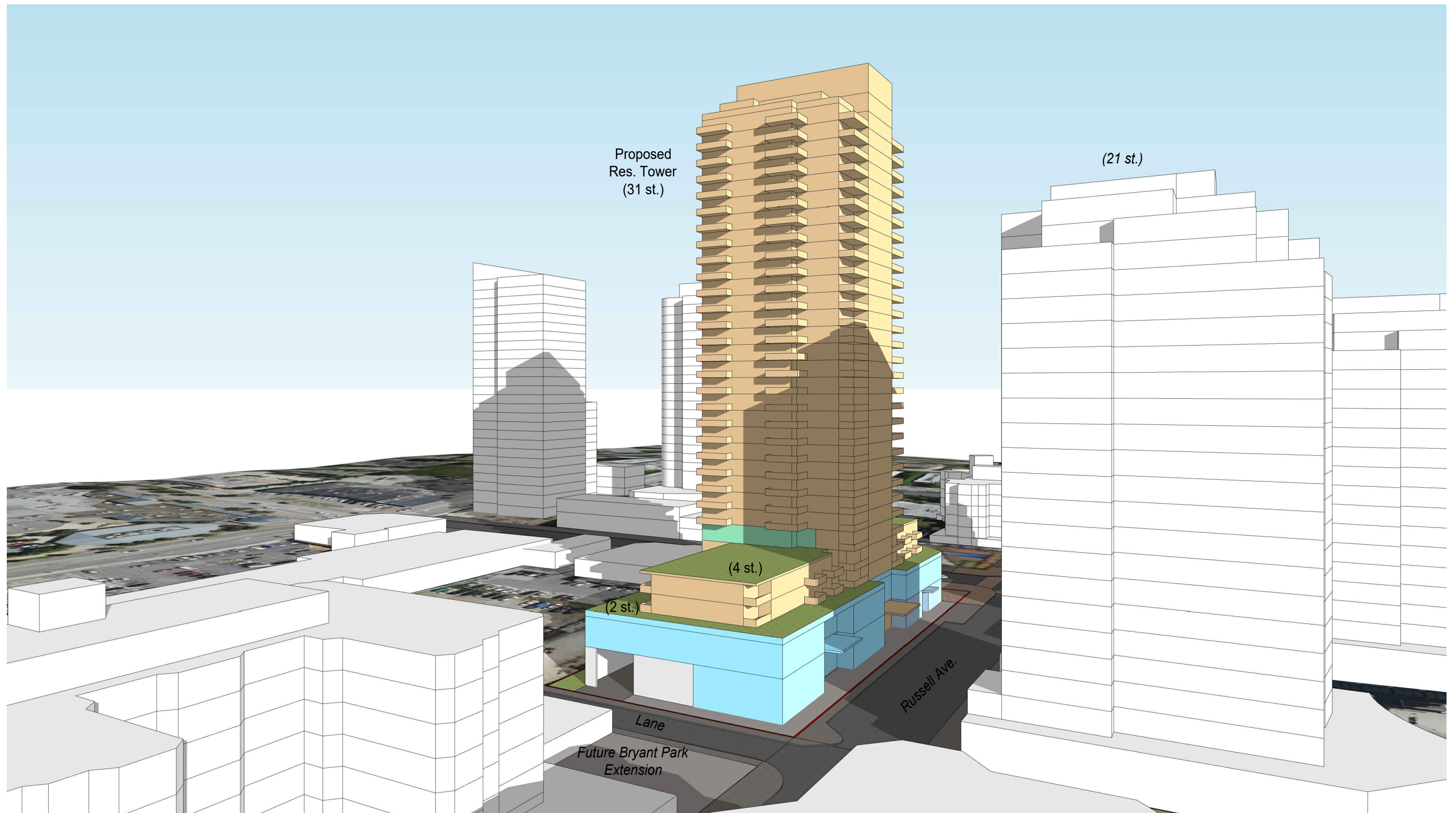


## PERSPECTIVE VIEWS: SOUTH-EAST CORNER

1513 Johnston Road, White Rock

2023.06.26

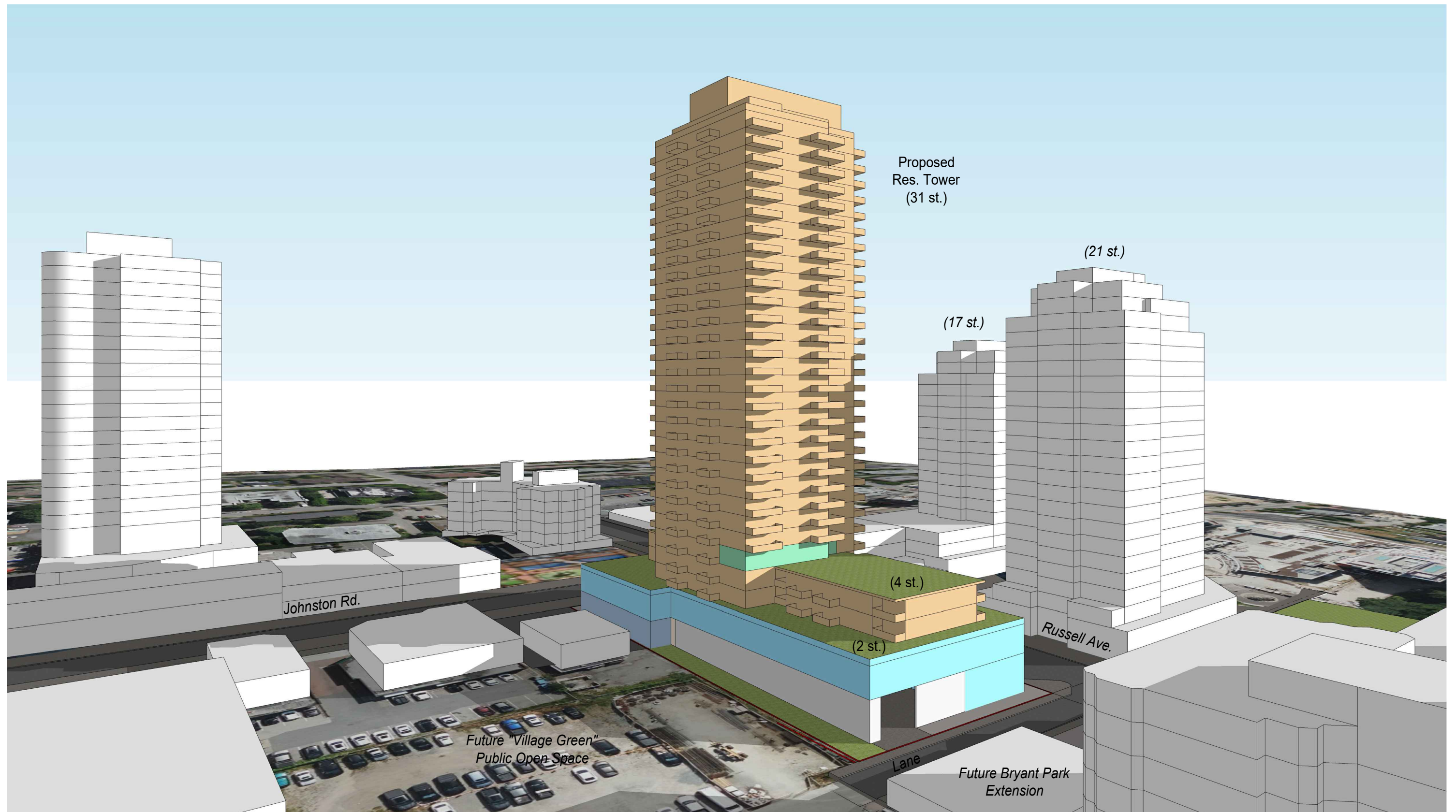




**PERSPECTIVE VIEWS: SOUTH-WEST CORNER**

**1513 Johnston Road, White Rock**

2023.06.26

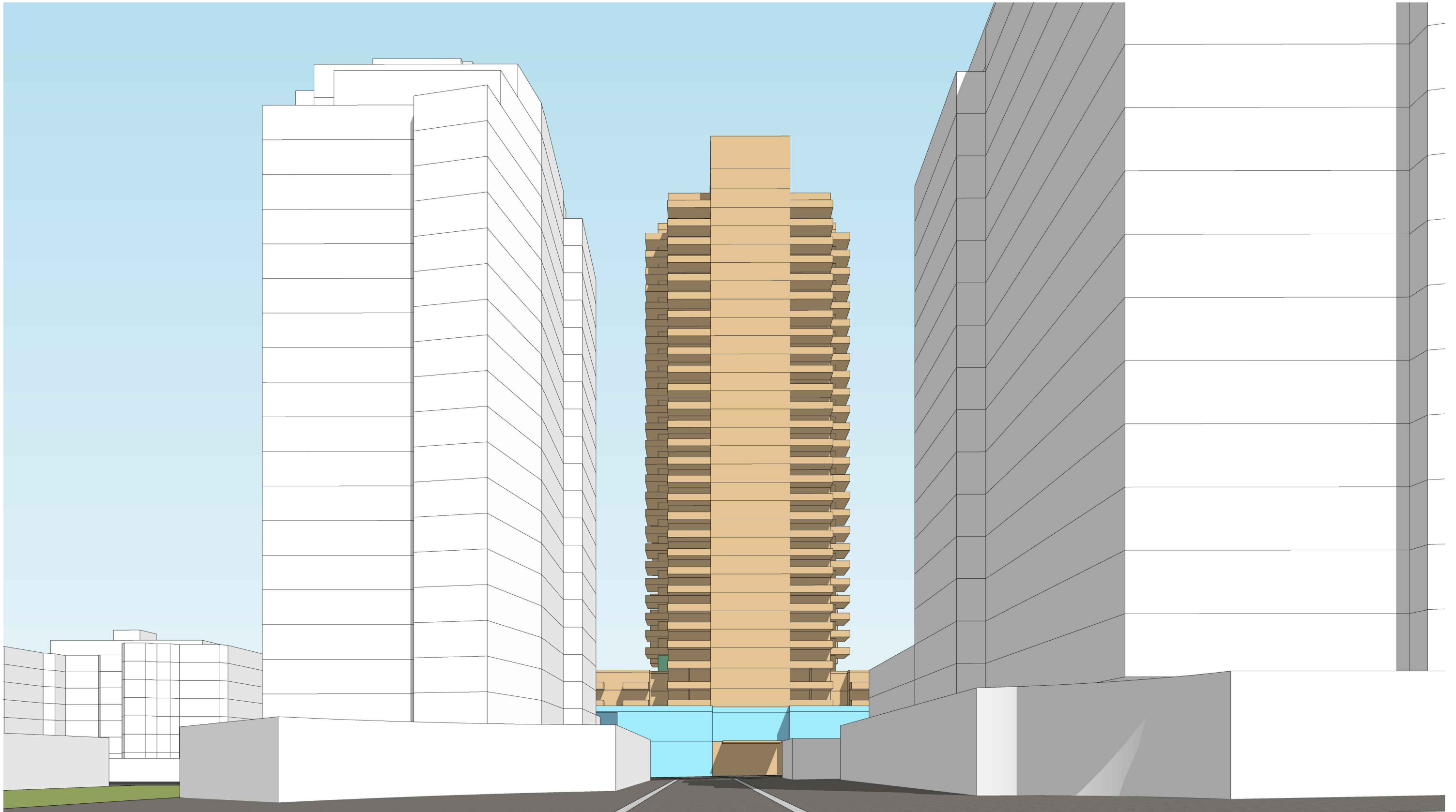


## PERSPECTIVE VIEWS: NORTH-WEST CORNER

1513 Johnston Road, White Rock

2023.06.26





**VIEW FROM MIRAMAR PLAZA**  
**1513 Johnston Road, White Rock**  
2023.06.26



1513 Johnston Rd - Statistical Summary

	s.m.	s.f.
Total Site Area:	3,558.74	38,306
Current Land Use Designation:	CR-1	
Level 3-7: Rent to Buy Units:	56	
Level 8-31: Strata Units:	188	
Proposed Total Units:	244	

Gross Floor Area Summary:	Target		
	FAR	Area	
		s.m.	s.f.
Residential Rent to Buy GFA:	1.38	4,904	52,782
Residential Strata GFA:	4.79	17,061	183,639
Total Residential GFA:	6.17	21,964.25	236,421
Commercial GFA:	0.29	1,016.50	10,942
Total Proposed GFA:	6.46	22,980.75	247,363
Proposed Community Amenity (City Hall):		2,787.09	30,000

*\* GFA Area Exclusions:*

- > amenity space
- > bicycle storage rooms
- > mechanical / electrical rooms
- > garbage / recycling rooms
- > parking and loading areas
- > residential common stairs & elevator shafts above ground level

Proposed Development

	Storeys	Units/Floor	Units Total	Total Floorplate Area		Total Floor Area		Exclusions*		Gross Floor Area	
				s.m.	s.f.	s.m.	s.f.	s.m.	s.f.	s.m.	s.f.
Level 1	1										
Residential Lobby		-	-	247.95	2,669	247.95	2,669	-	-	247.95	2,669
Commercial CRU		-	-	464.50	5,000	464.50	5,000	-	-	464.50	5,000
Commercial Circulation		-	-	87.50	942	87.50	942	-	-	87.50	942
Brewery		-	-	464.50	5,000	464.50	5,000	-	-	464.50	5,000
City Hall		-	-	479.65	5,163	479.65	5,163	479.65	5,163	-	-
City Hall Circulation		-	-	78.28	843	78.28	843	-	-	-	-
Level 2											
City Hall	1	-	-	2,181.30	23,479	2,181.30	23,479	2,181.30	23,479	-	-
City Hall Circulation		-	-	47.86	515	47.86	515	47.86	515	-	-
Level 3-4											
Residential: Rent to Buy	2	17	34	1,547.79	16,660	3,095.58	33,321	157.12	1,691	2,938.46	31,629
Level 5											
Residential: Rent to Buy	1	6	6	585.25	6,300	585.25	6,300	41.46	446	543.79	5,853
Residential Amenity Space				166.90	1,796	166.90	1,796	166.90	1,796	-	-
Level 6-7											
Residential: Rent to Buy	2	8	16	752.15	8,096	1,504.30	16,192	82.92	893	1,421.38	15,300
Level 8-30											
Residential: Strata	23	8	184	752.15	8,096	17,299.45	186,210	953.58	10,264	16,345.87	175,945
Level 31											
Residential: Strata	1	4	4	508.26	5,471	508.26	5,471	41.46	446	466.80	5,025
Development Total:	31		244			27,211.28		4,230.53	45,537	22,980.75	247,363

Rent to Buy Unit Mix

	No. of Levels	Units/Floor	1BR	1BR+D	2BR	2BR+D	3BR	3BR+D	Total
Level 3-4	2	17	4	10	8	6	2	4	34
Level 5	1	6	1	1	1	2	0	1	6
Level 6-7	2	8	2	2	4	6	0	2	16
Total Units:			7	13	13	14	2	7	56
Unit Mix:			13%	23%	23%	25%	4%	13%	100%
	5	Target Mix:	10%	15%	30%	30%	15%		100%

Strata Unit Mix

	No. of Levels	Units/Floor	1BR	1BR+D	2BR	2BR+D	3BR	3BR+D	Total
Level 8-30	23	8	23	23	46	69	0	23	184
Level 31	1	4	0	0	0	0	0	4	4
Total Units:			23	23	46	69	0	27	188
Unit Mix:			12%	12%	24%	37%	0%	14%	100%
	24	Target Mix:	10%	15%	30%	30%	15%		100%

Total Unit Mix

	No. of Levels	Units/Floor	1BR	1BR+D	2BR	2BR+D	3BR	3BR+D	Total
Level 3-4	2	17	4	10	8	6	2	4	34
Level 5	1	6	1	1	1	2	0	1	6
Level 6-7	2	8	2	2	4	6	0	2	16
Level 8-30	23	0	23	23	46	69	0	23	184
Level 31	1	0	0	0	0	0	0	4	4
Total Units:			30	36	59	83	2	34	244
Unit Mix:			12%	15%	24%	34%	1%	14%	100%
	29	Target Mix:	10%	15%	30%	30%	15%		100%

Required Parking (P1-P5)

	Stalls per unit	Units / Area	Required	Provided
Commercial CRU	1 stall /37 sm	465	13	13
Brewery	1 stall /37 sm	465	13	13
City Hall	1 stall /37 sm	2661	72	72
Accessible (incl. in above)	1 per 100	98	1	1
Van Accessible (incl. in above)	1 per 100	98	1	1
Non-residential Total Parking:			98	98
Res. Unit Parking	1.2	244	293	293
Accessible (incl. in above)	5 + 1 per 100	293	3	3
Van Accessible (incl. in above)	5 + 1 per 100	293	3	3
Res. Visitor	0.3	244	73	73
Accessible (incl. in above)	1 per 100	73	1	1
Van Accessible (incl. in above)	1 per 100	73	1	1
Total Parking Stalls:			464	464
			P1:	73
			P2:	101
			P3:	103
			P4:	103
			P5:	84

Bicycle Parking

	Stalls per unit	Units	Required	Provided
Residential Class I	1	244	244	244
Residential Class II	0.2	244	49	49

Loading

	Bays per unit	Units / Area	Required	Provided*
Residential	1	244	1	1
Commercial	0.2	3590	4	3
Total:			5	4

Units Target Areas:

	Min.		Max.	
	s.m.	s.f.	s.m.	s.f.
1BR:	53.42	575	58.06	625
1BR+D:	64.10	690	67.35	725
2BR:	76.65	825	83.61	900
2BR+D:	85.94	925	92.90	1000
3BR / 3BR +D:	99.87	1075	104.52	1125

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** April 29, 2024

**TO:** Mayor and Council

**FROM:** John Woolgar, Director Recreation and Culture

**SUBJECT:** Kent Street Activity Centre Needs Assessment Study

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**RECOMMENDATION**

That Council receive for information, the report dated April 29, 2024, from the Director of Recreation and Culture, titled “Kent Street Activity Centre Needs Assessment Study;” and

1. Direct staff to share this corporate report titled Kent Street Activity Centre Needs Assessment Study, as well as the accompanying needs assessment report, with the Community Hub Steering Committee for their consideration.
- 

**EXECUTIVE SUMMARY**

The purpose of this corporate report is to update Council on the Kent Street Activity Centre Needs Assessment report. The Kent Street Activity Centre is a valued community facility but is aging and requires significant re-investment. The options for re-investment could include renovation, replacement, expansion, and/or relocation.

White Rock’s Senior population continues to grow. As of 2016, White Rock had 10,555 residents aged 55 years or older, representing 52.90% of its population (Statistics Canada, 2016 Census). This number increased in 2021 to 11,995 residents aged 55 years or older, representing 54.60% of its population (Statistics Canada, 2021 Census).

Together with the Kent Street Seniors Society Executive Committee, the City selected RC Strategies to conduct the Kent Street Activity Centre Needs Assessment by RC Strategies. The Needs Assessment study explored activity needs of older adults (55+) in the community, recreation trends related to older adults (55+), resident preferences and perceived needs, as well as industry best practices.

The Kent Street Needs Assessment is now complete and includes a core recommendation to develop the identified need for seniors activity spaces as part of a new community ‘hub’ facility in White Rock. The results of this study will be presented to Council at their regular meeting on April 29 by RC Strategies consultant Stephen Slawuta.

## **PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2022-299 July 11, 2022	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. Approve a Needs Assessment Study for the Kent Street Activity Centre be conducted; and</li> <li>2. Direct this study be completed under a cost-sharing formula with the Kent Street Seniors Society at an estimated cost of \$25,000.</li> </ol> <p style="text-align: right;">Motion Carried</p>

## **INTRODUCTION/BACKGROUND**

### **History of Kent Street Activity Centre**

Senior Centres are welcoming and inclusive spaces that foster social connections, healthy living, and a feeling of safety and dignity for older adults. Kent Street Activity Centre has been a hub for seniors' services in the community for decades, providing a wide variety of recreational, culture, and social programs. Volunteerism, social connectivity and a "place of being" have been at the heart of all Kent Street activities, programs, and events for the past 50 years.

Originally constructed as a multi-use 6,000 square foot facility in 1973, an expansion was completed in 1991 which increased its size to 8,000 square feet. In 2005, a further expansion funded by the Kent Street Seniors' Society added a stage and auditorium spaces. Accessibility upgrades were completed in 2011 and an expansion of the kitchen was completed in 2012 with funding from the City, Kent Street Seniors Society, and private donors.

Over the years, there has been a desire to have additional expansions and/or renovations, but the challenging building site and lack of adequate funding sources were barriers unable to be overcome.

### **Current Programs and Activities**

The Kent Street Activity Centre is a bustling recreation centre focusing on 55+ programs and activities including special events, a coffee shop serving homemade cuisine and frozen meals as well as 17 diverse activity groups. These volunteer-led activity groups provide a broad range of dance, drama, music, arts & crafts, card games, technology, and active living opportunities for White Rock Seniors.

Older adults who participate in senior centre programs experience better psychological well being compared to non-participants. Senior Centre participants experience improved social and health benefits, lower levels of depression, supportive friendships, and lower stress levels. Research shows older adults who participate in seniors' programs can learn to manage and delay the onset of chronic disease and experience measurable improvements in their social, physical, emotional, spiritual, mental, and economic well-being.

The Kent Street Activity Centre offers many recreation and culture programs through the City's Recreation and Culture department with opportunities for participation in a wide variety of health and wellness classes. In addition, the Kent Street Activity Centre offers excursions on the City's 22 passenger bus that allow seniors to visit popular attractions and events without having to drive or take public transit.

Volunteers play a vital role in the success of the Kent Street Activity Centre activities, programs, and events. There are many volunteers helping out daily including the coffee shop, adult learning instruction, driving the mini-bus, or helping out at one of the many Kent Street Activity Centre

special events. In 2023, over 120 volunteers contributed 5,868 hours towards the operation of the centre.

The Kent Street Seniors Society is the fundraising arm of the Centre and is staffed entirely by volunteers. Special fundraising events include a book sale, indoor garage sales, plant sales, and fashion shows with all funds directed to the operations of the Kent Street Activity Centre.

### **Kent Street Needs Assessment Motion for Funding by Council**

The Kent Street Centre Expansion Proposal Committee presented to Council on July 11, 2022. Kent Street Seniors Society members discussed the impact of COVID, the physical constraints of the current size of the Kent Street Activity Centre and the limitations this has on the delivery of seniors programs and services.

White Rock City Council was asked to co-fund and provide leadership to conduct a needs assessment that would examine the options for expansion at the Kent Street Activity Centre. It was moved and seconded that Council:

1. Approve a Needs Assessment Study for the Kent Street Activity Centre be conducted; and
2. Direct this study be completed under a cost-sharing formula with the Kent Street Seniors Society at an estimated cost of \$25,000.

The motion carried unanimously.

After a competitive bid process, RC Strategies Inc was selected as the successful proponent in August 2023 to conduct a needs assessment. RC Strategies is a Canadian consulting firm specializing in municipal recreation services with a wide range of experience conducting master plans, strategies, and feasibility studies for local governments across the country.

### **Kent Street Activity Centre Building Assessment**

In August 2023, a Facilities Master Plan was completed by the Engineering and Municipal Operations Department. When evaluating Kent Street's overall condition of its major building systems, the report noted Kent Street Activity Centre's envelope, interior, mechanical, and electrical were all in poor condition with its plumbing and structural systems found to be in neutral condition.

The Facilities Master Plan stated that "the building needs major repairs as envelope failure reports are becoming more frequent in recent years". Total repairs are estimated at approximately \$620,000 with \$366,000 of these repairs listed as critical or important (including the roof that was recently upgraded). The Facilities Master Plan also states that "although accessibility and code upgrades are not required unless the facility is renovated, due to the highly public nature of the use and programs geared towards seniors, the City may want to consider voluntary accessibility and life safety upgrades."

### **RC Strategies Needs Assessment Methodology and Conclusion**

The White Rock community was engaged through a survey, discussion sessions, and comment walls. The survey was conducted online with paper copies being available at all White Rock recreation facilities with a total of 228 responses received. A comment wall was placed at the Kent Street Activity Centre and the White Rock Community Centre and 11 separate discussion tables were held with community stakeholders.

In addition to analyzing the results of the community engagement, RC Strategies completed a jurisdictional scan of senior focused recreation centres in the Lower Mainland to examine current trends and best practices to identify options and recommendations for the City to meet the needs

of the Seniors at the Kent Street Activity Centre. The four potential future options identified by RC Strategies were:

- replace the Kent Street Activity Centre at the same site;
- undertake an extensive renovation;
- develop a stand-alone senior's facility at a different site; and
- develop the identified core spaces as part of an integrated 'hub' facility.

The core recommendation of the Needs Assessment is to develop the identified senior activity spaces as part of a new community 'hub' facility in White Rock. This would provide synergies with the general population to allow new Seniors to gradually participate into older adult programs and activities as well as be an efficient use of Civic facilities.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The Kent Street Needs Assessment study is a high priority strategic goal of City Council and aligns with Council's:

*Community Objective to "Encourage positive community gathering by designing and implementing inviting public spaces and beautification projects." One of its action items is to "Conduct the needs assessment to redesign Kent Street Activity Centre to benefit a growing 50+ population in partnership with the Kent Street Seniors Society."*

*Infrastructure Objective to "Ensure future infrastructure resiliency by making decisions through a long-term lens."*

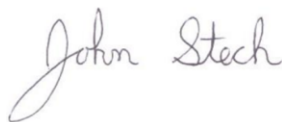
### **OPTIONS / RISKS / ALTERNATIVES**

Council could choose not to direct staff to forward this report and the accompanying needs assessment to the Community Hub Steering Committee.

### **CONCLUSION**

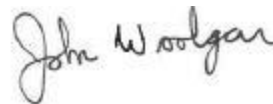
The Kent Street Activity Centre is a well-used and cherished community asset that has been serving the needs of White Rock Seniors for the past 50 years. However, the current facility is aging, requires significant re-investment and the size is inadequate to meet the needs of a large and growing Seniors population in White Rock. The core recommendation arising from the Kent Street Activity Centre Needs Assessment is to develop the identified senior activity spaces as part of a new community 'hub' facility in White Rock.

Respectfully submitted,



John Stech  
Manager of Community Recreation

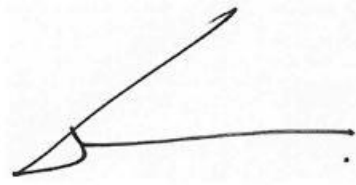
Approved by,



John Woolgar  
Director of Recreation and Culture

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a series of loops and a final horizontal stroke.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Council Summary Presentation of the Kent Street Needs Assessment Study



# Kent Street Activity Centre Study

Council Summary  
Presentation

April 29, 2029



# PRESENTATION OVERVIEW

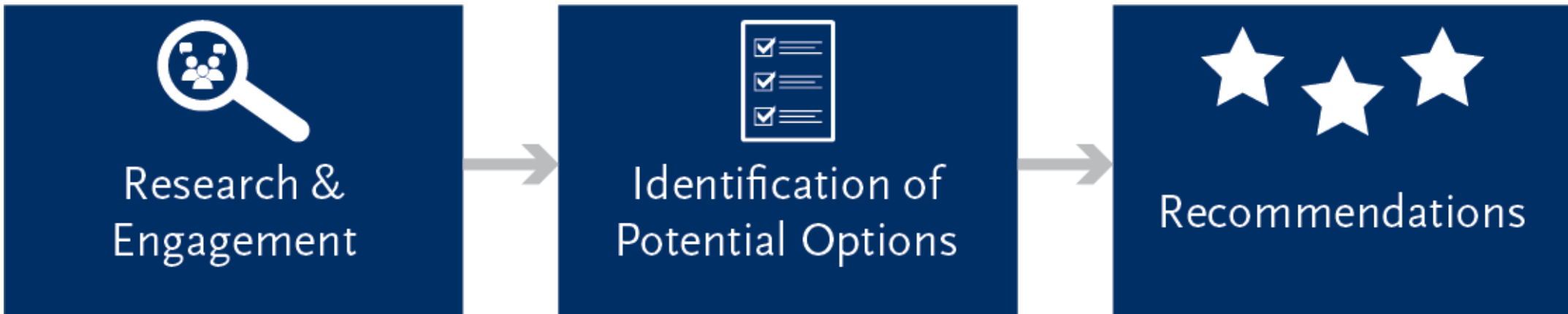
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- Review key findings from the engagement and research.
- Potential approaches.
- Recommendations.

# STUDY PURPOSE & PROCESS

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The following process was used to explore seniors' recreation space needs and potential options / approaches.



# Engagement Overview

***~300 total  
engagement  
touchpoints***

- **Community Survey:** 228 responses
- **Discussion Sessions:** 11 sessions with over 75 participants / interests
- **Comment Wall:** 61 comments

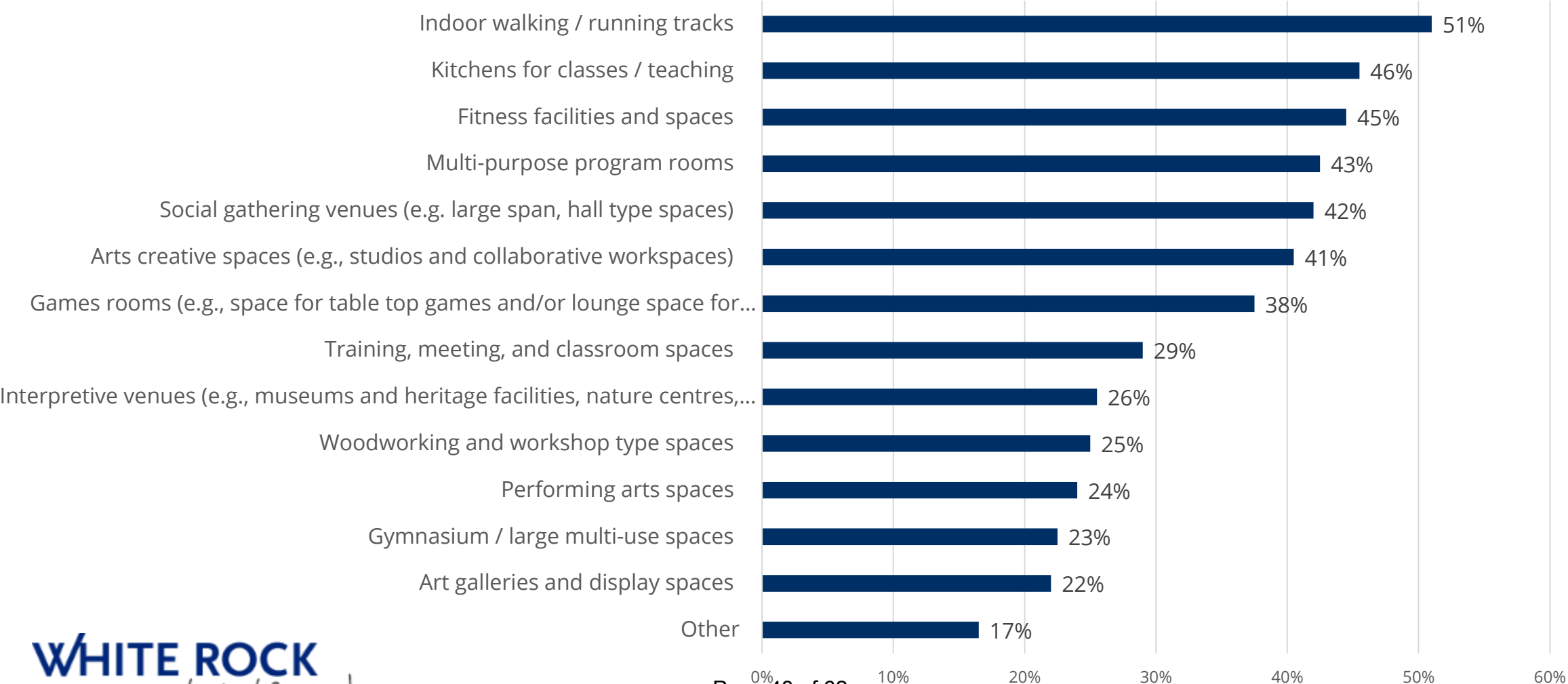
# KEY FINDINGS FROM THE ENGAGEMENT

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- The current KSAC facility is highly valued, however diverse viewpoints exist on the best move forward option(s).
- Activity demands for fitness, indoor walking, socialization, and learning opportunities (e.g. cooking, language skills, technology, etc.).
- The importance of facility aesthetics, design feel, and sense of place.
- Importance of balancing traditional seniors' activities with emerging ones ("seniors' are not a homogenous group).

# Space Priorities

## Indoor Spaces that Require Investment to Support the Needs of Older Adults (55+)



# OTHER RESEARCH INPUTS

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- Trends and best practices
- Jurisdictional scan (what are other jurisdictions doing?)
- Population and demographics
- Review of current programming and facility utilization

# KEY FINDINGS FROM THE NON-ENGAGEMENT RESEARCH

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- High level of overall facility use, especially the auditorium space (booked on average for 6 hours a day).
- Wide array of approaches used across the lower mainland to provide seniors activity space.
  - 16 municipalities have dedicated seniors' centres.
  - 11 municipalities have seniors' focused spaces within a broader recreation or community centre facility.
  - A stand-alone / solely dedicated seniors centre has not been built in the lower mainland in approximately 10 years.



# KEY FINDINGS FROM THE RESEARCH (CONT.)

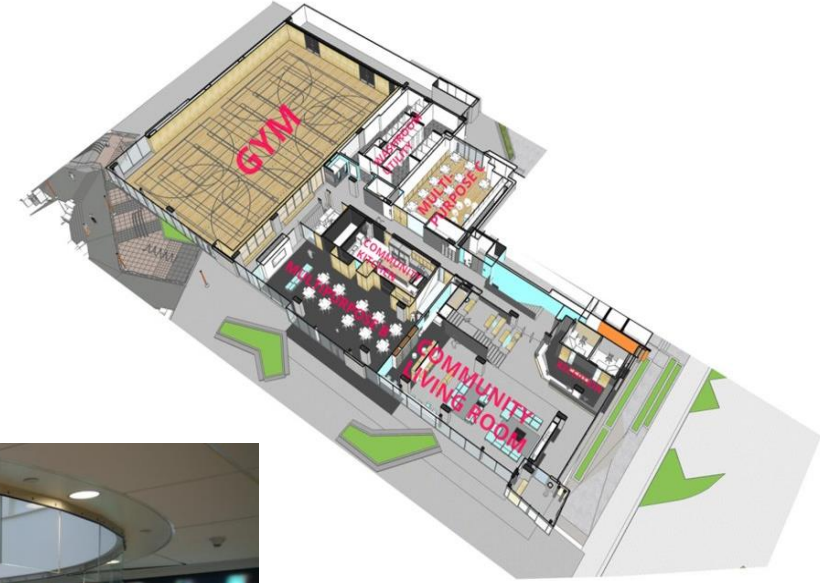
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- Demographics analysis suggest an increasing need for seniors' recreation and leisure opportunities.
- Key trends and leading practices:
  - Social spaces (e.g. community living room concept)
  - Emerging older adult preferences for fitness, court sports, and other more dynamic activities.
  - Flexible and adaptable spaces.

# PRESCDENT EXAMPLES



Games room at the Timms Community Centre (Langley)



Lions Gate Community Centre (North Vancouver)



Cloverdale Recreation Centre (Surrey)

# DISCUSSION SESSIONS COMMENT

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*“An ideal senior's centre or community centre graduates' individuals through the stages of being a senior and remains relevant along the way”.*

# FUTURE OPTIONS AND RECOMMENDATIONS

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# PLANNING STEPS

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**Step 1:** Use the research and engagement to identify **core space needs**.

**Step 2:** **Identify the potential approaches** that could be considered to meet these core space needs.

**Step 3:** **Evaluate** the potential approaches and provide a recommendation to guide future planning.



# CORE SPACE NEEDS

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**Five core indoor space needs** were identified through the research and engagement:

- Large Span Multi-Purpose Space
- Kitchen
- Community Living Room
- Multi-purpose rooms (mix of active use and classroom spaces)
- Table games area



# FUTURE OPTIONS

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## **Four potential future approaches exist to meet the core space needs:**

- Replace the KSAC at the same site.
- Undertake an extensive renovation of KSAC.
- Develop a stand-alone senior's facility at a different site.
- Develop the identified core spaces as part of an integrated "hub" facility.

# EVALUATING THE APPROACHES

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The four approaches were **scored and ranked** using the following criteria:

- Ability to address the identified core space needs.
- Sustains current activities and programs.
- Ability to provide new / expanded services and offerings.
- Financial impacts (most efficient and effective use of City resources).
- Future trends adaptability.

# KEY LIMITATIONS OF THE KSAC SITE

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Several key factors **limit potential renovation of the KSAC or replacement** at the same site:

- Existing footprint
- Unclear / unknown ability to build further upwards
- Likelihood of the facility going offline for a significant amount of time and impacts on current and future use.

# RECOMMENDATION

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**Recommended approach:** City to work with its partners towards meeting the identified core space needs at an **integrated “hub” facility**.

## **Additional key considerations and next steps:**

- Future planning and design will need to refine key characteristics (e.g. which spaces are dedicated vs shared), location, timing, etc.
- This recommendation is not suggesting an immediate decommissioning of the KSAC.
- Suggested that the City of White Rock engage in discussions with the City of Surrey.
- Seniors' activity and programming needs should continue be considered in broader City recreation and leisure planning.



Internal Community Hub Steering Committee

Action & Motion Tracking Document

Term: November 2023 – completion of mandate  
Updated: February 13, 2024

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
<p>2023-ICHSC-002: THAT the Internal Community Hub Steering Committee approves the following 2024 schedule of meetings (taking place from 2:00 p.m. to 3:30 p.m. in the City Hall Boardroom) as follows:</p> <ul style="list-style-type: none"><li>January 18, 2024;</li><li>February 8, 2024;</li><li>March 7, 2024;</li><li>April 4, 2024;</li><li>May 2, 2024;</li><li>June 6, 2024;</li><li>July 4, 2024;</li><li>September 5, 2024;</li><li>October 3, 2024; and,</li></ul>	10. 2024 Meeting Schedule	2023-11-29	Committee	ENDORSED

<ul style="list-style-type: none"><li>November 7, 2024.</li></ul>				
2023-ICHSC-005: THAT the Internal Community Hub Steering Committee recommend that Council approve award of the proposal from Urban Systems, to be funded from the Community Hub reserve.	4. Redevelopment Options – Discussion with Urban Systems Team	2024-01-18	Council	<b>ENDORSED</b> (February 12, 2024 Regular Council meeting)