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THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



October 30, 2019

A **LAND USE AND PLANNING COMMITTEE MEETING** will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **MONDAY, NOVEMBER 4, 2019** to begin at **6:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

## **A G E N D A**

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***Councillor Manning Chairperson***

**1. CALL MEETING TO ORDER**

**2. ADOPTION OF AGENDA**

**RECOMMENDATION**

THAT the Land Use and Planning Committee adopt the agenda for November 4, 2019 as circulated.

**3. ADOPTION OF MINUTES**

a) October 21, 2019

**Page 2**

**RECOMMENDATION**

THAT the Land Use and Planning Committee adopt the following meeting minutes as circulated:

a) October 21, 2019.

**4. OFFICIAL COMMUNITY PLAN REVIEW - SUMMARY OF PHASE 1 PUBLIC ENGAGEMENT**

**Page 4**

Corporate report dated November 4, 2019 from the Director of Planning and Development Services titled “Official Community Plan Review - Summary of Phase 1 Public Engagement”.

**RECOMMENDATIONS**

THAT Land Use and Planning Committee receive for information the corporate report dated November 4, 2019 from the Director of Planning and Development Services titled “Official Community Plan Review - Summary of Phase 1 Public Engagement”.

**5. CONCLUSION OF THE NOVEMBER 4, 2019 LAND USE AND PLANNING COMMITTEE MEETING**

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

**STAFF:** D. Bottrill, Chief Administrative Officer  
S. Lam, Deputy Corporate Officer  
C. Isaak, Director of Planning and Development Services

Press: 0  
Public: 5

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**1. CALL MEETING TO ORDER**  
The meeting was called to order at 6:00 p.m.

**2. ADOPTION OF AGENDA**

2019-LU/P-031 **It was MOVED and SECONDED**  
THAT the Land Use and Planning Committee adopts the agenda for October 21, 2019 as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**  
a) October 7, 2019

2019-LU/P-032 **It was MOVED and SECONDED**  
THAT the Land Use and Planning Committee adopts the following meeting minutes as circulated:

a) October 7, 2019.

**CARRIED**

**4. HOUSINGHUB – AFFORDABLE HOME OWNERSHIP PROGRAM (AHOP) PRESENTATION**  
Corporate report dated October 21, 2019 from the Director of Planning and Development Services titled “HousingHub – Affordable Home Ownership Program (AHOP) Presentation”.

Raymond Kwong, Provincial Director, Housing Hub Development Strategies, provided a PowerPoint presentation titled “Introduction to HousingHub”, and spoke to:

- Provincial Funding for Housing
- Services provided by HousingHub including expertise to assist in the planning and development process, low-cost financing, and project coordination

- This program is geared towards “middle income” British Columbians with average incomes (depending on the Community) between \$70K-\$150K
- Programs include Affordable Rental Housing – Provincial Rental Supply Program; and, Ownership based housing – Affordable Homeownership Program
- Spoke to home buyer eligibility/criteria within the program, which includes being a Canadian citizen or permanent resident, have lived in BC for the past 12 months, and also be living in a rental or non-owner scenario before buying. The home buyer must also qualify for a first mortgage from an approved lender
- Any party involved with a project can reach out to BC Housing to start a conversation
- HousingHub had over 600 meetings with various parties/developers interested in the program
- At this stage, most projects that have engaged HousingHub have engaged the rental aspect of the program.

2019-LU/P-033 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee receives for information the corporate report dated October 21, 2019 from the Director of Planning and Development Services, titled “HousingHub – Affordable Home Ownership Program (AHOP) Presentation”.

**CARRIED**

**5. CONCLUSION OF THE OCTOBER 21, 2019 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:45 p.m.

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Councillor Trevelyan  
Chairperson

*S. Alam*

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Stephanie Lam, Deputy  
Corporate Officer

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



**DATE:** November 4, 2019

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director of Planning and Development Services

**SUBJECT:** Official Community Plan Review - Summary of Phase 1 Public Engagement

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**RECOMMENDATION:**

THAT Land Use and Planning Committee receive for information the corporate report dated November 4, 2019 from the Director of Planning and Development Services titled “Official Community Plan Review - Summary of Phase 1 Public Engagement.”

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**INTRODUCTION**

The purpose of this corporate report is to provide the Land Use and Planning Committee (LUPC) with a summary of the public engagement that occurred and feedback that has been received in Phase 1 of the Official Community Plan Review, as well as to identify the next steps moving forward. A similar report was provided to LUPC on October 7, 2019 specifically addressing the Waterfront scope within the OCP Review (the ‘Waterfront Enhancement Strategy’ or ‘WES’); this report therefore focuses on the other seven topics within the scope of the OCP Review, as follows:

- Reviewing the Town Centre (Height, Density and Public Space / Green Spaces)
- Reviewing Building Heights outside of the Town Centre
- Expanding Peace Arch Hospital
- Greening the City
- Strengthening Transit
- Monitoring OCP Goals to Measure Success and Track Implementation
- Improving Housing Affordability

At the launch of the OCP Review, an online community survey to gather initial public feedback was open between May and July 2019 on the City’s public engagement platform ([www.talkwhiterock.ca](http://www.talkwhiterock.ca)), and 151 total responses were received. The complete survey responses are attached to this report as Appendix A, including verbatim comments on open-ended questions (with usernames removed to protect the privacy of individuals).

On June 25, 2019 a public open house for the OCP Review was held at the White Rock Community Centre on the seven topics listed above, and 31 people signed in. At the open house, display panels for each of these topics were shared, with the following content: general background information on the topic, existing related City policies, potential ideas, a “what we’ve heard so far” section that shared early results of the online survey, and a “give us some feedback!” section soliciting input from attendees. The display panels from the public open house are attached to this report as Appendix B, and the results of the questions in the “give us feedback” sections are attached as Appendix C.

On July 6 and July 9, 2019, two community workshops on the Town Centre, identical in content, were held to provide a highly visual and interactive session focusing on urban design and public spaces in the area. The consultants who are working with staff on the Town Centre portion of the OCP Review have provided an engagement summary for the Town Centre topic/workshops, which is attached to this report as Appendix D.

Phase 2 of the OCP Review will focus on identifying new policy and land use options that can supplement or improve the existing OCP policies and ensure they are aligned with Council and the community’s priorities. These newly proposed policies will build on the input generated through Phase 1 public engagement as well as issues that have been identified by staff through the implementation and administration of the current OCP.

The next public engagement events for the OCP Review are two open houses on the draft WES, which are scheduled for Sunday, November 24 (2pm-5pm) and Tuesday, November 26 (6pm-8pm), both at the White Rock Community Centre. Staff also intend to provide a small-scale ‘pop-up’ engagement on the draft WES closer to the waterfront, inside the Museum during the Christmas Craft Fair. Details will be added to the City’s website as they become available.

There will be an open house for the Town Centre held on December 10, 2019 at the White Rock Community Centre. Staff are also intending to provide a small-scale ‘pop-up’ engagement on this topic at the Landmark PopUpTown Gallery in Central Plaza. Details regarding this will be added to the City’s website calendar as they become available.

Following LUPC’s receipt of this report and pending any comments from the Committee on the initial directions contained in this report for the remaining topics, staff will schedule public engagement for the overall OCP Review (not including the Waterfront Enhancement Strategy) to be held in January or February 2020.

An online community survey will be developed for both the WES and the other OCP Review topics, to allow for input from those unable to attend the open houses or pop-up engagement.

## **BACKGROUND**

On March 13, 2019 Council endorsed a revised scope and process for the OCP Review, which included a three phase process and an anticipated Summer 2020 completion date.

## **ANALYSIS**

Phase 2 of the OCP Review involves creating draft policies and land use options in each of the topics, building on the input generated through Phase 1 public engagement as well as issues that have been identified by staff through the implementation and administration of the current OCP. The focus of Phase 2 public engagement will be on obtaining public feedback (support/non-support) on the draft policy and land use options, while also being open to capturing new ideas.

While these draft policies are still being formulated, highlights of the initial policy directions for each topic are provided in the sections below for reference.

### **Initial Policy Directions**

#### *Reviewing the Town Centre (Height, Density and Public Space / Green Spaces)*

- To increase the tree canopy with coniferous trees with the possibility of a long lifespan, requiring a certain portion (e.g. 10-20%) of large redevelopment sites to be maintained as continuous soil (i.e. soil not on top of a parking structure) by setting back the parkade from the property lines.
- To ensure a ‘high-street’ retail shopping atmosphere along Johnston Road, limiting building heights within 20 metres of Johnston Road to four storeys, and identifying where land assembly would be expected for towers.
- To encourage the mix of functions and land uses (i.e. beyond residential strata) that are needed for a vibrant Town Centre area, revising the Zoning Bylaw to require that a certain portion of the floor area allowed on properties be restricted to employment-generating uses (retail/office), civic and cultural uses, and rental housing.

The City of Surrey is currently updating their Semiahmoo Town Centre Plan for a 336 acre (136 hectare) area adjacent to the White Rock Town Centre, and a public open house for the final Stage 1 draft plan was held on October 29, 2019. A summary of the plan from the City of Surrey is attached to this report as Appendix E. Staff will continue to monitor the progress of this plan and liaise with staff from the City of Surrey as needed on issues that impact White Rock. The Stage 2 plan (an engineering servicing plan) will follow the consideration of the Stage 1 plan.

#### *Reviewing Building Heights outside of the Town Centre*

- To provide greater certainty on height maximums in the Town Centre Transition area, revising the height transition diagram to a specific height of storeys within a defined area.
- Moderately increasing heights in the Town Centre Transition area along North Bluff Road between Everall Street and Finlay Street and reducing heights further south near Thrift Avenue.

#### *Expanding Peace Arch Hospital*

- To support future redevelopment of the Hospital and an expansion of medical services, identifying a maximum building height of 50 metres (15-16 storeys equivalent) for the Hospital area and the adjacent land owned by the Peace Arch Hospital Foundation, to be considered once a Rapid Bus line (high capacity and frequency) service is available to the hospital area and additional parking facilities are provided on site.

### *Greening the City*

- To ensure replacement trees can be viably planted when single family homes are redeveloped, revising the Zoning Bylaw in residential zones to establish minimum pervious areas where adequate soil volumes are available on the property.

### *Strengthening Transit*

- To support better service employees, visitors and residents of the City's primary attraction (the waterfront area), advocating with TransLink for later bus service to connect the Marine Drive area to the White Rock Centre Bus Exchange and offsetting bus schedules to reduce bunching.

A Transit Forum was held at the White Rock Community Centre on October 28, 2019 to discuss service changes to the 351 route which provides service from Crescent Beach through White Rock to the Canada Line at Bridgeport Station. Pending the outcome of this forum, Phase 2 of the OCP Review may consider obtaining public feedback on improvements to this route.

### *Monitoring OCP Goals to Measure Success and Track Implementation*

- To track availability and suitability of housing in the community, use the Provincially-required Housing Needs Report as a basis for annual updates on the housing supply (including affordable and rental units).
- To track the health of local businesses, report annually on the percent of business licences for in-town businesses that are renewed as well as the number of new business licences.
- To expand the supply of rental housing, revising the Zoning Bylaw for the Town Centre area (CR-1) to reserve a portion of the allowed floor area for secured rental housing.

### *Improving Housing Affordability*

- To improve the viability of creating new purpose built rental housing, reducing the percentage of three-bedroom units required in rental buildings from 10% to 5%.
- To allow the redevelopment and expansion of existing senior's living facilities, allowing residential care facilities as a permitted use where they are currently occupied by and zoned for a care facility in the Urban Neighborhood land use designation.

Council has recently selected a Housing Advisory Committee, which will hold its first meeting on November 25, 2019. This committee will provide further input and review of the draft policies to improve housing affordability.

## **CONCLUSION**

The purpose of this report is to provide a summary of the public engagement that occurred and feedback that has been received in Phase 1 of the Official Community Plan Review, as well as to identify the next steps moving forward in Phase 2. Several public engagement events have been scheduled before the end of 2019 for the Waterfront Enhancement Strategy and Town Centre components of the OCP Review, and the other topics in the OCP Review will be the subject of a public open house in early 2020. An online community survey will also be conducted in conjunction with the public engagement events for those unable to attend or who prefer to provide their feedback online.

Respectfully submitted,



Carl Isaak MCIP RPP  
Director of Planning and Development Services

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

This corporate report is provided for information.



Dan Bottrill  
Chief Administrative Officer

- Appendix A: OCP Review Online Community Survey Responses
- Appendix B: OCP Review Open House (June 15, 2019) Display Panels
- Appendix C: OCP Review Open House (June 15, 2019) Public Feedback Report
- Appendix D: Town Centre Urban Design and Public Realm - Phase 1 Engagement Summary
- Appendix E: Semiahmoo Town Centre Plan – Stage 1 Plan Summary (from July 2019)

# Survey Report

22 May 2019 - 15 July 2019

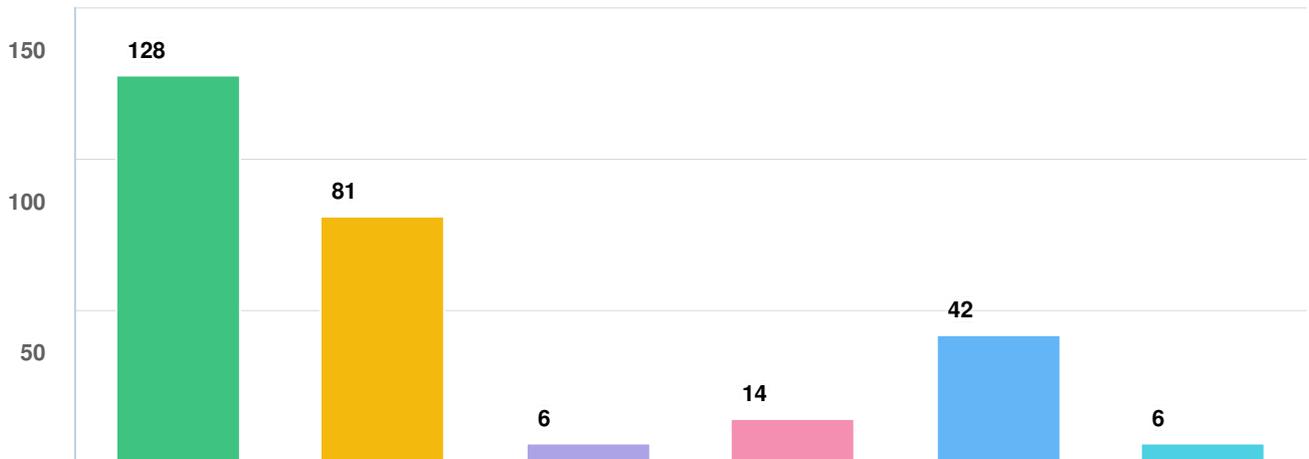
# On your marks! Get set...

PROJECT: OCP Review

**Talk White Rock**



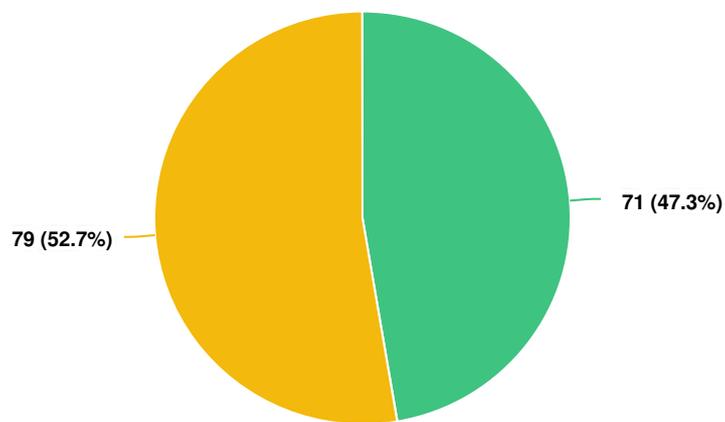
**Q1** What is your connection to White Rock?



**Question options**

Resident Property Owner Business Owner Work Here Shop Here Visit Here  
(151 responses, 0 skipped)

**Q2** Have you previously participated in a City planning exercise? (OCP, development application, Johnston Road Revitalization, ...)



**Question options**

Yes No  
Optional question (150 responses, 1 skipped)

**Q3** Why have you not participated before?

We have small children and it is difficult for us to attend

I believe the last council did not share the same concerns I have with the City of White Rock.

Didn't know about it

I am new to the area

focus on marine drive didn't occur except for the white elephant garage.

Didn't know how

no opportunity

Hostile council, not enough advance notice, unable to navigate online

Did not know how to get involved

No time to do so

Haven't been as concerned about the city until now

because

No opportunity - I did go to informational meetings for Johnston Road

No opportunity.

never lived in white rock before moved here a couple years ago

I have not made it a priority.

Unsure

6/07/2019 12:14 PM

Time conflicts

Didn't know about it

No time

Moved here recently. Unaware of opportunity.

Old council didn't seem to care

I signed up for the committee (OCP) but wasn't accepted. I did participate in getting signatures on a petition to try to stop the two towers on Oxford Street.

When I previously lived in White Rock there was nothing like this; I have recently returned.

Busy; not sure how to

I didn't know about it

Total frustration with the maintenance(or lack of together with flagrant waste of funds).

Newly moved to WR

Life gets busy

Not enough time once I learned of the opportunity

No survey seen.

Not much interested

was not invited to by previous council

Unfriendly atmosphere and lack of access

Did not like the previous council

Didn't live here

Felt that feedback was not valued

I thought there was no point when the mayor was Baldwin, but now there may be a point.

No mechanisms to do so

I have not lived here long enough to have been part of any previous surveys

Too complacent

Timing of events

Didn't know about it

Went to one meeting where most people were developers. We were very discouraged!

No easy online options. Consultation workshops were at inconvenient times (too early in the day or too long)

I have not made it a priority in my calendar. Young children. Other work priorities. Not taking the time to reflect on how important these events are.

Fairly new to the area

Only lived here 2 years

To my understanding they were during held at the community centre at times I was unable to attend.

Did not know about it

This is more convenient

I am usually busy working-also, I honestly felt no-one listens to the residents anyway. Developers seem to have all the power.

Didn't know about it

Recent arrival to city.

Never asked

you never listen

Previously living in South Surrey

Relatively new to the city and just getting familiar enough to get involved.

Didn't have long enough residence here to have an informed opinion.

didn't live here.

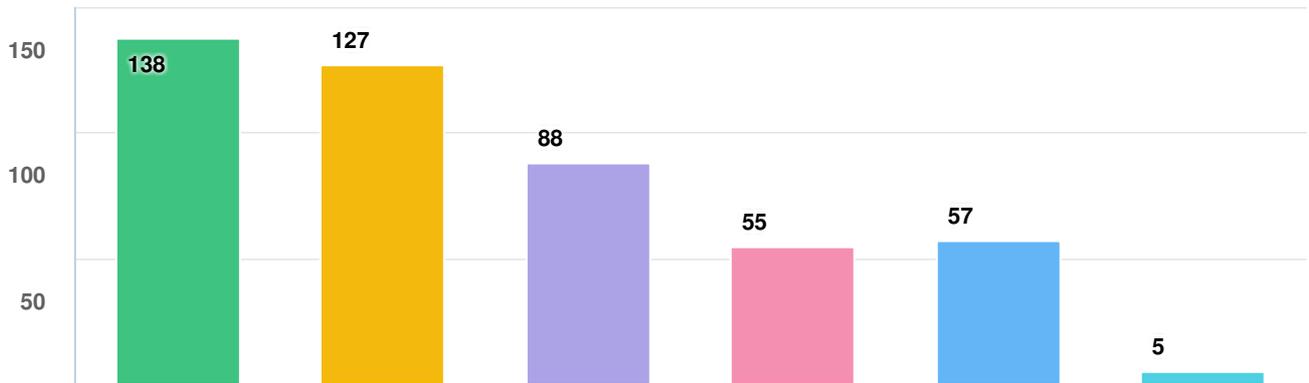
n/a

Do not always get the PAN delivered therefore not informed

I now have the time as I have just retired

**Optional question** (63 responses, 88 skipped)

**Q4** How would you like us to involve you in the OCP Review?



**Question options**

- Completing surveys
- Receiving updates on the process
- Attending public open houses
- Chatting with a planner at a community event
- Participating in a design workshop with other community members, staff and consultants
- Other

(151 responses, 0 skipped)

**Q5** | **How would you like to get involved in the OCP Review?**

Town Hall meeting with OCP and Building Heights and density as the topics

I would like to see the planners look at other successful countries who build communities

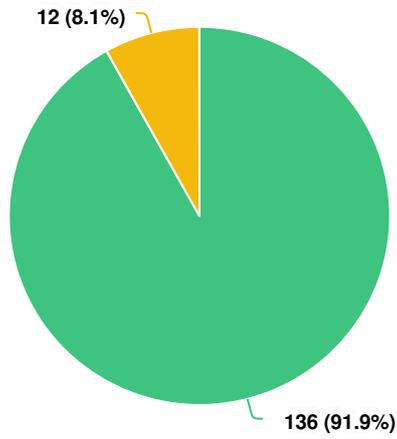
accept written submission and include the same as appendix to any report to council

online opinion forum

All of the above

**Optional question** (5 responses, 146 skipped)

**Q6** | If the City held a public open house on the OCP Review, would you attend if available?



**Question options**

- Yes
- No

*Optional question (148 responses, 3 skipped)*

**Q7** | **Is there a reason you would not attend a public open house?**

Just difficult to go and find these events very slow

We already have an official community plan, and I participated in that process

Limited time

Schedule conflict

I use my time wisely.

Don't know for sure. There should be a "Maybe" option on this question.

Health

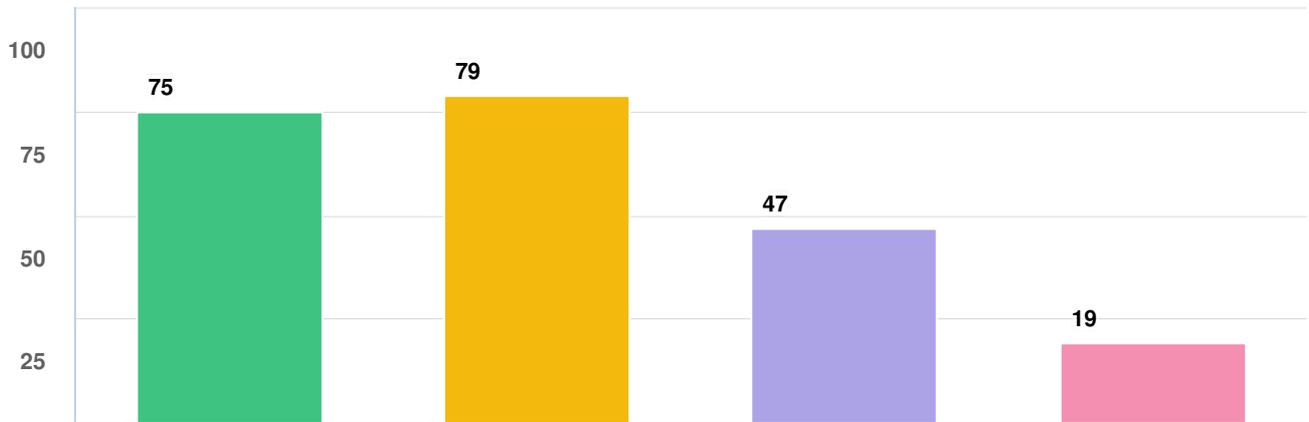
I rather provide feedback online

Child care

Prefer surveys

**Optional question** (10 responses, 141 skipped)

**Q8** If the City held a public open house on the OCP Review, when would it be most convenient for you?

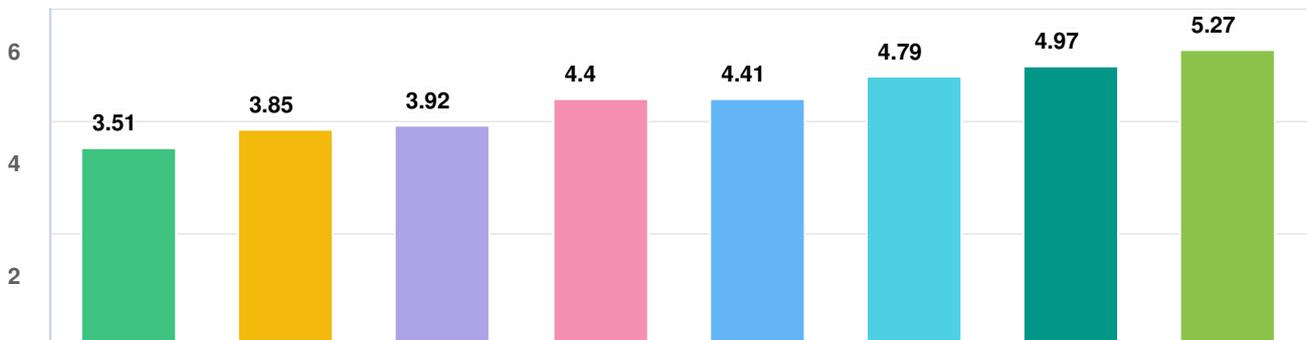


**Question options**

- Weekday (Monday - Friday) Daytime
- Weekday (Monday - Friday) Evening
- Weekend (Saturday - Sunday) Daytime
- Weekend (Saturday - Sunday) Evening

*Optional question (148 responses, 3 skipped)*

**Q9** Of all the topics included in the review of the OCP, what is most important to you? Please rank from 1 (most important) to ...



**Question options**

- Reviewing Town Centre (Height, Density and Public Space / Green spaces)
- Reviewing Building Heights outside of the Town Centre
- Enhancing the Waterfront (Waterfront Enhancement Strategy)
- Expanding Peace Arch Hospital
- Greening the City (on new green space and tree planting)
- Strengthening Transit
- Monitoring OCP Goals to Measure Success and Track Implementation
- Improving Housing Affordability

**Q10 | What is your favourite part of the waterfront and Marine Drive businesses? (e.g. walking the promenade and pier, eating at a restaurant, shopping, playing on the beach, etc.)**

We love taking our kids to the beach to play. Love the safety of the area so kids have some freedom. Also love being able to grab a coffee on the go.

Cycling Marine Drive and walking on teh beach at low tide. Would like to see cycling allowed on the promenade during the off season since dogs are being allowed.

I do not want to see any building heights any higher then 3 storeys. I do not want to see people lose their views of the waterfront.

Playing at the beach

Walking the prominade and pier. Dinning at restaurants. Playing at the beach.

walking the promenade

Hanging out on the beach.

Promenade, pier, restaurants

Walking the promenade and pier

Walking and looking out at the views in a peaceful atmosphere.

Promenade, restaurants, beach

Using the dock for Nexus customs check in

Beach and restaurants

View

Walking the promenade, paddle boarding, swimming, walking on the beach, fish and chips, going for coffee, building sandcastles with our grandchildren

walking and having a meal on Marine Drive

Promenade and pier.

Picnic on the beach and then walking the promenade

Walking the promenade when I can take my dog. Stopping for coffee or lunch.

Restaurants and walking the promenade.

The promenade (hope you do not let dogs on all year round)

Walking the promenade and pier

walking the promenade and pier,

Waterfront, sitting and painting flora and fauna, taking photos, walking and chilling out, eating with friends or by myself

Walking

Walking the promenade and pier, eating at a restaurant and playing in the sand

walking the dog free promenade

Eating at restaurants

Walking the promenade

Eating at restaurants and walking the promenade and pier.

enjoying a dog free promenade

walking the beach promenade, visiting restaurants, shops if there were some there, sitting on the beach, quaintness and funkiness of the buildings that are there now. A very nice ambiance that needs improvement. Local shops, and we NEED MORE SUPPORT for them.

Walking the beach and promenade

walking promenade & pier, eating at East Beach restaurants

Walking the pier

Promenade and beach

The food

The water

looking at the water and walking the strip

walking on the promenade & pier before or after grabbing a bite or drink from coffee shop or restaurant, or visiting some of the shops

walking the promenade & pier and eating in the restaurants. I would like to see a pier restaurant built and the promenade extended further west.

Walking along the beach when the tide is out. Walking the promenade. Enjoying buskers (when they are given approval), seeing the families, all abilities, languages and cultures enjoying this one amenity. Please fix the White Rock Pier as it is a main attraction in the city.

Beach and shoreline

Promenade, pier and rights of way from Marine Drive to upper White Rock

taking dogs to beach

Walking the promenade with no dogs allowed.

Promenade, pier, beach, restaurants

Walking the DOG FREE promenade.

We love to walk the promenade and the pier and, occasionally, eat at a restaurant.

Walking the promenade and pier

Walking promenade and beach, eating

The ocean views

shoopping

Playing on the beach

Walking the promenade and pier

Walking the promenade and pier

All three mentioned above. So excited to be able to have dog join us on promenade on off season.

Pedestrian friendly, diversity of food choice, shoppingpedestrian friendly

The restaurants are a favourite, the pier is awesome and the promenade is wonderful. We have a small dog and are looking forward to walking on the promenade.

walking safely at the promenade and pier,no dogs no sleeping transients

Pier and restaurants

Walking in the morning is wonderful and free parking until 10. Also we love going down for Happy hour at the restaurants that have a nice patio

i regularly walk the promenade (and pier when available) and enjoy the beachfront restaurants.

Good restaurants, walking pier, green space

Walking on the tidal flats, eating at restaurants (for family style, not super expensive), getting ice cream, walking the pier

I enjoy walking all along the beach, or the promenade, preferably on a weekday. Dining in any of the restaurants is a pleasure.

Listening to music at one of the local establishments

Love to walk the promenade, grab lunch, coffee or ice cream. Sitting on a bench and enjoying the sea air.

All of the above! but I'd say mostly walking the promenade & pier, since eating at restaurants is pricey and so many have closed there aren't a lot of options. Just being on the beach & breathing the sea air is #1.

Walking, pier, restaurants

Eating at a restaurant, then getting ice cream and walking along the promenade

walking the promenade and pier

We enjoy the promenade - less so when there are so many dogs - even when they are theoretically not allowed. We fail to understand how a waterpark was put on the most strategic location of the waterfront, when many people struggle to pay their water bills  
eating at restaurants, walking the promenade and pier

Walking the promenade and pier, taking grandkids to the beach.

Walking, restaurant

Walking

strolling the promenade, eating, watching the water and beach.

Walking the promenade

Walking and running the promenade and the business. Amendment to the OCP should consider mixed employment opportunities.

Walking along the promenade and pier, shopping and eating.

Walking the promenade

enjoying the promenade & bringing visitors here fo fish & chips

watching the activity, the people, seeing a diversity of buildings and businesses, access to the beach

Walking on the tidal flats

Walking the promenade and pier, playing on the beach, eating at a restaurant

Walking and eating

visiting east beach shops and restaurants, but mostly walking on east beach

Restaurant

Relaxing in East Beach

Walking promenade and beach

The beauty of the sea and the ambiance of the restaurants, pier and beach

Having a coastal setting ,I.e. Carmel U.S.

Walking promenade and pier, walking on the sand.

Walking on the prom & pier - we'll be so glad when it's back to normal again.  
Eating at the restaurants.

I've walked the promenade dailyh for 25 years

I like walking on the promenade and maybe having a meal, or coffee, or drink  
after

The Pier and the restaurants

Walking promenade, restaurant

Walking on sand during low tide, walk along promenade and pier

Promenade, pier, no dogs on the beach ever, safety of beach for kids and  
sea life

I enjoy walking the promenade and enjoying the mix of old and new  
buildings. I don't eat at the restaurants, but enjoy the fact that they are busy

and lively. It is pleasant to see people playing on the beach, but as I have dogs I don't visit the beach.

Walking on seashore

Walking on the promenade.

Walking on the promenade and pier, playing on the beach, eating, shopping

Walking the promenade and the pier... perhaps sitting for a while to enjoy the ocean breezes and views

walking the promenade and pier, eating at a restaurant

Promenade and beach

We are frequently on Marine Dr and the Promenade. We eat out often and enjoy the various restaurants. We like to walk.

views of the water to the south, low-rise buildings to the north don't obstruct hillside

All of the above except shopping. My wife shops at a bathing suit store, but there aren't many shops down there. I don't shop unless I need something and I seldom need anything. Eat, drink, play! Don't by crap.

I am looking forward to a walk on the promenade with my dog.

Eating in restaurants

Accessing the beach.

The promenade and the beach....and then the shopping and dining.

walking and eating

Pier and playing on the beach

I enjoy walks down there, going for a coffee or a meal. I would like to be able to terming my leashed dog with me. I now drive to Crescent beach in Surrey to do that!

Beach and Pier

Walking the Waterfront and eating at a restaurant.

It was the pier

I love to walk the promenade through out the year. I also like to browse the shops, unfortunately there are not many left.

Beach time

Beach & Pier

Promenade

Our favorite part of the waterfront is the beach. We also occasionally eat out or shop at the small book stores.

Walking along the ocean

Promenade, restaurants, beach, pier, pubs

We like walking to and from the beach on a variety of natural trails and paths. We enjoy taking in the natural beauty walking and cycling along the full length of the waterfront. We enjoy walking the loop to Coldicutt Park. We support nicer restaurants.

Memorial Park

Walking the pier and promenade. Patio dining.

walking on the Promenade ( No longer go there since dogs are now allowed)

walking the promenade and pier , and eating out at a restaurant.

Walking the promenade and pier.

there is nothing else quite like it - it's unique, authentic, quirky, never boring but natural

walking the promenade

Walking the promenade and pier, eating in restaurants

Walking the Promenade

I love walking the promenade and the pier. Being close to the ocean is wonderful. People seem to be at their best when they are just out for a walk. I very much appreciate the absence of smoking, bikes and dogs. I enjoy being able to buy a parking sticker

Walking the promenade and pier

walking on the promenade and Marine Dr. sidewalk

the promenade and pier

east beach was the best before all the sludge appeared with the planting of eel grass. it is now too dangerous for me to walk by the shore line slipping numerous times. used to but the quality has diminished a lot

I walk the promenade and pier almost daily and frequent the restaurants and shops as well. No increased building height is welcome in this area at all!

Walking the promenade & pier, the beach, eating & bringing visitors there. Would shop there if there were better options. Would get rid of the tattoo parlours, & hokey little stores.

Being able to walk the promenade and pier plus we have about five restaurants we frequent.

Restaurants, beauty, water, green space

Walking the Promenade and Pier.

eating at a restaurant, paddleboarding, playing with dog in water

(151 responses, 0 skipped)

**Q11 | What is the one thing you would change about Marine Drive that would make you go there more often to eat, shop, play and do business?**

small playground or more family friendly restaurants

More free entertainment, small musical or theatrical events or themed happenings.

Stop development on the BNSF lands

One day month, no cars. Less traffic !

Inspect the restaurants for cleanliness and make them conform on close.

new buildings would encourage name brand restaurants to move down to the strip (Cactus Club, Earls etc)

I live on Marine Drive, so I'm there every day. If I could change one thing, it would be the cost of food/beverages at restaurants.

Needs a facelift, buildings look old and some decrepit. Empty buildings need to be rented out or pop-ups put in to fill the spaces.

Change the name of Memorial Park to something that more effectively represents the vibrancy and fun associated with a beach based park. Reduce the train impact, reduce the parking and make all parts of the Whiter Rock pier accessible to everyone.

Make it more people, pedestrian friendly, e.g. wider sidewalks, less parking along the water, and less traffic

No parking charge. It's Waaaay too expensive and is a major deterrent for me

More policing of loud vehicles and reckless driving

It's great as it is evolving.

Incentivize property owners to improve their facades. It looks dirty and weathered.

It needs to be more beautiful, to look and have the feel of Fort Langley or Steveston. It needs more diversity of stores. The 10 year plan, about seven years ago, was to eliminate the power poles. This would help in the beautification.

- make Marine Drive pet friendly -

Add a funicular from City Hall down Fir Street to Marine Drive

Make it more attractive. It looks rundown and dying

Dogs allowed on the Promenade year round.

More shopping, I guess. I think there are enough restaurants, but I never go to the beach for shopping. Maybe some incentives to fill the plethora of empty buildings with retail?

Improve sidewalks ( create a village walk atmosphere) some spots already look good with hanging baskets benches try and make the whole area cohesive

more accessibility either by a trolley or some type of shuttle so I can park at one end

free parking for residents,

Not to allow business to be bought and never opened, to sit idle or to make rent so expensive that business cannot operate, City not to charge artists a fee to sell at the beach

Traffic free

More parking

better access by transit

More free parking for seniors

More variety in the types of businesses

When walking the west beach commercial strip it feels scuzzi due to all the vacant businesses (some of which have been vacant for over 10 years). Besides being vacant most are in disrepair - old, crappy, and ugly. In my view these are very bad neighbours,  
Make it a pedestrian zone only.

Different shops besides restaurants, allow a vendor to rent beach umbrellas, have owners update some of the restaurants with a coat of paint, flowers, new

awnings or outdoor furniture. Keep the beach area quaint, but if developed,  
low rise only  
More shops that reflect a seaside sensibility,

make use of the empty storefronts

Remove traffic on Marine Drive between Johnson Rd and Vidal Street on  
Sat. & Sun. 9am-9pm allowing more street cafes, pedestrian activities and  
less traffic interaction with pedestrians, and less noise. Ban & ticket loud  
motorcycles and cars.  
More businesses.

Ensure empty business places are leased and all store fronts tidied up and  
cared for.

Better restuarants

Eat

more things to do

enforce the signage bylaw - make all business owners keep their  
awnings/store fronts clean and in excellent repair

I go there very often as is, but I would suggest that the buildings (storefronts,  
restauransts, patios) always be kept clean and painted and flower boxes.  
The city should continue to put up window prints and outside furniture if their  
vacant.

I want to see more attention paid to the park maintenance aspects i.e the  
grass, trees, litter, washroom cleanliness, beautifying features such as  
flowers, lights and benches

Provide more parking spaces.

More opportunities for activities along the waterfront

Fully leased premises

improve food quality and value

Make the road car less during the summer months

funicular!

Get rid of the trains by relocating them. There is no future for Marine Drive and its businesses until we have full control of the waterfront.

Some type of parking incentive ie: a restaurant that validates parking whilst eating

Less cars, more sidewalk for entertainment, displays, restaurant patio seating

Rejuvenate buildings! Clean up litter. Marine Dr. is s mess!

More differentcrestuarants would be nice

I want more newer buildings some of them are a eye soar

Eating and icecream

parking especially handicap

More green space, less concrete

A variety of good food, established shops like the bathing suit store. Sidewalk along all of both sides.

Pedestrian friendly, quaintness, not new buildings, maintain the history,

Parking, parking parkin

widen walkways ,safe crosswalks with flashing lights

More restaurant

Unique businessws ( not tattoos or Chinese restaurants

Train noise and traffic. ie. during one recent meal , three trains loaded with coal and other products went by.

More fun restaurants (pubs)

Nothing, i go fairly regularly. I love the new park and parkade -- think they were great additions

There is too much concrete around where grass used to be planted. It looks far too sterile, so planting clover instead of grass and planting more trees would help.

Better restaurants

I have WR parking pass, but I know many many people who don't live in WR who say they will not come to eat in our lovely restaurants or visit our beach because they refuse to pay all that money for parking, especially if they just want to go for food

I have the parking sticker so that's not a problem. There aren't many shops open these days (high rents? cost of parking? makes them close). More diversity would be nice 'cause once you've been there a few times, there's nothing new to see.

More artsy/seasides has like La Connor

Less cars, more variety of businesses

make it more accessible without having to use a car to get there

The area lacks cohesion - many stores need revitalising - tattoo stores next to restaurants, the buildings appear run down and unappealing.

eliminate traffic on Marine Drive, widen sidewalks, get rid of trains and tracks and do more plantings

Accessibility, parking, consistent quality of restaurants

Improve parking

Clean up the side walks...no dogs

complete the construction and support the businesses to be individualistic and a bit funky; support small shops, not just restaurants.

More and larger restaurant patios.

Better entertainment, that is things to do. Not just eat and drink. Also having more commercial and employment will improve viability of businesses in the off season

More free parking!

Have more variety in stores. Pay parking is a problem for many people. We have the yearly sticker which again has become far too expensive.

replant the trees that were demolished several years ago

more seating along the promenade

More varied restaurants on East Beach (not all fish and chips)

less construction

Wider patio, good mix of buildings..no high rises

Lessen the vehicle traffic. Too much noise and exhaust to enjoy it on busy days. West beach is a disaster on a warm spring and summer day. Too crowded with narrow sidewalks and too polluted on busy days.

More restaurants

Create an environment where businesses will stay on the strip. Currently every business i used to frequent has had to move in order to stay in business (Tea Shop, Saje, Book Store, many a restaurant)

Cheaper parking, more diverse restaurants

cheaper parking rates

Improve the drainage to avoid flooding , clean up the rats

Deal with loud vehicle noise, modified exhaust cars and motorcycles revving and cracking

It looks pretty bad and worn down. A lot of the buildings either need facelifts or knocking down and rebuilding.

Eating establishments that have adequate customer service and a half decent product

I would close it to motor vehicles and have a frequent shuttle bus moving people in and out. This frees up space for businesses to have patios, etc. and will solve the parking problems.

Parking needs to be more affordable and conducive to businesses staying open.

Develop a theme (ocean or railroad) as in Ft. Langley

More attractive businesses. East beach has turned all non shopping - whats left is trashy. West Beach too many restaurants and stores are trashy. Nothing there one would want to buy.

more fun and interesting shopping for guests when they visit--more of a marine theme in signage and also showcasing First Nations history

A varied mix of businesses with pavement cafes and possibly the implementation of a one-way system for traffic with more sidewalk space created.

Accessibility and. Revitalize after storm damage. Finish the work on east beach

Cost of parking.

not sure

Restaurant owner attitudes! They seem to think they should be busy just because of location. NO! They need to offer GOOD food and GREAT value e.g. Sawbucks pub or Three Dogs Brewing. Creative menus and coupons/offers for local residents would help too  
better stores for shopping ladies clothing, high quality art stores, local artisan products

Having more special events and concerts

The City should compel the landlords to get businesses in the empty units. Are the taxes too high? Could the City rebate businesses to help them out from under the overheads?? And what's with the wires and poles in the middle of the sidewalks?  
unifying theme with building facades - new, but made to look like old village

Such a good picture! Do we want to be a city by the sea or concrete?  
Maintaining attractive buildings, like this blue one, that reflect and build, if you will, on the character of a beach town will help businesses thrive. Dogs on the promenade are great!  
Work with the businesses.

More decent restaurants. Improving affordability so that good restaurants can move in and survive 12 months a year

Make the beach accessible for people with mobility issues.

The cost of parking is what keeps people going to South Surrey rather than the Beach....Especially now the parkade is open, there is space. Of course the fact East Beach has been almost impossible to find parking....that has prevented me from attending.

nothing to add

Redevelopment revitalize

Add a more diverse range of services and activities

Redevelop Marine Drive building to have a cool west coast beach town theme instead of a mish-mash of old run down buildings, some ultra-modern, some retro and everything else.

Parking Availability and improved public transportation especially during special events

Less construction

More retail gift shops.

Having actual shops. Not just tourist shops and restaurants..can only eat so many Gelatos

Wider Sidewalks on the commerical side

Free parking

I'm not sure. I don't care for crowds and often avoid this area at busy times.

Bike racks so I don't have to park a car

Live music, longer promenade, more activities like on long weekends,

Marine Drive needs a substantial overhaul in terms of cleanliness, power poles, incredibly tacky restaurant decks. The beach needs a theme and less mix and match of sidewalks, paving, curbs and fences. I hope artists can paint the yellow seawall curbs

Restaurant on the pier

Later business hours.

More parks, less concrete, no dogs allowed on Promenade.

Parking would be easier to access.

To many vacant storefronts. Work with landlords to attract small businesses.

more businesses, free winter parking

bylaw enforcement for dogs and not allowing business vehicles to use public parking. for example, surf boarding schools

Parking improvements

I'd arrange for transit between Marine Drive & Semiahmoo Shopping Centre (for parking) with stops along Johnston St

I have a parking sticker, and that would be an issue had I not. Restaurant s are varied and good. Shops are geared to tourists, and I'm not.

modernize the buildings and restuarants

Better quality restaurants. The ones we have tried did not have very good food.

more entertainment options (eg. string quartet; symphony; street buskers)

railway gone, possible 1 way for road to enable cyclists, skateboarders and pedestrians their own lane (rail removal would alter this opinion). allow for more beach activities similar to rental of boards and kites currently at east beach.

Lately the construction has been the biggest burden. Parking should be free in the winter to encourage business.

Would get rid of the tatoo parlours, and chinese tea places. they are very specialized.

It would be really nice to get rid of the cars but barring that just getting rid of the telephone poles, cleaning up the weeds and sidewalks, widening the sidewalk and not allowing the empty businesses to look so tacky.

Better design and hewer buildings

More space by relocating the railway line and plan upscale buildings and

restaurants.

Try to find a happy medium where both locals and tourists will want to go

(151 responses, 0 skipped)

**Q12 | What is your favourite green space in the City? (e.g. Centennial/Ruth Johnson Park, Bryant Park, Coldicutt Ravine, Hodgson Park, etc.)**

Our favourite is Centennial for the playground and treed area. Bryant Park is our most used park because of proximity to our place.

Coldicutt Ravine

Coldicutt Ravine

Rj Allan Hogg's park.

Centennial Park

Centennial/Ruth Johnson Park - love walking down to beach from there (gondola would be a great tourist attraction)

Ruth Johnston and Memorial Park

Centennial and Duprez Ravine

White Rock Promenade and Pier

Along waterfront, but it should be "greener"

Don't know

Ruth Johnson

Bayview Park

The new park space at the waterfront by the pier. thank you to the previous council for vision and determination to get it done.

Centennial Park

Centennial

Promenade area

Centennial park

Centennial/Ruth Johnson Park.

The only park I ever go to is Emerson because it is walking distance.

Centennial park

Centennial Park and Colidcutt Ravine

Bay Street Park, Ruth Johnson Park

The Beach, Centennial Park FYI there is no flat space for seniors or people to walk

They are all green

Centennial Park

do not have a favourite - we do not have enough green space

The promenade

Coldicutt ravine

The ravines.

Centennial Park

Hodgson Park

Ruth Johnston/Ravine

Coldicutt Ravine

Davey Park because it is relaxing area within the built-up city

Coldicutt Ravine

Road ends parks although they are often neglected. They are a White Rock treasure

Centennial

Centennial

hodgson park

Dr Hogg park

Ruth Johnson park and Generations playground

the ravines and walkways going from the beach to the town centre. However, the maintenance standards are disgusting and unkempt making for unsafe areas, loitering and drug dealing.

Centennial Park is nice.

Bryant Park

Each of the rights of way which connect the waterfront to upper White Rock

centennial

Centennial park, Coldicutt Ravine,all the road end right of ways.

Emerson park

Hogg Rotary Park - a little known green treasure in the city.

Ruth Johnson Park

Don't really have one.

Nothing specific

Coldicutt ravine

centennial park

Bryant park

all green space is important

It used to be the promenade until it became a concrete jungle

The beach of course and Ruth Johnson Park

I need. To visit these parks.

Coldicutt Ravie

bryant park

Centennial park

I don't go to the parks, but have enjoyed centennial walk through the woods to the beach

Centennial/Ruth Johnson Park

Memorial park

centenniel

My favourite green space s are the community gardens in Centennial Park.

Coldicutt Ravine, the former hump (before it was clear cut)

Centennial park

Centennial/Ruth Johnson Park

Coldicutt ravine

Coldicutt Steps

Coldicutt Ravine

Ravine coming down from Centennial/Ruth Johnson Park.

Centennial Park and Eva Bene Butterfly Garden

Centennial/ Ruth Johnson Park

Hodgson park.

Just walking from home to shopping and walking to beach

Hodgson Park

Promenade

Coldicutt Ravine

The Beach area

Centennial/Ruth Johnson Park

Centennial

Hodgson Park but Bryant Park has tremendous potential to be a link between residents and uptown. Understandably during construction Bryant Park is laying dormant right now.

Ruth Johnson Park Ravine

Bryant Park

Coldicutt Ravine

Centennial Park particularly the dog park, treed area around dog park and the ravine.

Centennial

It used to be little ones in and around east beach and central white rock neighbourhoods, but now a lot of them look terrible so hard to say. These need to be restored.

Mccaud, Hogg, Bryant, right in the city within walking distance. More like these in city center.

Davie Park

Centennial/Ruth Johnson park

Centennial Park Ravine (whichever it is that connects to Duprez)

Centennial

None

the ravine behind Centennial park

The Beach.

Centennial

Ravine - as its the only space that can be called green. We need to plant more trees not keep cutting them down.

Bryant Park.....keep up the good work and add even more.....

Centennail Park and Coldicutt Ravine.

Hogg park

Coldicutt Ravine

Centennial Park

Lane between condos on 1200 block between Merklin & Fir

all green spaces are great

Centennial park is nice with the new playground improvements

We love Centennial/Ruth Johnson. Please do not "improve it", leave it natural but just keep the trails maintained and safe for walkers.

Centennial Park

We have so very little green space, thin strips mostly except for some tiny manicured squares like below. I go to the Urban Forest, but White Rock has little space. I used to like Bryant Park but it is literally "overshadowed" by the new Bosa towers.

I used to be Bryant Park, but now there is the Bosa highrises. Worried if trees will survive.

the beach

Centennial

Centennial and that whole area is excellent. We need more park space. and larger trees.

Centennial and the Ravine

Centennial Park

Centennial park

The green spaces going down the hill to beach

No preference

None listed

I love to walk to Dr. Hogg park. Located on Buena vista ave.

Ruth Johnson

Centennial Park & the Ravines

Centennial

Centennial park and Barge park

Centennial Park

Centennial arena area

Centennial and Coldicutt are my faves. We are excited about the greenway project and wish it could go faster. Hope you can acquire more property to make this even better. The greenway should go all the way to the hospital so encourage planning now

Memorial Park

No favourite.

Centennial

Bryant Park

Centennial Park

Ravine

centennial/ruth johnson

No preference

Coldicutt Ravine & the steps down to Marine Drive

The ocean

the beach

the ravine that runs from the waterfront up to 16th. [Centennial Park?], Bryant Park

bryant park

right of ways (hillside walkways), centennial park, rotary park, EAST BEACH

All of the current green spaces are welcome. The problem is too much density. Too many high rises and not enough green space.

the green space by the waterfront and all green spaces around town centre

Centennial and Coldicutt Ravine

Centennial

Hodgson Park so far.

Coldicutt Ravine

(151 responses, 0 skipped)

**Q13 | How would you like the City to increase our connection and access to nature? (e.g. planting more trees beside sidewalks, creating new public green spaces in our Town Centre and areas where new buildings are constructed, etc.)**

The more the better. A big area in town centre would be awesome.

In general preserve trees when major/minor projects are being built. No more clear cutting whenever a new home or major development is approved. Plant more trees. such as at Memorial Park and along the promenade. Revitalize the Hump as promise and plant more  
Bring back out beautiful Cherry Trees along Johnson Road

Create more public green space in uptown. Connect uptown with beach, more walking or vanicular.

Creating new Off-Leash dog park that is maintained and is a a model of dog parks in North America.

we need to give residents something to do in these spaces ex. Kent St park there is nothing there put in some swings or picnic tables

More trees

This picture is beautiful. You need that done all over the city. Uptown looking very sterile right now.

Connecting all the Park Areas with designated cycling/walking trails - preferably off the main roads. Publishing a walking trail map and making a land trail connection between East Beach and the First Nation parking lot at Washington Avenue Grill.

Increase number of small parks especially in high development areas such as the town centre. And as much tree canopy as possible along major streets such as Marine Dr and Johnston Rd.

New public green space

Yes

Build master planned live/work communities with integrated green spaces

The city is the size of a postage stamp. Quit trying to think you live in an urban Forest.

Improve access to the beach.

improve our rec centre

Not much room for any of that

More trees and benches to sit and enjoy.

All of the above.

I am never going to drive to a park in White Rock, so they need to be walking distance. If parks were connected somehow, that would encourage more hiking, etc. Partnering with Semiahmoo First Nations to make their spaces available would be good too.

Definitely improve sidewalks plant trees increase walkways in green spaces to encourage walk rather than drive

Creating new public green spaces in town centre where new buildings will be constructed

Planting trees beside sidewalk is NOT a good idea. Roots grow and push up sidewalks, trees are in the way of pedestrians.

More green spaces, less development, flat space where seniors to walk in greenery, there is none, I have to use Crescent Park in Surrey or the Park is so small you can't take a walk

Do not increase

Creating new public green spaces in our Town Centre and areas where new buildings are constructed

developing the street allowances into gardens and parks, protecting the wildlife management area on the beach

More tree planting

More green spaces

Green spaces in Town Centre are extremely important - they make you want to go there and improve the city's ambience.

Improve public awareness and education about our existing natural assets such as the Semiahmoo foreshore.

More trees, flower baskets, trees on the road islands and many more new

trees in new construction. Trees though should not impede views.

All of the above, as well as greening roofs.

Add to the public green spaces uptown

The wider, more open Johnston Rd is wonderful. it just needs more green space and plantings from North Bluff to Thrift.

More trees. Replant cherry blossom trees along Johnston rd. Was so beautiful.

Create more green spaces in the town centre and STOP allowing development where lot coverage is almost totally concrete, eg towers with assive podiums Demand more creative, environment and people friendly development. Set higher standards for creative gro

Trails

New public green space in town center

more green space in town center

new public green spaces in Town Centre/around new construction as well as having new trees planted on properties where new house construction has removed older trees

I like the plan for the new public square at Russell & Johnson. This will be a great addition to the Town centre.

Do not create any new spaces until you maintain and service what we already have!!!! You can easily create a better connection to nature by maintaining the unique hillside parks that White Rock is fortunate to have. They are embarrassing to our community.

Incorporate green spaces with new development.

Yes, for sure

Increase the standard of maintenance for the rights of way. Develop and implement plans for each.

I hope there will be a path from uptown to centennial south of north bluff

Be sensitive to sight lines, especially by the ocean. Tall ornamental grass does not work.

New and more green spaces

The higher/denser the buildings, the more greenspace around them is required. More trees and more benches (with backs, not those stupid backless benches on Johnston) will allow the residents to enjoy these public spaces.

More park benches for seniors, but must be facing south.

More trees along sidewalks , public green spaces in our Town Centres with comfortable seating to reflect and watch the world go by .

Prune existing trees on city property

Yes more trails

more benches i have a hard time walking and need more benches

New public green spaces in town center

yes

Creating more green spaces within the city e.g. Russell and Johnston (now a car park)

The more green walkways the better. This means space beside buildings. Like Hodgson Park idea.

If possible, it would be wonderful to have trees planted that would equal the buildings' carbon footprint.

More green would be totally welcome

greening is nice but...regular trimming of bushes and trees ,to remove hiding and sleeping places,for our safety.

Plant more trees

More public green spaces between buildings

Keeping the trees to a reasonable height. There are too many Tall evergreens that block views and light.

More green spaces would be great

because of climate change with have a ethical imperative to figure out how to make our buildings and lifestyles more green and ecofriendly -- paying attention to this is essential

All new construction should include green spaces and trees. More community gardens would be welcome.

Maintaining and enhancing our existing parks and walkways

Creating green spaces & benches in town centre and where all the high rises are

More public green spaces, less concrete. More trees, bushes that change to beautiful colours in the fall, flowers in the spring. Benches in the green spaces.

New public accessible green spaces

More green space in the town centre so shoppers/residents have a great place to relax and the trees can purify the air

creating new public green spaces in the Town Cente

Focus on offsetting buildings so low rise next to a wide walkway with higher density off set to give allusion of space in the centre.

might be too late now but just adding more trees and open spaces

Planting more trees and creating new green spaces around new developments

More trees in the sidewalk.

Trees..love the flowers

all of the above

More green area

Pay more attention to the human scale design aspects of developments. Particularly social spaces for residents to form connections

More parks and public green spaces in the Town Centre.

Do more planting & MAINTAIN THE GREEN GARDEN AREAS.  
PRESENTLY ALONG JOHNSTON & STAYTE STREETS IT OVERALL IS  
PATHETIC.

new public green spaces in town center

Pocket green spaces at a people level. Maintaining access to sea views is  
important.

Seriously? It can't be blank? Maybe I don't have an opinion on this one.

Improve landscaping and seasonal planting. Shabby and bland!

Create green areas in new buildings

Maintain and improve existing walkways on hillside by planting trees and  
shrubs.

More sidewalks

Preserve old large trees as much as possible. Even on private property,  
losing our old trees destroy the character of the city and it's happening at an  
alarming rate. The removal of the Johnston road trees was tragic and that  
street will never be the same

Public green spaces in center and around new buildings to possibly get from  
one place to another through green spaces rather than streets.

Trees are great, but please don't plant trees to block views

New green space with new building

Clean up existing parks, boulevards, road ends and celebrate them before  
adding new. City isn't maintaining what we already have. Make clear walking  
routes throughout the City, add to sidewalk network for improved safety.

Really like the idea of more green spaces for the public, as we get more and  
more tall buildings. The developers should include welcoming, green public  
spaces in their plans

Stop spending so much \$\$\$ on Park Signage - this could have been done  
considerably cheaper

planting vegetation, not necessarily trees, along sidewalks and buildings.  
Trees have roots that can be very destructive.

Integrate natural elements into design of new developments

More public space

More trees, community garden in the City Centre or on City owned green spaces next to walkways going to the beach

Yes, creating more green spaces in all the above. More community gardens

To create more gree spaces in the city centre area that are public access and working on the lower end of Johnston street to bring it into harmony wiht the newly developed upper end.

Less cement. Plant and water trees

Return the trees, make significant green spaces mandatory with development.

Creating new spaces in town centre--but keep building heights very low

Both examples above are valid... the more the better. Also use connecting green sections between parks, e.g. connecting to the Semiahmoo trail

trees and flowers are great

Having food trucks along Johnson st would be a fun idea

I think the City is doing an excellent job incorporating GS into the design around new buildings and keeping the existing GS up and looking good. (Except the Hump--we are losing the best views in the Lower Mainland--weeds/brambles/scrub brush!!

limit home and building sizes - we've lost too much green space to "monster homes" and high rises

All of the above, of course, but quit building towers. Buildings can fit into nature or stand apart from it. And don't manicure every inch of green space. That's controlling nature, not connecting with it.

plant more big leafed trees, create more green spaces and parks

New green spaces in town centre and in/around five corners that are multi-user

All of the above!

We need more trees that are not just ornamental. The loss of trees in the past 2 years was so upsetting.

nothing to add

Plant trees

Utilize our road ends

Let trees mature. It seems like City crews tear out trees every 3 or 4 years.

No need to increase

More downtown

Yes, there needs to be mor green space.

Yes public green space and more walkable places

Continue to repair the sidewalks on Johnson Russell South. Enforce a new decibel bylaw to stop excessively noisy vehicles in the community. Monitor the progress of the contracted RCMP to patrol the streets at night versus a statuc reactive role

Yes

More green spaces with benches in the town center would be nice-be sure to include some trees.

ensuring maintenance is performed in existing parks

Maintain the city owned walkways that ascend from the waterfront to uptown. Most are overgrown and in poor condition. The walk away north of Cypress and Victoria once had a Children's play apparatus. Set on fire 4 years ago, removed and nothing since.

Connecting green spaces is the best idea for our small community. The trails, paths and parks should be connected as much as possible. Walking city is a great theme for us

Green the new park at Russell/Johnston

No increase needed.

More trees less concrete

Planting more trees in the town centre beside sidewalks, increasing public green spaces

All of the above.

improve / promote trails to waterfront

nothing

Planting more trees beside sidewalks

Plant more trees along Johnson St, keep on maintaining the walking paths throughout the City & down to Marine Drive

The city is doing well at this. it is a fact that tall buildings block the sun and that green things don't grow when covered with concrete

Connect uptown areas to beach area to allow all residents to use the waterside as their green space

All the above. Consider "greening" the buildings themselves with planted balconies.

more shade trees along sidewalks; preserving trees and natural habitats

What sidewalks? took 35+ years for Centre St south of Pacific. Require all new buildings to provide roof top and balcony green spaces. insure green space includes actual trees for shade. There should be greenspace all along trek down 152

There should be more trees planted beside sidewalks or wherever possible and also with any and all new construction. The trees that have been removed along Johnston road is a blight on our city  
bike trails, walking trails and green space around new buildings

Your Green way path is a great idea and should already be in the works from Oxford to Everall as planned. It would be great to have it continue all the way to the hospital. All the street ends to the beach should be trees instead of weeds. should

More trees

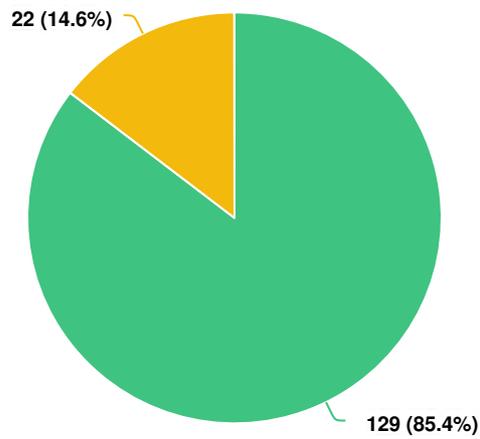
Increase our connection thru walkways to Marine drive and Surrey green trails

trees planted of a larger size and variety not twigs

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(151 responses, 0 skipped)

**Q14** Do you agree with the guiding principle for the Town Centre?



**Question options**

- Yes
- No

(151 responses, 0 skipped)

**Q15** | **Why not?**

The hights in the Town Center must come down to 8 to 6 storey

I agree with town square in the town centre but park no - lets improve the facility we have now. Maintain our rec centre and Centennial Park

I Would like to see less highrises that people can't afford and more like the Saltaire and the Royce

I don't see how it can be considered the economic center. I hardly ever go to town center. There are no store there that I shop at and instead I go to Granview Corners or the mall. I do go to Blue Frog Studios and the Theatre, and maybe a retaurant or two  
Building are too tall and impersonal

Need to focus on filling up the businesses on waterfront. To many empty buildings.

I think heights should be reduced in town center and increased in the transition areas

More density should be given to the transition areas instead of having highrises in the town center

Not enough green space and too many high rise residents. It has lost its character

Does not work towards giving a feeling of space with design of buildings, lacks forward planning.

Rather have restaurants and shopping

Because there is no mention of employment. A primary means of reducing car dependence is local jobs see City of Surrey C35 by-law. At 1/3rd of the town center should be commercial. The podium of towers ought to be commercial and active retail at ground

The town center will be a concrete nightmare. Too dense for the amount of traffic the city roads support. We may not have enough water to support such density. Planting a few trees won't fix the environment.

It needs to keep building heights very low

White Rock has a theme 'City by the Sea', but instead after all the highrises get built, it will look like every other suburb in North America. The town centre should have looked more like Ft Langley, only bigger and more shops for

non-tourists.

The proposed and existing buildings are way to high - it looks so out of place for this area. 8-10 flors is more than enough

In the 20 years since I've moved back to the area, White rock has changed from a small town with a community feel to a downtown construction site.

Much of the good shopping has moved further out with nothing to replace it.

There are few compensations.

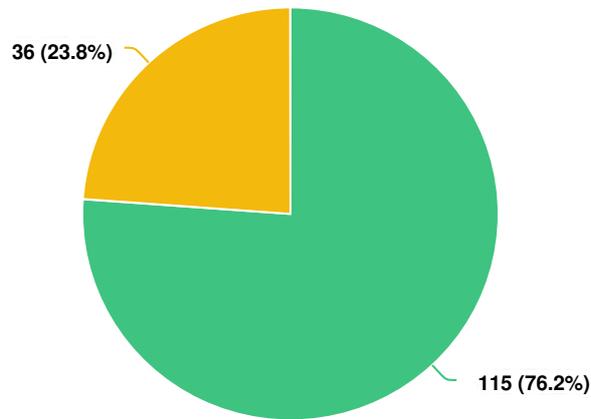
too much concrete not enough charm

the increased density is destroying the neighbourhoods in and adjacent to town centre

What view towers block what was left. Great place like Blue Frog has been compromised. We are not Whistler or Yale Town don't need another art gallery or boutique. Attention not paid to actual shopping for locals daily needs.

**Optional question** (20 responses, 131 skipped)

**Q16** Should creating new public greenspace be a priority in the future of the Town Centre?



**Question options**

- Yes
- No

(151 responses, 0 skipped)

**Q17 | What do you think makes for a great Town Centre? What would make you more likely to visit, live, shop, and relax in the Town Centre?**

We live on George Street on love the Town Centre because of walkability. Would like an increase of areas to relax and eat lunch mixed in with the shops of the Town Centre. Also we should encourage patio's for an increase on outside atmosphere.

More plazas with green space. A plaza surrounded by boutique shops , mini restaurants ,patios . Community meeting spaces,parks,childrens playground . Same as they do in Europe to encourage Community.

No Towers, nobody wants to come out to White Rock to sit amongst the towers.

Public spaces, less traffic, events.

A bylaw that taxes a shop owner for a shop that has been vacant for some time.

name brand stores and restaurants like Grandview Corners

Art, music, locally-owned shops.

Town Centre not welcoming right now. Has lost the seaside town vibe.

Concentration needs to be put on ground level with greenery, sidewalk cafes, pretty stores, think of La Connor or Ft Langley. You need a beautiful boutique hotel to keep visitors here

Underground parking that will help increase activity for local stores and businesses. A more vibrant and coordinated effort to draw residents of South Surrey to White Rock. Showcasing the cultural opportunities available in White Rock to draw more people

An area easy to park and enjoyable to walk, with a people-friendly feel, e.g. not feeling in a high-rise concrete jungle.

Easy parking, cool shops

Better parking, a grocery store

Pedestrian only village squares with retail front street animation.

get rid of all these one and two-story flat-roofed boring old wooden buildings that have been neglected. You have no room to grow out so you must go up.

Many of the existing building where the stores are located are unattractive

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and uninviting

create underground parking spaces or above ground spaces and keep streets for people to be able to walk , shop, and relax.

All construction is completed

Nice shops, cafe's, pedestrian friendly and green space

More greenspace. A grocery store.

They need an anchor store that will encourage people to go there. Whole foods or the Bay as examples: something not at Granv. People will come for the anchor and then visit the other shops to walk around. A good modern movie theatre would be another idea.

Yes a variety of quality interesting stores mixed with essential stores

We need some anchor tenant like Buy-Low where you could run in and get groceries and not do the huge stores. We also need some more buildings with restaurants in the bottom and coffee shops. Also more parking available up there.

We need a grocery store and a couple of banks/credit unions

A variety of eclectic stores not big business, no franchises or chain stores a park with trees and art by more than just one mural artist on the walls of buildings, vendors on the street, local and foreign large public art biennale style, no smoking

Pedestrian Mall

Shops

places for people to gather and rest; smooth, even, safe and wide walkways; access to parking; safe, accessible pedestrian crossings

Uber

More shops, walkability and easily accessed free parking (parkade?)

The number, look, and ambience of the shops is most important, otherwise what is the draw. Some like the "old" look but I think they just look rundown and unappealing- in bad need of paint.They should look funky and attractive no more highrise towers

More small shops. A grocery store in White Rock is desperately needed.

Some spaces for stopping and enjoying a seat. There are great ideas in other towns that we can borrow - use narrow, unused places for mini parks where buskers can work, people can sit with their drinks, play games on table tops, etc.

Open, wide sidewalks and place to sit and enjoy the scenery

Get rid of all old derelict one-two story tall strip mall buildings within one block of Johnston Rd. Without their removal the upper town will never be accepted as a modern inviting place. Start with the building on the north side of Russell Ave.

Parking. There is very little and what parking is available is being used by contractors for the new buildings being built.

Green space, lots of trees, walkways and gardens between buildings, patios, independent small business, public art, bike lanes, creative architecture, less concrete, limit lot coverage with new development

More restuarants

Shopping

more amenities

less of the travel agencies, nail bars/salons and a more diverse type of businesses like W4th ave or Commercial drive

has to be accessible for everyone. The wider sidewalks and benches that have been installed are great for young & old. A variety of businesses, which the new Bosa building will bring.

walkability, outdoor spaces for the businesses, slow traffic, places for people to mix and mingle, space for buskers and entertainment, beautification such as flowers, trees and plant materials, public art and opportunity for local artists and musicians

Coffee shops and restaurants as well as stores.

Renewed structures and infrastructure. Residential density with significant public spaces.

A greater critical mass of shops and restaurants combined with increased emphasis on walkability and street life

coffee shops, stores, cafes that increase foot traffic

A good selection of planters, shops and cafes with outdoor patios.

Need to redevelop the older buildings

Wide sidewalks, lots of benches (like in photo), convince building owners to renovate building fronts (subsidies?), entice new independent businesses to locate in White Rock.

A mixture of vibrant shops, restaurants, green space and adequate and affordable parking, with time limits. Plus a strict limit on noise pollution by such things as leaf blowers and power washers.

More character needed -extended overhangs and striped awnings. No more boring flat overhangs. Peaked overhangs bring character.

More shopping options other than thrift stores, a small grocery store

People

i like that bench and wish there were more

More shopping and entertainment would be very nice to have as I really like to frequent the area and spend alot of my day there not just in and out

parking

More small businesses and affordable shopping areas.

I like shops under housing.

Benches, walking

the new shops are great and we look forward to the Mirimar II completion

good lighting ,good level sidewalks, senior accessability should be factored in to future plans.more policing for the town centre area and town square.

Parks and businesses

More shops and restaurants

More diverse shopping, from boutique to grocery stores, street tables at restaurants.

Restaurants, pubs, live music, special events

great shops, restaurants, coffee shops and places to hang out

There is a good variety of stores and businesses around the Centre, and it is a walkable area. More trees to soften some of the hard lines of buildings helps and the sidewalks are now much wider, making it easier for wheelchairs etc.

Low to mid-rise buildings with a look and feel of the west coast (similar to the Royce and The building on the SE corner of Thrift and Johnston

Shops, benches, love the cafes & little brewery pubs like 3 dog, they add to the ambiance.

Bring back some of the old stores that got pushed out. Deal's World, a favourite for so many - I still miss it! Buy-Low - there isn't a supermarket in WR (Nature's Fare too specialized & pricey). WR now looks like every other town, it's lost ambiance.

More shops; easier parking; restaurants

A communal area such as a Town Square and better transit

interesting stores and improving on the tired, tacky looking store front facades

The area on the photo above is a good example of what we would like to see.

traffic free and places to sit and people watch and eat and drink

The ability to easily access shops, restaurants, social houses

Live, shop, work.

Love the small shops

small inviting shops... very individualistic, a bit funky.

Restaurant patios

It it became a great place to work

More shops and restaurants

OVERALL A BETTER LEVEL OF STORES. NOT THRIFT STORES. THE CITY NEEDS SOME VIBRANT & INTERESTING MERCHANTS. SINCE WE HAVE LIVED HERE (20+ YEARS) WE HAVE LOST SEVERAL KEY STORES TO SOUTH SURREY. IN REALITY WE SELDOM SHOP IN WHITE ROCK.

less traffic congestion/constant building (detours, slow downs, cranes, mega height buildings)

interesting shops, street level residences and businesses, activity (restaurant patios, green spaces)

More restaurants and cafes.

Cohesive and themed landscaping, more sitting areas, more nature and less concrete

Good mix of retail businesses-

I live near the beach, I rarely have any reason to visit the town center. Maybe a mini granville island style open market may attract me to the town center. I'll visit entertainment venues like the White Rock Playhouse on occasion but Blue Frog studios

More atores

We've lost a great little record store. We need more small, original businesses, not just tacky mainstream shops. More focus on character or at least not losing existing character.

It's pretty good as it is. 3 dogs brewing is a great addition, more like this, bakery, outside seating at cafes

Love it as is

Small business, bakery , coffee shops (not Tim Hortons)

Not a dark tunnel between highrises (think a street back from Coal Harbour - no thanks). Incent varied heights so not all are at max. I don't come now with all the construction. Town Centre needs great transit access.

Again, many of the shops and buildings are dated and run down. The ones that are incorporated into the new buildings look great. I hope there's an opportunity for me to make a suggestion at the end of this survey!

Space with no cars - central plaza like European cities

Shops/businesses OTHER than nail salons and getting rid of the very outdated/old looking shops/businesses that currently line much of Johnston

Walkability! Having many residents focused here and major retail is a good idea.

Variety of shops

The Handpicked Home is a great example of what stores/buildings should look like. Take a look at Fort Langley and how they are rebuilding their town centre. It doesn't help that the highrise stores are mostly still empty and again lots of trashy business

Great question.....gathering spaces, greenery, coffee shops, affordable and interesting shopping, incentives for older building to tidy up and perhaps paint, lots of trees, perhaps a nautical theme, more benches.

Allowing small businesses to operate with reasonable rents that allow for a mix of business and add to the interest of the town centre. We really don't need more of the larger Starbucks etc companies that would make the town the same as any other.

Market is lovely And successful

Public gathering spaces, galleries, performance spaces, art studios, intimate cafés and small, ethnic restaurants.

more public spaces to relax, with an open sky, and construction not happening so much

A great streetscape at pedestrian level - shops and cafes (or green spaces) to look at rather than pharmacies; health care and "service" industry. Photo is a good example. Also cafes with outdoor seating interesting and a variety of stores, green spaces, very limited high rises that prevent enjoyment of the ocean views and bring too much traffic

I would like to see more big box stores in town centre as I'm always going to Grandview for most of my shopping needs

A cluster of vibrant businesses and restaurants would attract shoppers. Some of the old buildings and dowdy storefronts are Not exciting! I look forward to the new buildings and updating the place.  
walkability, wide array of unique, affordable local stores

This part of the survey is contrived BS. Yes, the town centre is the heart, and you cut it out! So little is salvageable. You have cut out real stores (e.g. Buy Low) and left us with those pictured above. This is your vision of heart?

Hands off the soul!

We should have shop that people need for day to day living, and they should be on the main street, not in an enclosed highrise shopping centre.

Diverse business - stores that cater to all age ranges and diverse populations. Micro green spaces - outdoor eating and relaxing areas.

I think paying attention to green space, public art, place making, shops that go well together, shops that increase walking traffic

We lost our affordable grocery store.....it was a community hive. We need something like it back..and easy parking

Shops pubs and restaurants

More stores

A diverse mix of businesses and services

More sidewalk cafes and interaction with public areas.

Parking

More social spaces

There should be more stores, the city should make it easier for businesses to set up in White Rock.

Walkable areas! North bluff and Johnson needs a pedestrian scramble crosswalk just like the one in Steveston. Hundreds of people walking around can not compete with the growing traffic.

Focus on the arts and accessibility

Community events, festivals, buskers

I think they need more shopping that is not boutique as well as interesting amenities such as art galleries ,local history museums, and definitely more green and garden spaces. Also, there should be some parking.

Nicer storefront like the one shown above - currently many of them look run down and tired.

Density, lots of people,shops, restaurants, theatre, destination for social and cultural activities.

The sales pitch for the town center was that we were trading height for bulk. Unfortunately, we got height and bulk as all the tall towers have a wide base that makes the town center dark and unnatural. Need more open space/more attractive pedestn. areas  
More restaurants and a performing centre

Dense residential creating lots of foot traffic. Large variety of restaurants and useful retail (not Deals World for example).

More green space, less traffic, better access

Lively shops, restaurants and coffee shops with character - unique style.

Lots of shops and restaurants/puds, sidewalk patios not surrounded by monolithic towers.

greater density, amenities, more people... encourage more development and retail storefronts. improve the area around the KFC and develop the surface lots.  
better shopping options and more variety

Vital and relevant retail and restaurants

Less construction traffic & noise. Benches & trees make Johnson more welcoming. I love the patios from the restaurants.

Grew up in Forest Hill in Toronto the village has remained a small town. Yorkville went from small town to upscale. I moved here because I like small town. I find myself going to Ocean Park now often, lately  
side walk cafes

A variety of activities, restaurants, shops and services., places to sit indoors and out with sun and shade and weather protection.

more pedestrian areas and fewer cars; no smoking or vaping allowed

would have liked to see a permanent open market south of Thrift such as a mini Granville Island. Could have done my shopping locally and would be a tourist draw.

The high rises that are currently there should have never been approved and the citizens have clearly stated in the past election we don't want any more. I am in favor of responsible development that does not stretch our resources, but no more high rises.

wine bars, and restaurants with outside space like portland, cannon beach,

fairhaven in the U.S.

The brew pubs and their decks is a great start. The sales pitch for the towers was to create open space below but so far that hasn't happened. We got height and bulk when we need open spaces and sunlight.

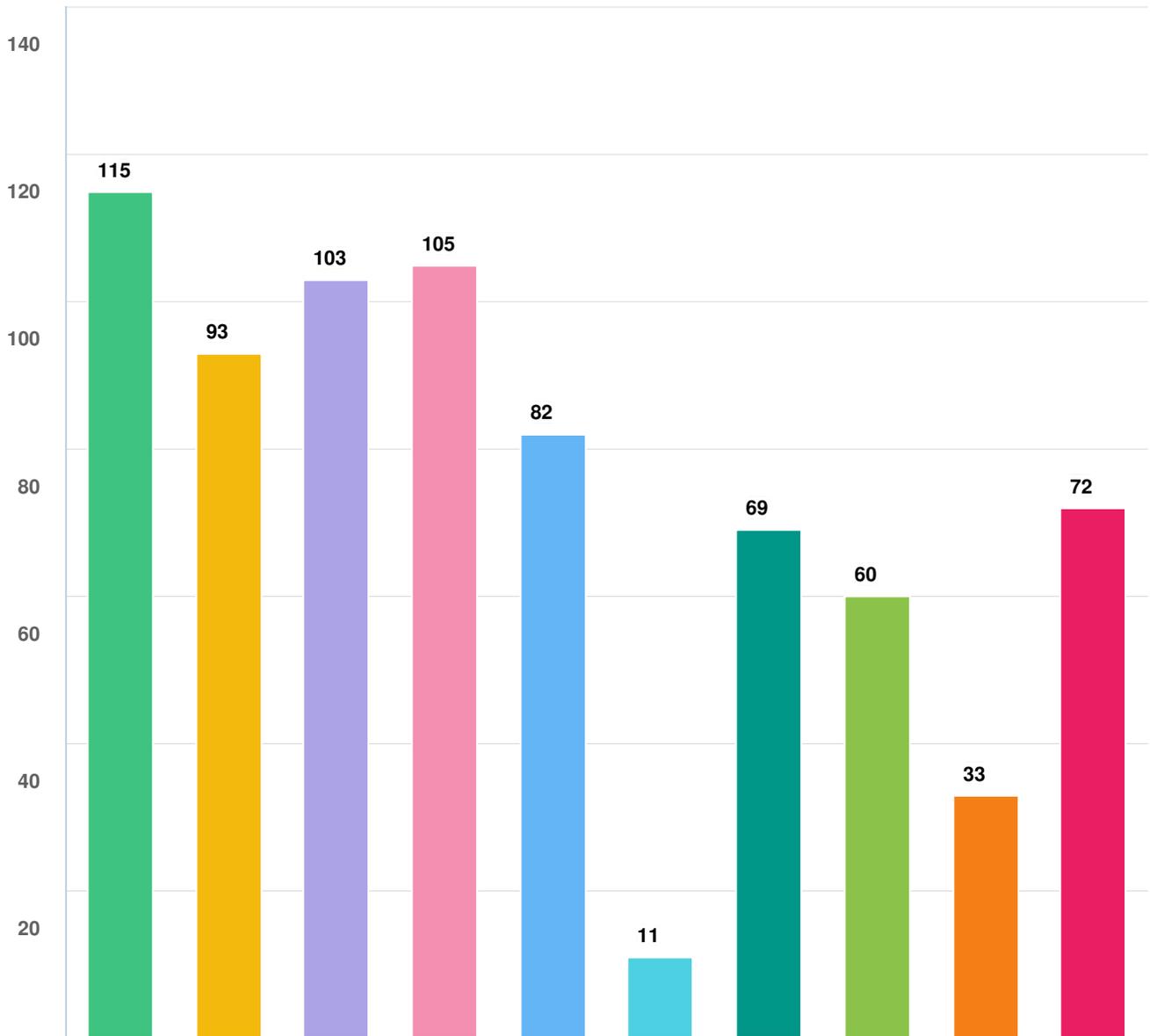
People

Town Centre has to planed with open spaces inside and and green spaces outside. Inviting Public Place.

more craft brew houses and street food vendors

(151 responses, 0 skipped)

**Q18** What principles do you think should guide the growth of the City? Check all that you agree with.



**Question options**

- New development should be located where residents can walk to shops and services
- New development should be located close to existing bus routes
- New development should result in new public spaces for the whole community
- New development should be required to upgrade the adjoining streets and sidewalks
- New development should be phased with growth in hospital services
- New development should not occur in White Rock
- New development should add employment space to the community
- New residential development should be focused on rental housing or other affordable forms of housing
- Other
- Existing mature neighbourhoods (i.e. mainly detached homes) should remain as they are.

(151 responses, 0 skipped)

**Q19 | What other principle(s) do you think should guide the growth of the City?**

New development should fit in with the needs of the residents of White Rock and not the developers or land owners.

Protecting renters.

new development should include public parking. A new development should be provided with incentives to include a new City Hall facility. Direct Access between the "heart of the city" and the "soul of the city" via a funicular or moving walkway device

Residential housing within a block of North Bluff road should be restricted to multi-family to reduce the number of driveway accesses.

New development should be located on North Bluff Road. Height allowed on our North Border and reducing in height as we get closer to Marine Drive.

Get control of offshore real estate buying and flipping and buying and flipping Ponzi schemes

Enough foreign investment, investors should work collaboratively with the community not dictate what they want, this is our community not theirs, seniors need safe, beautiful affordable housing we do not have that currently. Think community first.

Absolutely no building should be approved if the height of the new building exceeds the height guidelines of the OCP

Allow the town center transition area to remain under the current ocp density and heights and lower the heights in the town center.

The town centers transition areas should be the only areas where the densities should even be increased because it seems as they can handle the greater density.

new development should include some form of mixed income housing and affordable rental housing

new development should not add burden to traffic, view, water, emergency services, etc.

New development should, wherever possible, maintain existing view corridors and sun access. Bus routes can always be changed to meet residential needs.

Older rental buildings less than 6 storeys should not be demolished for greedy developers

Graduated height decrease North Bluff down to maintain the maintenance vistas as you travel through White Rock.

No more than 6 storeys on Russell, four on Thrift and no higher anywhere south.

No more new development until the existing ones are finished. If uptown Johnston & 16th is zoned 25 stories, why is the new RBC bldg allowed to be higher (as I've been given to understand, 26 or 27)?

Higher density housing to limit sprawl (such as allowing lane homes, encouraging rental suites, etc.)

The dwtm core should be pedestrian friendly with an accessible and interactive streetscape. The current development have no cohesiveness except the theme of more. White Rock Town Centre has no identity other than concrete. All new highrises should have ground commercial space and office space second floor. Good for view from apts. should be interspersed so as not to block each others views, also not create closed sky look.

Do not build high rise on top of aquifers. Keep highrises in the city center and step them down as they develop on the hillside to preserve views.

While I checked off "should be focused on rental/affordable housing" that's not quite right. There should be a % of that new housing, which include subsidized/cheaper units within the building. And renters/owners should use the same front doors!

Strict guidelines that favour people benefit over profit

Height limits as shown on the plan above should be adhered to; developers should not expect an OK just because they offer to add something in exchange for a green light on additional height. New builds should NOT fill entire lots (e.g. no monster homes)

New development should not be higher than 8 in the town centre, each housing development should be required to have some social / subsidized housinghousing

Fire and ambulance service needs to be taken into account alongside growth. Does the fire department have the resources they need to fight high-rise tower fires?

Height should not be feared. It is the future and density will make it better and more attractive for new businesses and services to locate in White a Rock. Somehow taxes need to be lowered!

North bluff and Johnstone needs a pedestrian scramble crosswalk

New residential developments should include but not be solely built for rental or affordable housing. Developers should include all aspects of housing or contribute \$\$ Into a pool for affordable housing for seniors and families. City must then relax DCC's

Old structures need replacement at a moderate pace. WR looks to be growing faster than Surrey where we chose not to live.

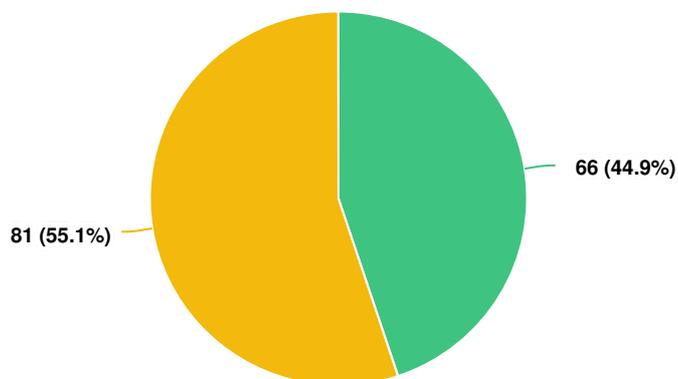
Be creative with existing areas that will come up for demolition and rebuilding

highrises restricted to North Bluff; all other new apartment buildings 4-6 stories only; more duplexes and quadplexes; no megahouses

There has been too much development too fast. We do not have the resources e.g. water, hospital services to service this many residents. Development should stop and there should be no buildings over 6 stories tall in future.

**Optional question** (33 responses, 118 skipped)

**Q21** | Current height guidelines allow for some variations in height according to the map above, and the OCP doesn't need to be am...



**Question options**

- Continue to use height guidelines in this area and allow for variation/flexibility without amendment to the OCP.
- Change the building height policies to have specific limits.

*Optional question (147 responses, 4 skipped)*

**Q22 | Do you have further thoughts about building heights in the City?**

I think our biggest buildings should be in our core. Growth is needed to support more business and I believe our Town Centre will improve with growth.

Building height should be high in the uptown area.

Town Centre and North Bluff should have the tallest heights and transition down to residential areas

I don't care, as long as height isn't allowed near the beach.

discover what building height limits or other incentives would motivate land owners to improve the marine drive area of the city

To maximize walk-ability density should be provided close to transit routes and on all sides of the Peace Arch Hospital.

this heights plan is terrific and a lot of thought and input went into it already. This survey and your effort is a waste of time. Shame on you for putting your staff through this again.

High rises bring in young people which we need in White Rock and new businesses. White Rock needs to embrace the 21st century.

Along 16th (East to West) higher buildings (25-8 stories) are fine as we are not blocking ocean views.

No

The tallest buildings should be above Thrift Avenue. The height of buildings should reduced as we go from that point down.

Please leave building heights in the town center transition as they are and lower them in the town center

Allow 6 storey building in the town center transition and lower building heights in town center to 6 stories all building should be 6 storey

Allow 6 storey buildings in the town center transition area and lower heights in the town center there should be no more high rises and just low rises in the town center and transiton areas no highrises or lowrises in the lower town center.

nothing above 4-6 stories below Thrift in upper WR

yes town centre should be 25 storeys like it has been for years and North Bluff should be same.

Allow for high density along the North Bluff corridor.

I would rather have less tall buildings than an ocean of condos. Look at Willoughby in Langley

I think they should expand the town center instead of keeping it so small

east of the hospital on North Bluff should have higher heights

pre approved developements should not be changed by the city council alone.

Not sure

i think it is a great idea to build up in the city centre and i don't agree with limiting building heights. in fact, we should be looking at further densification in other parts of the city.

I was horrified to see the skyscrapers which have been and still are being built here. I support the council's move to restrict the height of the Lady Alexandra development.

Higher density belongs close to transit and services in order to reduce vehicle traffic but increase accessibility

CITY HALL NEEDS TO DO A BETTER JOB OF SUPPORTING MERCHANTS. STOP MAKING PAY PARKING SUCH A PRIORITY FOR REVENUE. ACTUALLY I FIND WE OVERALL ARE A GREAT CITY BUT I'M FAR FROM CONVINCED THAT WE TAKE PRIDE IN MAKING OUR CITY A FRIENDLY PLACE TO VISIT .

Having tall buildings in the Town Centre, where there is access to transit services and shopping, makes a lot of sense and allows older White Rock residents to downsize from single-family homes into condos.

Consistency in decision making.

No change

Stop allowing mammoth homes being built on city lots , 3400 sq.ft. Home on a 3700 sq.ft. Lot. Insist on 25% of the property be green. Have roof lines designed to allow line of sight ,that is stop these excessively high boxes with flat top roof.

I laugh when people who have bought in a highrise complain when their view is impacted by another highrise! Their building took the view away from the people who were living there first, so they should stop complaining!

The tallest building (almost finished now) is as high as I would like to see.

Nothing higher than this one. If the tall buildings stay in the centre I don't have a problem with it.

Building heights should be higher along North Bluff Road

These towers have all happened so quickly and have taken quaintness out of our city.....how do we harmonize the old with the new?

Keep heights within reasonable limits as specified, but also allow public input on proposed developments in the town centre area. They must also take into consideration the toll on the existing infrastructure.

I like the current OCP where tall buildings go into the Town Center, creating nice accommodations, great views and a population for the revitalization of the town center.

I know many older (outspoken) residents of White Rock would love to put height restrictions on buildings. The fact is that the Lower Mainland is in a housing crisis and White Rock and we can't go back to the 1950's. We must build density.

Higher density on all of North bluff from 15200 to 16000 block

Only White Rock residents should have a say in OCP Public Hearings.

Developers should not be allowed to bus in supporters from other Cities

No

It doesn't appear that the map is accurate as a 13 story building is going up on North Bluff and Finlay Street.

There should be view corridors like Yaletown. A true downtown will have high rise buildings, gone are the days of a sleepy White Rock core. This is the 21st century and with our low tax base we must increase density in the uptown. Design matters more than height - capitalize on views

Building heights along Johnston between Thrift and Roper should be higher than currently proposed.

if we can get more amenities (like the miramar community centre) then that's worth considering and better than setting a specific limit.

Building height should not be the focus here, the focus should be on viability with regards to the number of residents and accompanying traffic issues in this small area. Transportation and services need to improve at the same pace.

I think it is critically important to restrict higher buildings to north of Thrift.

i think the guidelines in the plan for the Town Centre are just about right. It is a relatively small area and therefore impinges little on adjacent areas. the tall

buildings define a urban core and create an alternative living environment  
balance building heights for those already constructed that are high, have  
taller buildings close by so they dont look out of place. also allow space  
between for sunlight and green space, gathering areas, water features, etc.  
Follow OCP Core area guidelines without any changes.

**Optional question** (50 responses, 101 skipped)

**Q23 | Do you have further thoughts about building heights in the City?**

Future maximum heights should be 8 stories in Town Center and transition down from there.

We are a small town people move here to be in a small town I do not want White Rock to turn into a soulless city of caverns, that is far from being desirable. It might turn into something to escape from. We should be promoting development that works with

A European vibe would have been better with 5-7 story, architecturally beautiful buildings built around a town square. With the tall towers being approved that feeling may not be possible now.

Do not allow for increased heights in exchange for extra funds from developers; In addition to building heights, it is also important to limit footprint in order to have reasonable space between buildings.

High rises restricted to Town Centre

16 story building should be located closer to North Bluff Rd - highest density should be permitted at our North border.

No more empty condos by offshore owners, restrict heights severely. How did we get 14 highrises and the other side of North Bluff Road got none? This needs to be investigated.

In the town center 8 stories and below Thrift 5 storeys

I don't believe the height should be beyond 5 or 6 storeys. Less if possible.

No building should be taller than 10 stories and be allowed ONLY in the town centre.

Yes I have thoughts, no more towers, they block the sun and create cold wind tunnels, the Bosa towers are a prime example, towers do not create community, and our resources are limited, parking, water supply are examples.

We are a view city. No one should lose their view because of a new development. Heights south of White Rock Elementary should not be any higher than 3 stories

4-6 stories maximum anywhere.

Building height policies should be strictly adhered to and the staggered heights of the current OCP respected

Views from current buildings should not be obstructed. Attention to light, airspace, parking, contributions to community amenities. No higher than the

tallest buildings that are currently in the centre. Obviously tiered as it moves down the hill to beach

i would limit building heights to 4 stories south of Thrift Avenue, unless there is an abrupt change in elevation which would not obstruct some views.

Uptown heights could be unrestricted. Johnston Road can be the attractive gateway between uptown/beach

Let's not shut out our sky with tall buildings. See Italy, and most of Europe.

Lower them

Limit the heights in the town center and increase density in transition areas

Enough is enough. Stop this mad over development of our city

Existing housing should not be negatively impacted by new builds south of thrift

As above

I applaud the current council for reducing the heights on lower Johnston

higher density on east side North Bluff Rd as it is the last street in white rock that is not blocking any views and minimal density in the core area

Keep the highrises at 16, don't impede anyone's view

Keep heights low in developments adjacent to established single family homes.

Mid-rise in the town centre, no more than four storeys in the lower town centre, leave mature neighbourhoods alone.

6 stories is high enough, no more high rises, our infrastructure can't take it. We lose our quaint town feel.

What is being built now are ridiculously too high, it has ruined WR. I HATE the Oceana Parc bldg. It's a blight on the landscape, as will be the Royal Plaza one.

no more highrises south of north bluff road in streets that are not in the city centre

in the past leap frogging of developments permitted higher limits in buildings than the surrounding buildings. this smacks of corruption and should not be allowed.

I think the building heights should blend with the neighbourhood better.

These tall buildings that stand alone do nothing to enhance the neighbourhood. Other developments such as on Thrift near Oxford enhance the neighbourhood, not just a tower.

I like the current height limits to new builds

maximize opportunities for views... the beach is the asset.

No

Stop being height sensitive and be more focused on better ground plane. Let design determine height.

Keep the new buildings 3 stories high and no taller. Ruins the feel of Whiterock with the tall towers like downtown Vancouver!

Our beautiful city by the sea is starting to look like a concert jungle (west end) and we are not suited for that - too much traffic congestion & ugly looking high buildings!

Why does White Rock need highrises when south surrey manages to keep their development under control. Ocean Park has maintained its character without 25 story monoliths. The planning of these buildings has been atrocious. A 25 story condo south of an 8

Highrises destroy the character of the city and we are not building enough proper infrastructure (transit, roads, parking) to support to growing population due to highrises. It's just benefitting developers but not existing residents. More residents the better so higher the better with commercial/office space on lower floors. And properly interspersed with existing low rise and single homes.

Future bldgs max 6 stories within the town and 4 outside the centre.

Towers below Thrift should not be permitted. View protection and creation of view corridors like Vancouver has should be a priority. No more zero lot line variances should be permitted if building is sited to highest point on lot as it inflates height.

4 storey to max of 6 - look West Broadway MacDonal to Alma where old buildings are replaced with reasonable height buildings. Or Fort Langley Town Centre.

Six storey maximum, with great care to maintain view corridors for existing residents and to NOT create dark wind tunnels that deter walking, sidewalk cafés, trees and other natural plantings.

I've always liked the current OCP idea of lower heights radiating out from the core... it's visually coherent and explainable. These should be set as the absolute height limits. No exceptions. Ever.

no more high rises should be considered in any area, 4 story limit in town center

no buildings taller than 10 stories anywhere in White Rock

Stop building ugly towers. It isn't just about height, but height tends to be the issue. Also, your idea of sidewalk and road upgrade is to kill anything living and cement over it. The tower mentality fits with this perverse view of "upgrading".

The question above should have given the current height guidelines. It sounds like it is constructed to get an answer the writer wanted, not to see the views of the citizens.

No more High Rises ...please. Buildings like Saltaire are acceptable. WR should look like Grandview village...not downtown Vancouver. It's totally lost it's charm and appeal. Please STOP!

They are too high

Keep tall buildings downtown. Not beside the hospital.

The more high-rises there are, the higher they will become so the new buildings have a view. This creates wind tunnels and quite a "soulless" feel to the city. I see no improvement to the quality of life for current residents-only a deterioration of life.

We need to have a plan on heights and then stick to it. Very concerned that the random approval process will ultimately be an eyesore that can't be reversed. A tall core and significantly stepped down perimeter makes sense to me.

no higher than 3 stories

There should not be any buildings above three storeys in height south of Thrift Avenue.

Condo towers such as Soleil are totally out of character and scale for Whiterocks town centre. You don't see this happening on the Surrey side of 16th.

Building height do not concern me if the developments are within the OCP maximum height and are tastefully done

restrict buildings to 4-6 stories except along North Bluff.

In the past I agreed with the bubble format for development in White Rock north of Thrift it made sense. This has been bastardized since its inception. Residents now have their hands tied with the precedent setting Bosa 10+ year plan - more to come

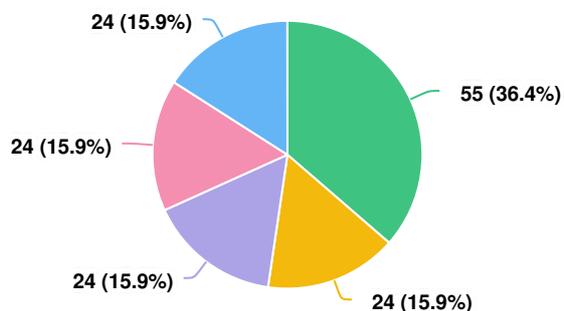
Building heights should not exceed 6 stories in most cases

What your OCP shows makes sense but that is not what the variations have

allowed such as 12 stories across from White Rock school and the tall ones in process and planned for Oxford and Thrift. Once the look is ruined there is no going back.

**Optional question** (63 responses, 88 skipped)

**Q24** White Rock does not have significant vacant land where new dwellings can be located. In order to accommodate future develop...



**Question options**

- Existing older commercial properties with surface parking lots (Town Centre)
- Existing older apartment buildings being redeveloped to a higher density
- Existing detached homes being redeveloped to a higher density
- Primarily in surrounding communities instead of White Rock
- Other (specify)

(151 responses, 0 skipped)

**Q25 | What other types of locations do you believe are appropriate for redevelopment?**

White Rock that we will never have due to the fact we do not have the population nor the land mass.

My biggest concern is losing my current AFFORDABLE rental. We love where we live (Silvermoon 1081 Martin). I fear every day that it will be knocked down for \$1 million condos, which I cannot afford.

I think all three of the first choices above should be incorporated into the OCP

Surrey

No more towers, create living space and detached homes four plex with garden space or park create beauty and community, the last thing we need is more density in White Rock

I don't have enough info to answer just one.

laneway houses, develop reasonable height in town centre when adequate transit and schools available

Pretty much everywhere provided that it fits in with a sensible and cohesive plan.

This statement and the choices assume that density has to increase which is already an incorrect premise. So, older apartments do not need to be redeveloped with higher density. Same goes for the SFH areas.

Existing commercial parking lots should not be used for housing but bringing in arts theatre/unique attractions.

Creative duplexes/ town homes that fit into neighbour hood. No meg impact for neighbours.

If larger homes on large property, , using same footprint, multi units, off street parking

this question is formatted poorly in that i can only chose one answer -- i would say a, b, and c

No more

We didn't buy here and pay high taxes to find ourselves in the west end of Vancouver. please stop this over development.

keep future development to a very low minimum

I'm not against "development in White Rock. I'm against your view of development. Look what you have done! Hands off our town! Either get with the "city by the sea" theme or get out.

Why does White Rock need all this development in the first place??

All along north bluff road 15200 to 16000 block

Do not fear height or density anywhere in the City. Towers, midrise and duplex,triplex and coach homes should all be allowed and encouraged throughout the City

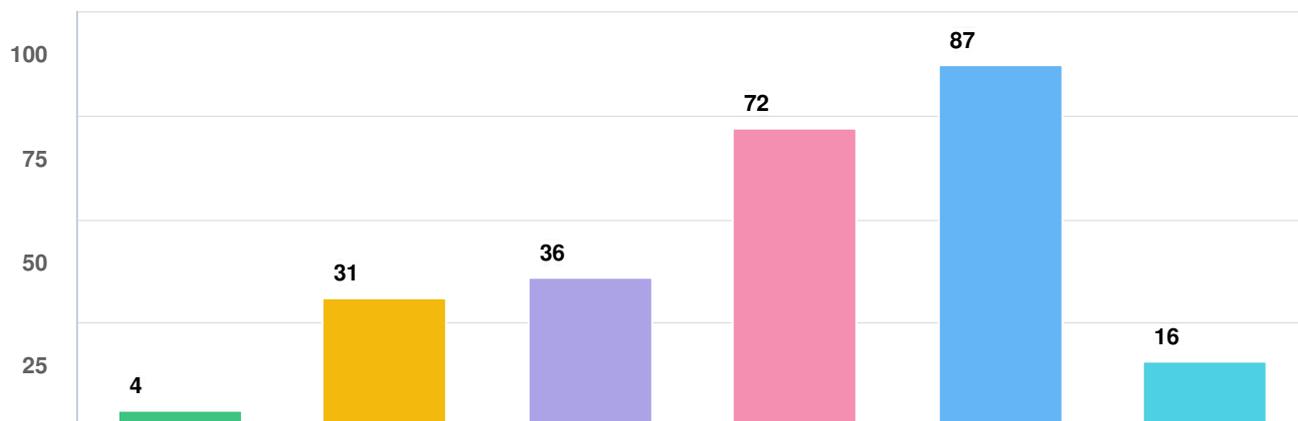
I agree with both 1 and 2 and along North Bluff

Why is this a choose one question? 1 and 2 are fine. The third is fine if it is on the perimeter of the core.

The hillside could be redeveloped in a more imaginative way with the elimination of sideyard setbacks but with a variety of pedestrian axes through projects in the manner of some European hillside towns.

**Optional question** (23 responses, 128 skipped)

**Q28** | **Town Centre**



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

(151 responses, 0 skipped)

**Q29 | Do you have any specific comments about your preferred location of building heights and types within this area?**

The buildings in the Town Center need to be 6 to 8 storey.

underground free public parking plus a new city hall combined with a high-rise should be a priority

High rise on North Bluff Rd in the town centre - low rise in the south portion of the town centre . We should allow highest density on the North border of our city ( North Bluff Rd. ) and minimal density to the South border of our city by the water.

No more towers, create community

We must ensure we have sufficient emergency management plan and services to support any new buildings.

Ensure that existing views are not dramatically impacted and ensure significant greenspace

Four stories fronting on to road increase to mid/high rise offset on same property, giving a feeling of space while increasing density.

All allowing for commercial space and rental homes

difficult to determine due to existing high rises

I support the new council reviewing developers insistence on huge high rises

Ok, I'd have been happier if all development was capped at mid-rise - there are some attractive communities on that model but we already have high-rises here so if high rises have to go anywhere it should be here  
There are already too many towers, so keep the heights low. I don't trust you or the "developers" considering what you've already done.

Do not limit the height

preferably high rise but not generic

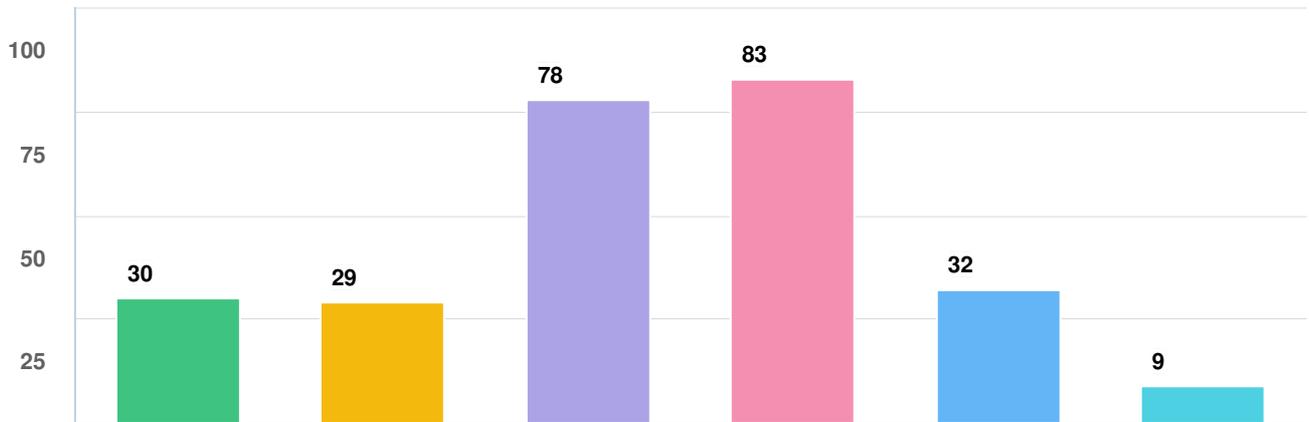
I'd recommend mid-rise buildings with a combo of commercial & residential portions

Build out what is envisioned in the OCP for this area. Let the people who live

in or immediately adjacent to the Town Centre decide on it's future rather than the anti high-risers who do not live there. Offset with green space and 1st to 3rd fl. ret/serv

**Optional question** (16 responses, 135 skipped)

**Q32 Town Centre Transition (West) - North of Thrift Avenue between Oxford Street and Martin Street**



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

*Optional question (149 responses, 2 skipped)*

**Q33 | Do you have any specific comments about your preferred location of building heights and types within this area?**

same comments as town centre

No more towers

high-rise along 16th and mid-rise below 16th mixed with detached and low-rise

I ticked high-rise, but this area would have a transitioning height from 25 at North bluff down to thrift

instead of having so many towers in town center why not increase the density in this area .

All allowing for commercial space and rental homes

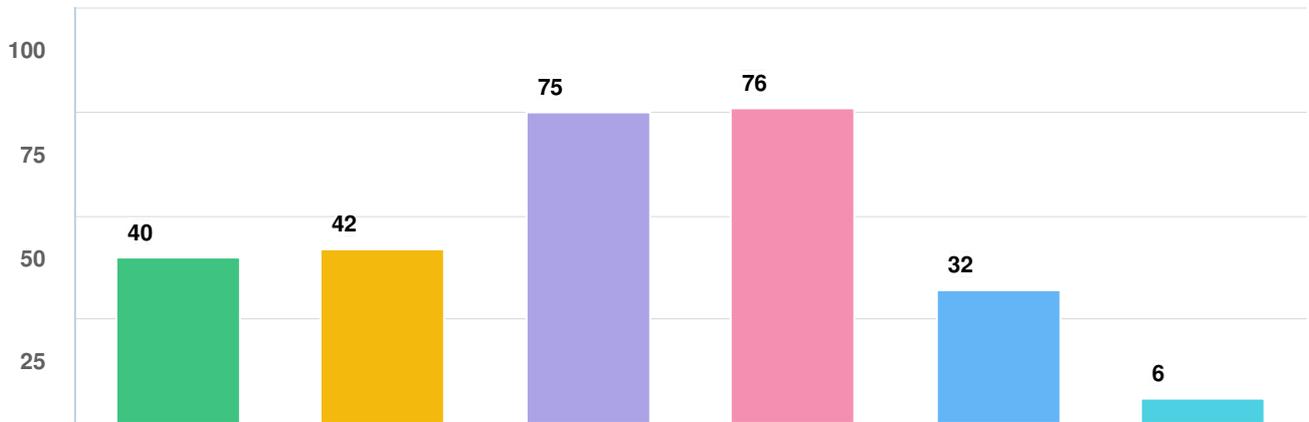
around 5 to 7

high rise along north bluff only

the proposed transitions in height and density are appropriate.

**Optional question** (9 responses, 142 skipped)

**Q36 Town Centre Transition (East) - North of Thrift Avenue between George Street and Best/Hospital Street**



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

Optional question (151 responses, 0 skipped)

**Q37 | Do you have any specific comments about your preferred location of building heights and types within this area?**

same comments as town centre

No more towers

high-rise along 16th and mid-rise below 16th mixed with detached and low-rise

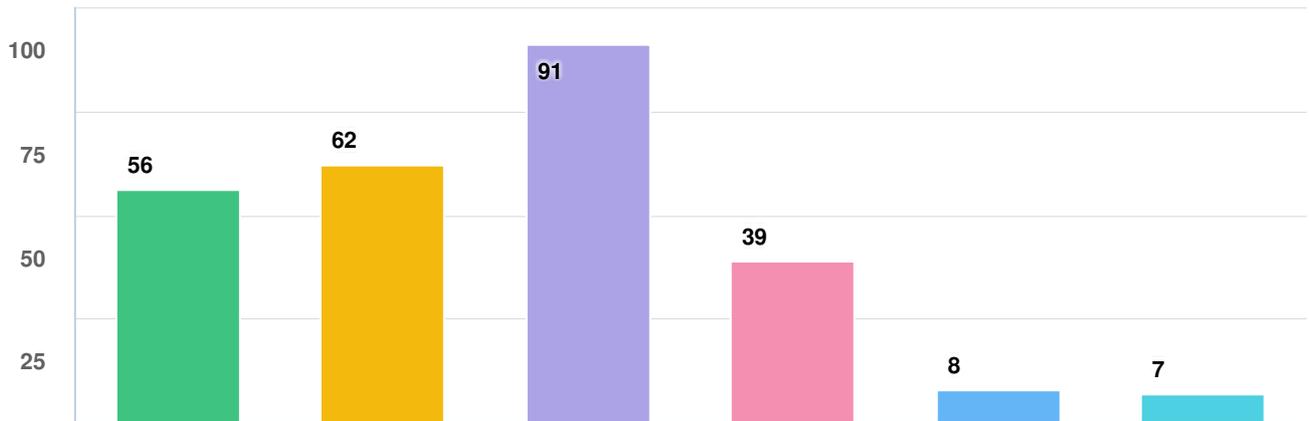
All allowing for commercial space and rental homes

around 5 to 7

the existing OCP is good

**Optional question** (6 responses, 145 skipped)

**Q39 Lower Town Centre / Urban Neighbourhoods (south of Thrift Avenue)**



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

(151 responses, 0 skipped)

**Q40 | Do you have any specific comments about your preferred location of building heights and types within this area?**

Mid-rise to Roper then low-rise below

No more towers

keep mostly residential buildings as detached and low rise condos/apts except on Johnston Rd where it can be all mid-rise to 6 stories max, residential over commercial on both sides of street

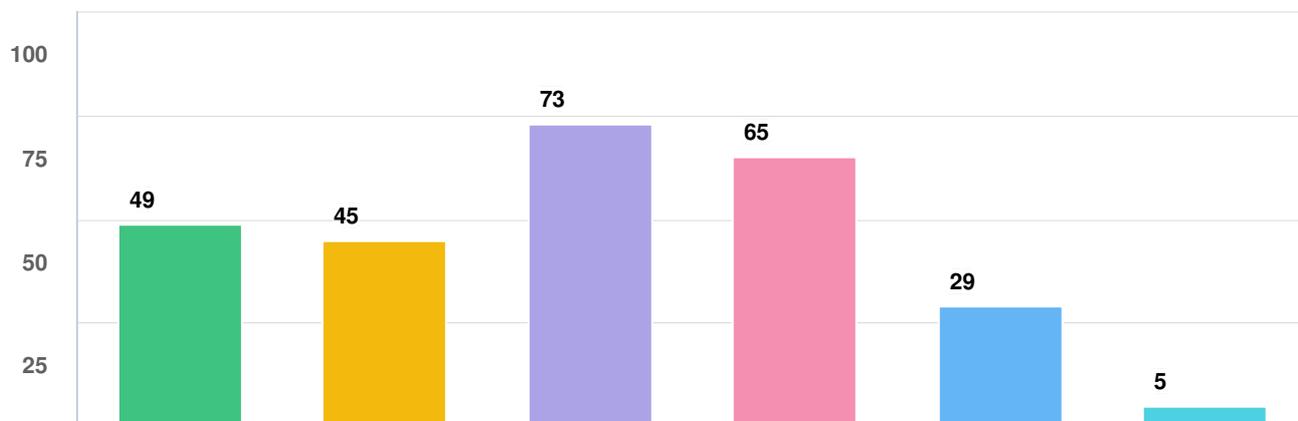
I ticked mid-rise, because high-rise is 12+ storeys. But I feel 12 storeys is fine for Thrift - Roper then down to 4 below that

All allowing for commercial space and rental homes

Please kill the Oxford at Thrift water lands high rise if at all possible. It doesn't belong there, especially at the crest of such a steep hill where additional traffic is problematic.  
around 5 to 7

**Optional question** (7 responses, 144 skipped)

**Q41** Peace Arch Hospital District - The existing hospital area including the Peace Arch Hospital Foundation parking lot on Vine ...



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

Optional question (148 responses, 3 skipped)

**Q42** | Do you have any specific comments about your preferred location of building heights and types within this area?

No more towers

All allowing for commercial space and rental homes

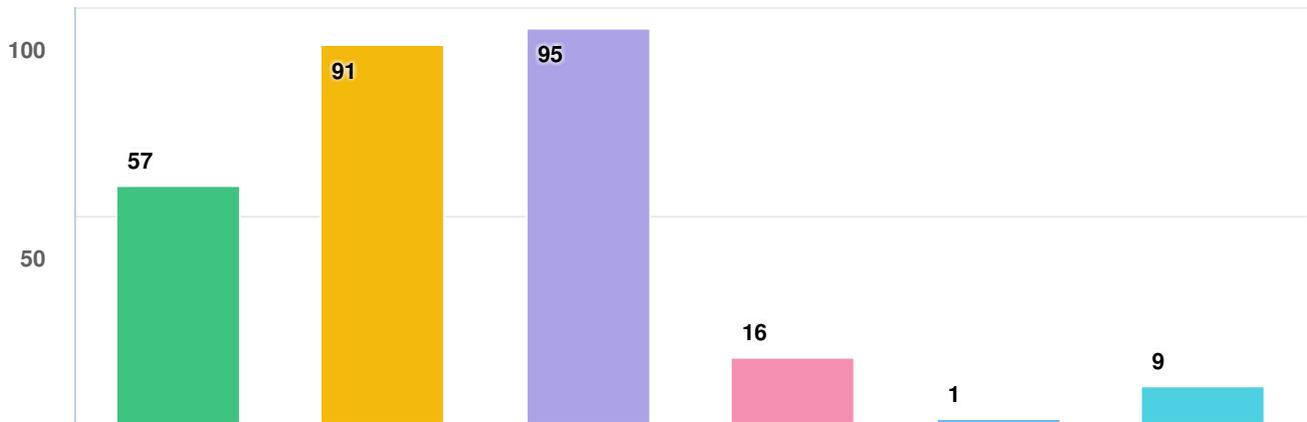
Possibly mid-rise if transitioned well down from hospital.

around 5 to 7

More medical services

**Optional question** (5 responses, 146 skipped)

**Q43** Waterfront - Marine Drive from Oxford Street to Stayte Street, and immediately adjacent areas



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

Optional question (148 responses, 3 skipped)

**Q44 | Do you have any specific comments about your preferred location of building heights and types within this area?**

Nothing higher than 3 storeys.

Absolutely no towers

residential over commercial(must have good commercial space) - and please develop a continuity of design or theme

Three to four storeys

Including dedicated rental homes

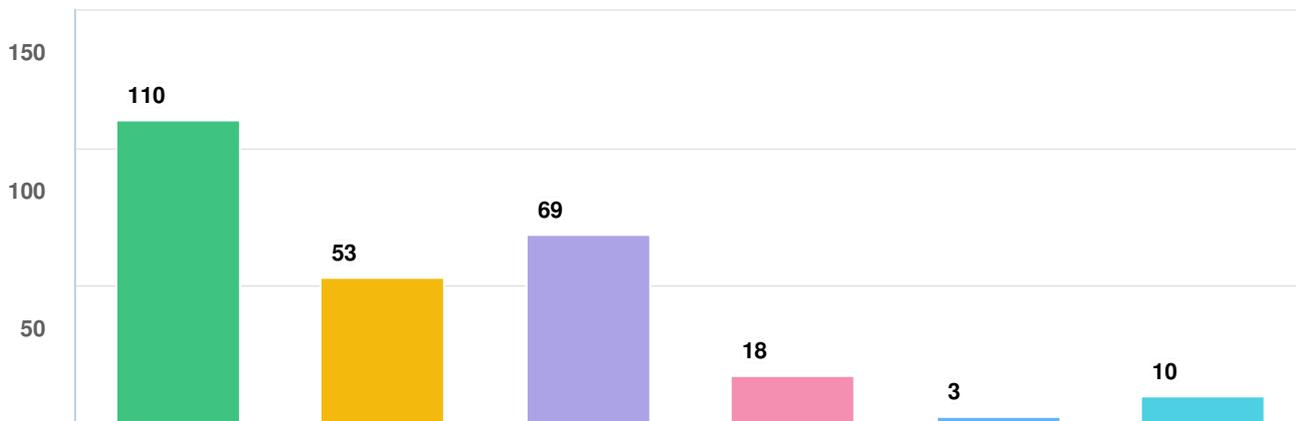
Very low rise please, no higher than freeport/whatever its called Muffler shop condos. Please listen to neighbours as view impacts are critical to all our shared property values and piece of mind for anyone making their home in White Rock for the view.

Midrisers should incorporate ground/lower levels with commercial or business uses

be creative possibly making 3 single family homes into a four unit townhouse.

**Optional question** (8 responses, 143 skipped)

**Q46 West Side - West of Oxford Street**



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

(151 responses, 0 skipped)

**Q47 | Do you have any specific comments about your preferred location of building heights and types within this area?**

The only building should be single housing units. Detached (i.e. "single family Only")

same as town centre comments

No more towers

keep the same buildings as is now, max 4 stories. possibly commercial developement on 16th only

The houses should have to be occupied. Building size should be proportional to the lot and allow for green areas around the lot

All allowing for commercial space and rental homes

Possibly some 3-4 storey low rise and townhomes only along North Bluff though.

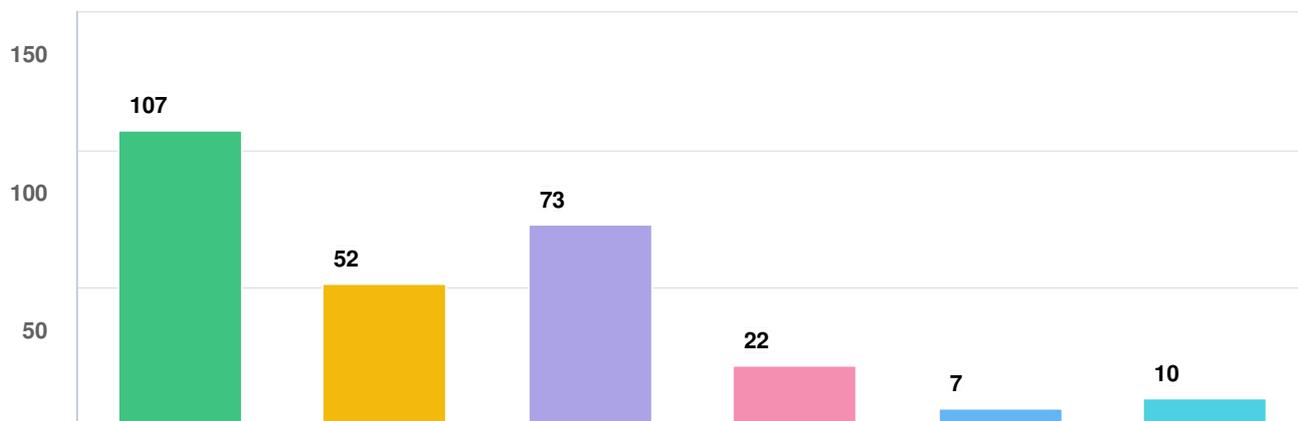
Keep the high-rises up by North Bluff Road, so that the most people can have the most view.

around 5 to 7

low rise on north bluff at major intersections only (near transit) - can also be used for retail convenience stores, etc.

**Optional question** (10 responses, 141 skipped)

**Q48 East Side - East of Centre/Best/Finlay Street, north of Marine Drive**



**Question options**

- Detached (i.e. "single family") and attached (duplex/townhouse) homes
- 1-2 storey commercial buildings
- Low-rise
- Mid-rise
- High-rise
- Additional comments (optional)

Optional question (151 responses, 0 skipped)

**Q49 | Do you have any specific comments about your preferred location of building heights and types within this area?**

Detached ( "single family Only")

same as town centre comments

No towers

keep the same buildings as is now, max 4 stories. commercial developement on Russell/ Stayte only

this area is quite large, so single family, duplex, townhouses north of marine, but closer to North Bluff & Stayte is would say you could do low rise 3-4 storey maybe 5-6 depending on project.

Dedicated rental homes

Some low rise ok but only along Stayte and along North Bluff

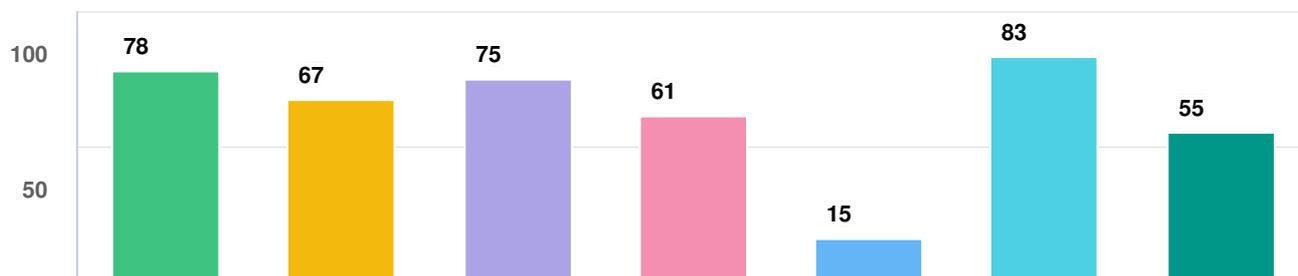
around 5 to 7

low rise along north bluff only and potentially on stayte

you have made the East Side from 16th to Marine Drive and worded this in reverse from all other questions. WHY?

**Optional question** (10 responses, 141 skipped)

**Q55** What ideas do you think would be appropriate for making housing more affordable in White Rock?



**Question options**

- Allowing more forms of secondary housing on a single property, such as coach houses
- Allowing more forms of secondary housing on a single property, such as suites within duplexes and triplexes
- Allowing rental housing to be developed on institutional (i.e. church-owned) property
- Using City-owned land to help create new affordable/rental housing
- None of the above
- Encouraging more rental buildings in the Town Centre

▲ 1/2 ▼

(151 responses, 0 skipped)

**Q56 | Do you have any other suggestions for making housing more affordable in White Rock?**

Encouraging development will help keep prices lower. The development of Grandview has kept prices much lower in our area compared to how much nicer South Surrey and White Rock are compared with our surrounding area. Start somewhere. There have no affordable housing units approved in teh last 10 years.

Please we need to join Surry now. We will still have the same government employees and our council.

White rock is too small to be concerned about affordable housing ..

Due to the popularity of the distance from the ocean and views White Rock is not going to be affordable for the average family. We should not try to correct this.

Supply and demand we need more stock prices will come down

Again, my biggest fear is a developer knocking down my affordable rental apartment (1081 Martin St., Silvermoon), to build condos. Please protect our current renters, I don't want to be pushed out of the city.

provide progressive, flexible but strictly enforced regulation of AirBnB spaces in the Community. Increase taxes and/or encourage rental of unoccupied residences and commercial spaces in the community

Consider a streamlined and less expensive process for approving and facilitating the development of cost-efficient housing.

This is not a municipal responsibility and you are inviting downloading. Be careful what you wish for.

This is not a priority

No. Thank you for asking.

Stop offshore owner empty condos and offshore owners flipping. In Australia, and offshore owner CANNOT purchase a new residence.

No

My suggestion is community based construction, triplex, duplex, apartments that look like houses, no more concrete towers

Reduce permitting times

townhouses are a good solution to increase density. Most families do not have time to work on yards and gardens these days anyway and townhouse allows for home ownership without burdensome yardwork.

No

The number of run down rental house in WR has increased exponentially over the last few years. I believe improving and maintaining existing neighbourhoods should be the OCP's #1 priority, not housing affordability. Allow more hi-rises to be built and mandate a healthy % (25??) must be for affordable rental housing. We have a small land base and must go up, up, up!

No, I do not

not at this time

Tax vacant properties

Allow greater densities in the town center transition area instead of allowing highrises in the town center make them all low rise buildings up to 6 stories

Allow 6 storey buildings or higher in town center transition areas

give developers density bonuses for rental units

allow more variances to developers in Town Centre in exchange for affordable housing

Requiring all developers of certain value or size to include affordable housing units as part of the development, or contribute to a fund that can be used to subsidize affordable housing units in specific development areas.

Allow market rental housing projects mixed with affordable housing.

The houses on Semiahmoo Ave shown in the photo are not 'triplex'. They are attached strata townhouses. So, in such a questionnaire, 'duplex' and 'triplex' need to be defined.

Dedicated rental housing should be restricted to the east and west fringes of the city. Ocean view property should continue to reflect market values, as is the case all over the world. House sizes should be restricted to allow local residents to afford

No

give developers incentive for having more affordable housing

Educate the greedy developers about our city politics

It is currently affordable. Town houses.

Co op rental properties with off street parking

buy out older apartment buildings or old condos, and refurbish them for low rental accomadation.

12 to 15 story high rise buildings with affordable components built into it (5 to 15 % of building be affordable housing.

I do not think the city can do anything about affordable housing, todays real estate market doesn't allow for it. If we allow rental suites - where will they park? Parking is always an issue

Nope

No new development unless 1/3 is affordable rentals

Housing is primarily a matter of supply and demand and realistic expectations. Already we see movement towards lower prices and more affordable options. Rents have moved down in the last six months. People should be aware of facts - not their preferences  
Add more new rental buildings.

trade density for affordable affordability problem is more a supply issue than anything else. Simply increase supply!! Keep in mind over 5 million square feet of living space is likely to be created when Semiahmoo Towncenter is builtout

Allow duplexes, townhomes and 3-4 storey apartments in single-family areas. Right now, there are huge, monster homes built on single lots in East Beach area that are almost as big as an apartment. A bit more density would make housing more affordable

It's not just about new affordable housing it's also about being able to afford to live here. Many live on a fixed retirement income but may not be able to stay here due to the escalating costs. My overall property taxes in 2019 went up 8.7%.

Give developers incentive

There is no need for the city to create 'affordable' housing in White Rock. The market will decide the prices, government does not need to step in to create affordable housing, it doesn't work and should not be a priority.

White Rock has not been affordable for years. Surrey is.

Join Surrey to reduce taxes

Please be very careful considering coach homes, 2 suites etc. We have homes with 2 illegal suites in our neighbourhood and it makes a parking mess as well as noise issues.

NO

Work with BC Housing, CMHC, and other players who are working to introduce affordable rental into our neighbourhoods

Grants from government.....for seniors in particular

In general this shows that you are listening to the community and open to suggestions.

Another great example in the photo above of what I like... rather than approving monster homes, I'd prefer to see multiple separate residences such as these townhouses

It is a beautiful city by the ocean, it is only normal that housing costs are higher due to the fact that many people want to live here.

Parking is key in any secondary suite situation--bylaw or Planning needs discretion here. Second suites in an owner occupied home should be OK too if parking availability exists.

Do not sell any city land. Buy it if you can and lease it. This gets rid of speculation and encourages real development.

The developers should build rental housing and provide some of those apartments to be subsidized housing or much lower rent.

Stop removing the existing rental housing to building large footprint projects where single family or older apartments once existed. I know that's not easy. People should not be removed like cattle.

Keep lands identified in section 11 as affordable housing zone

Improve the City's plan approval process. It needs to be shortened and less risky.

White Rock by nature is one of the most expensive cities to purchase a home. I would be careful on how much resources the City can actually contribute, as it would take much more than the City can handle to make a meaningful difference in affordability.

Taxes are very unaffordable. Increase density so the tax base is broader so that middle and lower class citizens can afford to live here.

I don't believe the city can have much influence here. Any policy will only subsidize a select few while the majority have to fend for themselves. I do agree with protecting current renters from demoviction by making the developer responsible.

stop development of condos for the rich and for investors.

No

increase supply and density

White Rock will never have affordable housing unless it is government funded. The demand is too high and the land supply limited. I do not believe in government subsidy for tenants, give tax breaks to investors.tors

Public acquisition of existing old low-rise properties in need of upgrading could possibly provide more affordable housing at less cost while improving neighbourhood character and amenities.

probably

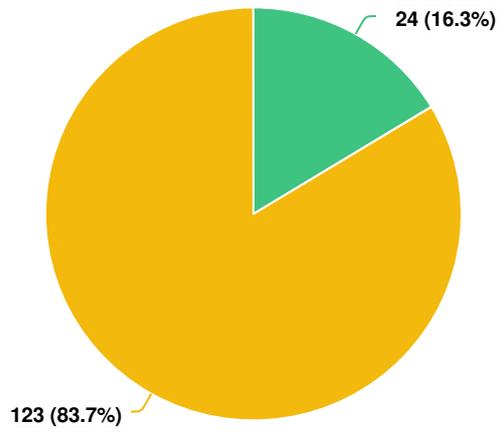
There is a significant number of developments that advertise "lock and leave" condos. These are typically foreign buyers who don't live here and drive up the costs of living. We do not need new developments of condos most people can't afford.

No foreign buying. Canadian residence required to purchase property.

Keeping the old stock of Condos we have now and not allowing demovictions

**Optional question** (75 responses, 76 skipped)

**Q57** Do you currently use transit on a regular (weekly or more frequent) basis?



**Question options**

- Yes
- No

*Optional question (147 responses, 4 skipped)*

**Q58** Why do you not use transit more frequently?

Not available in areas where we travel.

Retired and poor service in East Beach.

doesn't go to Langley where I work

I drive

Drive mostly locally

Not enough frequency of community buses during daytime hours. Not enough frequency from Bridgeport to White Rock after 10 p.m. should run at least every 30 minutes until midnight especially when major events occur in Vancouver

Use my auto which is more convenient where I live.

Need of a vehicle for work purposes

I'm happy to drive my car.

Too difficult to get around the city. Do not commute to work. Like to walk.

I drive a car.

Yes

Not convenient. I would use the Community shuttle more if it ran to Marine Drive later, but it stops running while the restaurants are still open, so I drive.

Live and work in White Rock so either can walk or drive.

I don't need to travel out of White Rock and when I do I drive my car.

Translink cancelled the one bus I took into Vancouver

No need

I am still able to access shops and services by walking

Walking distance

It is not convenient for what I need

It basically takes too long, and often is not convenient for where I am going.  
EG. Fraser heights or cloverdale rec centres.

I have no need. I walk almost everywhere, and take transit to Vancouver, on the rare occasions I go.

Don't find it convenient; timing and bus stops locations

takes too long to get around therefore I drive.

Bus doesn't run during time go to work.

retired

Takes too long

walk uptown or to waterfront, use car

Live and work in White Rock

I am retired and walk most places locally. I use transit when going to access services or friends in other municipalities.

Due to inconvenience.

No need

Retired and use transit occasionally to go to Vancouver

I prefer to walk or drive often with a dog

I prefer the convenient of using my own car

Car

Inadequate service along Marine Dr.

I walk everywhere

Walk to most shops and restaurants we go to.

Do not drive often, but go distances when I do.

Our walk score is awesome, so we don't usually require transit

Drive vehicle

I walk or drive

walk or drive to where I need to go. I work 5 minutes from home and the bus would probably take 30 minutes.

Drive car

The buses do not come very frequently.

Spouse has mobility issues. Mostly just drive locally

I am retired and shop close to where I live

The more convenient the more transit is used. Since retiring our needs for transit is reduced.

frequency of service and crowded busses

Most of my travel is to South Surrey and not convenient to transit

Long commute.

We walk

I drive to where I am going in White Rock and south of Vancouver

Still able to drive

No Transit in my area?

LACK OF CONVENIENCE. CAR IS EASIER. IF WE WANT TO GO TO 24 AVENUE SHOPPING AREA WE DON'T HAVE A CLUE AS TO THE ROUTES.

no need

Lack of mobility and accessibility. Physical effort and time it take to get any where

Too expensive for the short trips that I would take. I can walk to most places or drive if I need to pick up groceries.

I used to commute downtown everyday but the buses were completely unreliable and problematic most of the time so I drove. Now I work from home because commuting is not feasible given the current system.

Way too expensive!! 6\$ a day to go around town, more than car insurance and gas per month.

Not convenient to where I go when I'm not walking

Rapid transit to the parkride. White Rock has been left in the cold and it has hurt us. Evergreen line should have been here, not Port Moody. Can't get kids to Universities from here, landlords can't get employed tenants as no jobs here/crap transit.

I walk, or drive. I feel insecure on buses.

Retired, I have a vehicle

No need to. I work full-time and drive to work. I only use transit if I have to go into Vancouver.

Family

Work location - bus travel takes too long. Once retired I plan to sell the car and take transit.

Usually just stay in White Rock, South Surrey

I drive everywhere.

I use car

Inconvenient. Stops not close enough to home, too few buses.

I need flexible travel outside of White Rock South Surrey to meet my personal needs

It's easier/faster to use my car for the trips I need to make

I am retired, no need to... I walk to most places

It's not rapid transit

Easier and more functional to my work and schedule to drive my car.

I can not take my dog on the bus.

My workplace is in Burnaby and take too long to transit 1.75 hours and 3 connection (bus, train, bus)

My job is local.

I can still drive and transit is not frequent enough to make it appealing. I have family members who use the 351

I walk where I can and cycle and use my car as is convenient

Not convenient for my needs

no need.... I live, work shop and socialize all within White Rock.

Not required

Not needed

NA for my Job

Traveling with small children

It would take me two buses and three times the amount of time to get to work as driving does. If transit stops running the 351 west of the town center, it would be even more cumbersome.

I work close to where I live

poor and lengthy routes to Skytrain

Does go anywhere near my work

Not convenient.

too much traffic. Faster to go by car.

I walk or drive

Not practical.

I telecommute / work from home

employment requires vehicle and connections to skytrain are too slow and cumbersome when I might want to take it for personal use

I use my car for business transportation in the local area

It has not been part of my lifestyle for the last 50 years.

Retired.

walk most places locally and do not travel outside of white rock very often

have to drive FOR work

Bike, walk. Not direct routes.

I am able to walk every ware in this city,and use transit to the airport. I drive to the other cities. ort

**Optional question** (106 responses, 45 skipped)

**Q59** | **What would make you more likely to use transit?**

I work in Surrey Central and share a car with my wife. I would increase my transit use if the busses were faster to the destination and I think more bus only lanes would do it.

Yes

Better service.

better routes

Nothing

Nothing

express bus access to Surrey Central from Park and Ride on King George.  
Non-stop 351 service from Park and Ride to Bridgeport. Parking facility and  
Direct bus service from 8th avenue and Hwy 99. Direct bus service to the  
beaches from Park and Ride at KG  
More frequent buses near where I live.

Better frequency, comprehensive routes

Better connections

A SkyTrain down King George to 8th avenue. That won't happen until you  
approve more density for this.

Express service from Surrey Central to White Rock

Not having to stand up going into the city at rush hour. More capacity during  
peak periods

Frequency

Make it more convenient: more stops, more access

If a continuous bus service ran from east to west and back again on Marine  
Drive.

Not much

Bring back the non stop bus to Vancouver

Nothing

More routes, times, capacity

better access and improved routes

Nothing

Nothing

Skytrain out here

Use of our train tracks to have a train take us to Vancouver. More bus service to Vancouver, and one to Langley

N/A

Add bus stops

a reliable surface train service or LRT into Vancouver from White Rock/S.Surrey

Na

I use transit at times to travel to Vancouver.

If it was faster

free transit

Convenient routes to more municipalities.

More availability.

If I traveled to a set destination rather than to several destinations in a day.

Greater frequency of later evening buses

Nothing

Increase frequency of buses to town center

Gas prices continuing to rise

Direct bus to Vancouver, as it used to be.

No need at this time.

Availability and convenience of routes.

L.R.T from whiterock ,Free transit for seniors as in the uk and other countries.This gets the old folks out and it has been demonstrated in the uk that it actually stimulates the economy,by encouraging people to come out and spend their money.

Nothing

Not necessary at this time

if there was a direct bus to Vancouver

Nothing

I understand that Translink is already proposing changes which will impact some people. I find the current service quite adequate.

Buses coming every 15 minutes

I will be very upset if they stop the 351 from coming along Thrift from Oxford to Johnson!! There are so many seniors that live in this area, and walking is a problem as well as having to change busses!

make the smaller community buses cheaper. ie. for me to go to the beach via bus costs as much as going to Bridgeport. It's cheaper to take my car with

the parking pass. \$1 per ride within WR would be max  
More extensive routes, SkyTrain to White Rock Centre

the unavailability of convenient shopping and services

As always, convenience and cost are the drivers of public transit for everyone.

routes that take me to places I want to go to and frequency and uncrowded busses.

For my use, nothing

SkyTrain.

We use transit to go to airport and into Vancouver

I do use it to go to Vancouver....so, when I have an appointment downtown I usually use transit.

Being unable to drive

Hospital which is the primary economic driver should be better served.

Bring transit to my area?

CONVENIENCE & BETTER KNOWLEDGE ON OUR PART. WE ARE OLD AND LAZY WHEN IT COMES TO PUBLIC TRANSIT.

electronic displays at bus stops stating when buses are due and where they are going

Fewer Transfers: bus to sky train to bus to get into Vancouver is more arduous than 15 yrs ago.

Easy access, frequency

Cheaper 1 zone fares

A train that connected to the skytrain or a bus service that was efficient and ran on schedule. Also, translink needs to use updated buses, a lot of time they use non-coach buses for the highways which is unacceptable.  
Cheaper!!!! It's ridiculous to pay 3\$ each way to get around tiny WR

Rapid Transit to the ParknRide.

A shuttle bus from town centre to the promenade - like the one they run in the summer.

If they had high speed train or subway system. Buses are not functional

If there was a shuttle bus going down to the waterfront (more frequently in the summer)

Better access to Vancouver required

Frequent service

Less crowded busses. More comfortable buses like the old coach ones for long distance rides to Bridgeport.

when I stop driving, blessed to live in central WR and can walk everywhere

Greater frequency of smaller buses.

Closer bus stop, more parking near bus stop.

more routes; less wait times; lower cost

nothing

Skytrain or free parking at the bus loop

More frequency might help. Later hours. It's a cost/ridership question I guess. Would the ridership go up with these ideas??

Better transit to the beach.

Allow dogs on the buses and skytrains

A skytrain or light rail system

n/a

No longer having a license or if transit was more frequent.

If it was in the form of a rapid transit system I would support it

Occasionally

Only if my lifestyle changed.

Nothing. I love our transit as a parent. Frequent enough.

I do not know

Bathrooms at sky train stations. Public transit treats people like third class citizens

Would use for special events

Probably nothing on work days. For other trips, more frequent service and less lurch (hitting the brakes) bus driving.

If there were a bus available

Quicker connection to downtown would make me an occasional user

Frequency and seating

More frequent service.

Better service and better roads

Not practical.

If I had to work in an office I would use it

skytrain connection

I wouldn't locally, but definitely would use rapid transit to Vancouver

A convenient bus to my golf course.

Faster service.

more frequent service on local bus routes

nothing

Our transit options have deteriorated ever since we lost a direct route to Vancouver on the 351. We need more frequent buses and longer hours that they are available

More direct route to downtown.

Nothing at this time.

**Optional question** (112 responses, 39 skipped)

**Q60 | What new bus route(s) would you use if added to TransLink's bus service? (e.g. from White Rock Centre to Peace Arch Elementary)**

If it was easy to get to Tsawwassen Ferry.

White Rock to Vancouver.

to langley

Don't use transit

A "beaches bus" from King George Park and Ride to Crescent Beach, West Beach, East Beach and returning via 8th Avenue along King George to the Park and Ride. Use a double decker bus in the summer season. Loop the 352 Southbound along 140th

Can't say

Express to airport

Express service from Surrey Central to White Rock

an occasional 351 bus on Marine Drive

White rock to grandview heights and Vancouver

If I want to go to downtown Vancouver, I can catch the bus across the street and it takes 2+ hours. Or, I can drive to the King George park and ride (10 Minutes) and transit takes an hour. I am not sure what you could ever do to fix this.

Marine drive back and forth.

Can't help you there.

Unsure

Grandview Heights

Bus system to Langley and more buses to Vancouver (Bridgeport). C-bus to take us to South Surrey areas including South Surrey shopping malls Granview Centre Malls

If people could park at the church and/or school lots and there were shuttles that would go from waterfront to those lots, it would be great for congestion AND could be used by those of us who live up the hill and need a quick lift to 5 Corners.

??

not applicable

none unless free

Bus to South Surrey recreation centre from Columbia. Bus from Columbia to Morgan crossing shopping area.

White Rock Centre to South Surrey Park and Ride.

White rock

Not aware

None

To surrey central or guildford

Oxford street to Vancouver

Beach shuttle if they take strollers

There are sufficient routes for my needs.

if the map was bigger I could tell you, it's too small to see the routes/street names.

Route from the West Side to the East Side that goes through the Lower Town Centre

None

N/a

NOT ENOUGH AWARENESS TO ANSWER

Express service which does not involve mutiple transfers. Great if you are a fit and mobile 10-60 something, imposible if you have any type of disability

Translink's service has been inadequate for so long I can't imagine ever taking the bus again.

Existing if cheaper.

Langley connection

Many quick shuttles from White Rock neighbourhoods to ParknRide and then Rapid from there.

Not applicable

See above

Direct WR to Bridgeport

?

Probably not.

White Rock to other south of Fraser communities.

none

Direct from White Rock Centre to Morgan Crossing

Going to the beach.

n/a

Not sure

none

Shuttle services throughout the community

Centennial Park to Marine Drive

None

I do not know

Not sure

None. With so many empty buses running now, I suggest trialing a subsidized taxi/Uber flexible transportation model - cheaper than running empty buses

White Rock Centre to Grandview neighbourhood.

waterfront to semi mall using Columbia and Johnson

None

none

I don't know.

would have preferred my children taking bus to school but service always started too late.

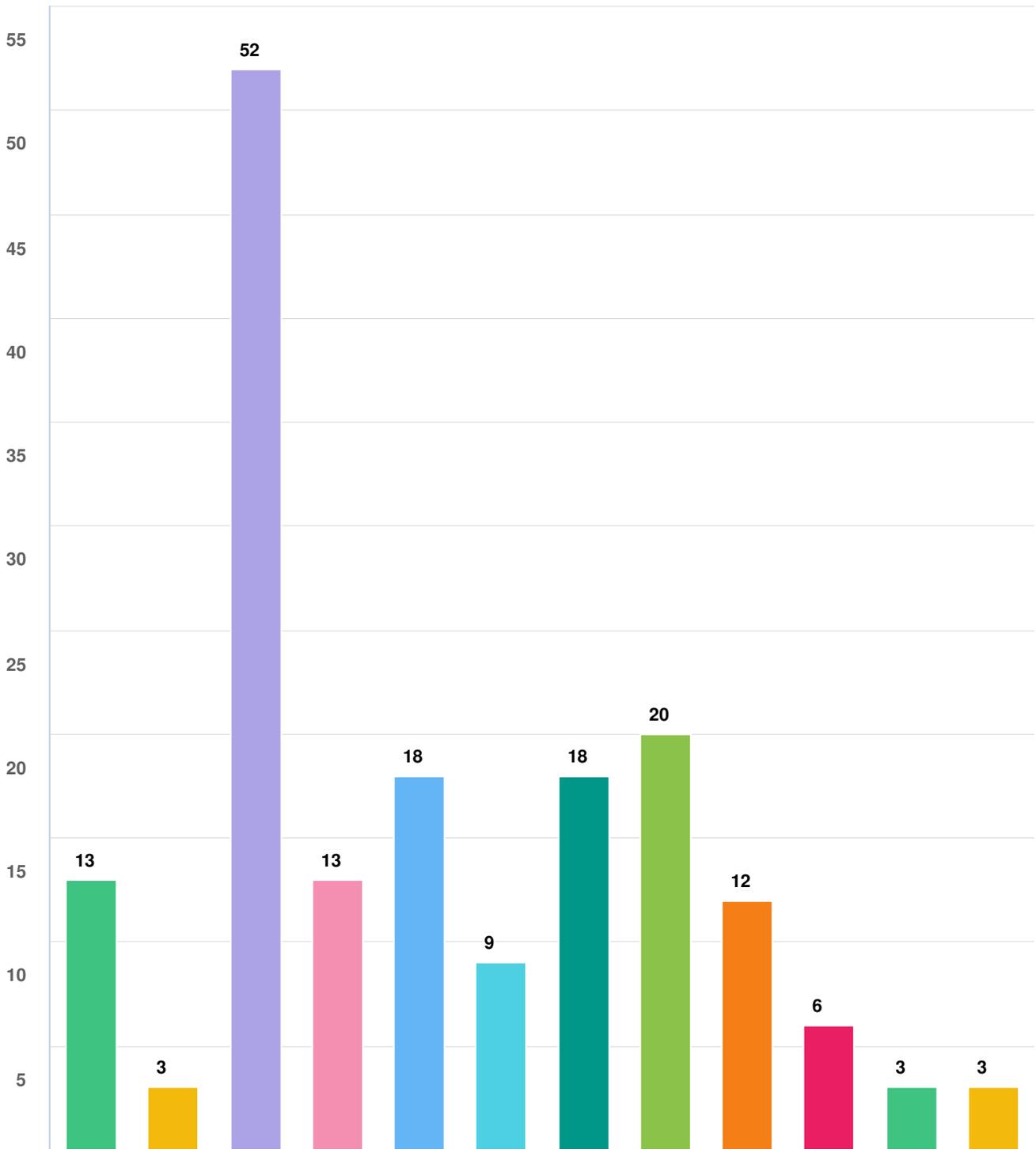
I typically use the park and ride into Vancouver

From White Rock direct to Vancouver.

From White Rock to Ferry Service.

**Optional question** (66 responses, 85 skipped)

**Q61** Which existing routes would you want more frequency on? See the image above for a map of the existing bus routes in the Whi...

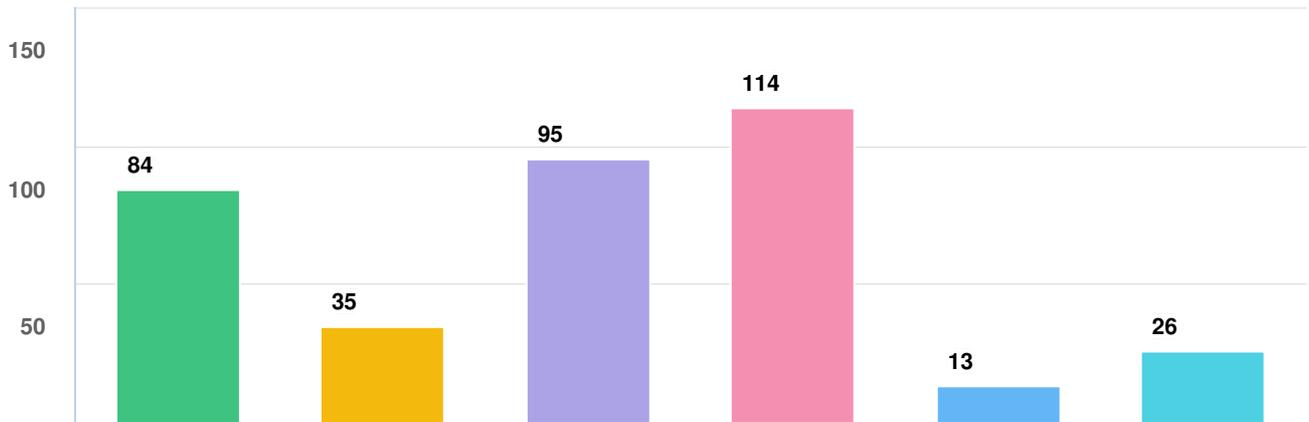


**Question options**

- 321
- 345
- 351
- 352
- 354
- 360
- 361
- 362
- 363
- 375
- 394
- 531

Optional question (81 responses, 70 skipped)

**Q62** What are some key considerations and priorities you think the City, the Province and Fraser Health should focus on in order...



**Question options**

- Hospital parking
- Traffic on adjacent streets
- On-site services and amenities
- Design for future expansion
- Other (please specify)
- Traffic within the hospital area

*Optional question (144 responses, 7 skipped)*

**Q63 | What additional comments do you have regarding future expansion of Peace Arch Hospital?**

Hospital Buildings is a priority. Underground parking can be made available to the public and staff.

This is not a municipal responsibility. Stay in your lane and focus on the few things that are your job and you might be able to do them better.

Consider building below or above ground parking facilities connected to the Hospital

People of White Rock should not have to have parking problems within their own homes, people should not have to pay for parking at hospitals, it is usually a stress filled situation, no feeding the meter, traffic flow away from community, directional flow  
build higher with multi story parkade

Have a cardiac section in the hospital. All patients have to go elsewhere for heart related conditions

Expansion should be based on needs of community.

there should be free parking at hospitals. it is stressful to deal with having to pay at a hospital.

Innovation and enterprise ecosystem in close proximity. Support local employment and entrepreneurship

We never go there as it has a terrible reputation medically. That issue is beyond the scope of the OCP!

White Rock should try and attract the next medical professional buildings that get built in the area. The plan should be more of a green campus with public space, connection to the greenway, and all the services/specialists located on site. St. Paul 2.0  
womens clinic

Emergency service wing and out patient services.

**Optional question** (13 responses, 138 skipped)

**Q65 | What City-related matter, projects and goals would you be most interesting in tracking our progress on? (e.g. housing, water, environment, transportation improvements, etc.)**

Parks and Transportation

Housing, major developments, clear cutting, planting of trees, the waterfront, affordable housing.

We need to join Surrey and all of the above.

Housing, community spaces

Water, transportation, parks.

housing

Housing, affordable housing, protecting renters.

Accommodation for visitors, more B&B's, hotel, bldg Heights, livability, waterfront storefront upgrades and filling the empty stores. Water the flowers, the pop up plants on Marine Drive are dead.

Housing, Transportation and Marine Drive Improvements

Need more time to think about this.

Waterfront improvements

Housing and environment

I want to see a voting summary page from every council meeting posted just like the agenda and video and minutes are. We should be able to see how you voted by agenda item, so we can reconcile.

Improving the viability of the waterfront

All of the above

Better building code enforcement

Water and transportation

Building heights on new developments

All of the above. They're all integrated.

All

Housing, transportation and hospital improvements

housing; dog management bylaw

Water quality, home ownership

Affordable housing

Improve environmental protection and management

development, water front enhancement

Water quality, environment, garbage pickup coordination/improvement

Building heights. Public spaces. Public entertainment spaces.

transportation improvements, water system quality improvements & economy

Environment, waterfront improvements

housing, environment

Housing

Housing and increasing densities

housing(including rental and affordable), waterfront developement, water

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quality, business development

water

Every service, project and activity the city undertakes should fit within the OCP principles, and strategic plan priorities/goals and Council set priorities. Every activity should be measured in how it achieves or makes progress in those areas.

Rental housing stock and affordable housing.

Housing and waterfront

crime: theft in parks, streets, homes

Water, non-OCP approvals, green space/park improvements

Housing, environment and transportation, plus development approvals.

Water with Gvrd., planning town centre,

City clean up. Streets and boulevards are littered with trash and cigarette butts. Shop owners and residents don't clean up and no enforcement to do so

housing and water

More parks

transportation and improvements (building)

Water and general improvements

Building heights, water, environmentdensity

Housing, water, environment

housing,transportation

New Development in outskirts of white rock (north bluff and kent area)

Water is a huge concern and we need to know when it is safe to drink

Limiting Building Heights, water quality, any other changes

Development commercial

densification and eco-approaches to building and other eco programs

Water quality and provision seem to me very important. Infrastructure commensurate with development seems to lag behind. Progress in this area is of great interest.

Transportation improvements (sidewalks, roads, walkways), water, environment, housing - all of it!

Building heights and handling of our infrastructure, transit, water

housing, water, environment, any work scheduled

Hospital expansion; height restrictions; water quality; housing; environment infrastructure; water q

Pretty much everything that was mentioned in the survey: transit, environment, housing, development, Waterfront, PAH, and I would not mind knowing about the Water Quality as well  
housing, environment

water, housing and transportation

Housing, environment

Affordable housing and rental project.

Environment, transportation

All

Wellbeing is the most important. The City should have an annual well-being of the community assessment. Well-being and happiness are closely

correlated with social connections - find a way to measure that  
Housing and Improvements

water, environment

water, environment and community cohesion and inclusiveness

Housing affordability.

housing; how many units, how affordable, occupied? Water: treatment issues,

Water, housing

Development, infrastructure projects and water updates

Water for sure, as our water is terrible and undrinkable now. We need to solve this ASAP

Housing, green spaces, more affordable public transport. Water I believe is done.

How many amendments and exceptions are made to the existing OCP

High rise permits , water

Environmental Issues, Transport Improvements (can I say rapid transit one more time to the parkride!)

Water.

Environment, Water

housing and improvements

Expanding the tax base by encouraging more residents

Housing

Green space and tree management

Our Cultural Identity, Building Community, Multigenerational Affordable Housing, Leading Edge water and housing projects, Accessibility for all, senior care  
Housing and development of the art and theatre aspect of the city.

High rises and traffic

Housing, arts integration, transportation, arts commerce

Water quality, transportation improvements,

absentee owners; vacant properties (as in owned but left empty); average rent; ratio of green space per resident; no of people who can live without a car  
housing, green spaces, hospital expansion

Major developments in the city

Updating, upgrading West Beach Marine Drive buildings...shabby and not at all 'historic'--just old! If our taxes on these are going to be so high then the "best use" concept should give businesses a fair chance.  
Housing, the environment and business development.

no high rises, water, environment, more public and affordable transit

Housing, homelessness

all of the above examples. The town hall held last evening was helpful.

housing and high rises and infrastructure

Housing and affordability

The success and failure of these goals all need to be measured. An annual export card is appropriate

New Developments including rezoning and changes to OCP, building schedules. Notice of Johnston Road Revitalization work.

Transportation

Green space

Reducing city costs by contracting out services and having productivity standards for all workers

Housing

Housing in upper core, more attention and maintenance on public green spaces, not just around the tourist areas

Gross Revenue per waterfront visitor, number of trees bigger than X diameter, Number of new homes built with gardens/landscaping, acres of land acquired for greenway or park land

Housing

Construction and parks. Memorial Pak is a slab of concrete and no local resident can afford anything being currently built.

Building development, water, environment

health of local small business, tourism, housing

housing and transportation improvements

Development

water improvements, environment, planning

A would appreciate a biannual general update with tabs for in depth information.

housing and transportation

housing, environment

housing; water; propose developments for town centre

water, environment (newer houses are being razed and disposed of for

modernization) alot of clear cutting has been occurring on hillside diminishing water retention of banks and repairing antiquated infrastructure.

All proposed developments, housing, water, green spaces, plans for affordable housing, transportation.

improvements, environment, transportation

transportation and environment.

**Optional question** (124 responses, 27 skipped)

**Q66** | **What type of data would you find useful for the City to gather and report on? (e.g. increase in housing supply or commercial space, value of capital investments in City infrastructure, water quality, etc.).**

Operating costs for Memorial Park, Vidal Street Parkade and Arsenic/Manganese Plant. Revenue from New Parkade. Costs of Water Main replacements.

City infrastructure, city operating costs. Investment in public spaces and operating cost of public spaces

All of the above.

housing supply

Number of rental apartments in the city over the last 10 years, with detailed breakdown of rent costs in White Rock.

All of it and tourism. Very unfortunate you removed the beach kiosk. It was a great place to promote our town to visitors and locals. A gathering place to find out about events in town, and for locals to find out about things to do for their guests.

Tourism and business growth activity

Need more time to think about this.

Parkade usage, business retention

Attendance and voting record for committee work and council meetings.

Water quality, commercial vacancy rate

demographics, population, family size, age distribution, use of Marine Drive business, Hospital improvement , tourist numbers to White Rock etc.

All money from developers

Water quality

All of the above. They're all integrated.

All

hospital updates, increase in housing supply or commercial space, value of capital investments in City infrastructure, water quality etc.

Water quality is already gathered and reported on regularly, it is important to keep this going but I understand this is required by Fraser Health anyway; We need good data on housing supply; monitor commercial spaces for vacancy & disrepair

The utilization of commercial buildings in Town Centre and Waterfront - way too many vacant and run down (parts are embarrassing).

Public compliance with Bylaw 1959

Water quality, what businesses would be most successful for waterfront and the new opportunities with all the building uptown.

Quality of water. Housing supply.

water rates in GVRD compared to City of WR Water rates

parks, trees, green space, affordable housing supply

Housing supply increase needed

Housing supply increase needed

water quality/supply, increase of commercial space/housing supply(including rental and affordable), business retention/development/diversity, green space development/retention, value of capital investments including pay parking revenues

how much money is being spent reviewing the OCP again

water quality, park and walkway maintenance standards

Increase density of housing on North Bluff Road.

Infrastructure

thefts in parks, streets, homes and perceived safety in those places

Marine Drive parking eg. peak days/times (noting weather), amount of park space as compared to other Metro Vancouver cities, foreign ownership (commercial and private).

Water quality

Water quality, reducing \$ pay parking for hospital visits, beach visits

increase housing supply that's all I hear people talking about that there is a housing shortage

Increase the housing supply seems like a lot of people are moving into White Rock now

general state of the City

housing and water

Water quality

Density areas, infrastructure

The more information the City can gather, the better.

crime and vandalism, general safety issues, RCMP crime statistics

High density on outskirts of White Rock

Re zoning, water, advance notice when building have are to be considered and built.

water quality

Water quality

densification and eco-approaches to building and other eco programs

All of the above.

Water quality,

water quality, how would/could WR handle infrastructure for all the highrises being built? water/sewer, electric/ fire fighting/parking

Infrastructure; water quality; housing

increase in housing supply or commercial space

WATER QUALITY!!!!

water quality

Increase in housing supply, projects presently being undertaken.

Create more new rental buildings.

outcomes of OCP recommendations

All

Increase in Housing or Commercial space.

value of capital investments in City infrastructure & water quality

Increase in housing supply, average rents.

all listed

Amount of money spent on infrastructure projects for different regions of the city. For example how much is spent on Marine drive improvements vs Buena Vista improvements.

Water quality reports, very detailed ones on a regular basis that show increases or decreases of harmful chemicals. Our water is worse than most other places in Metro Vancouver when it used to be the best 10 years ago.

Satisfaction of residents

Water quality

parsnips

Residential property tax base and increases. Types and Quantity of Requests for Service and Response Rates. Interested in volume of chloramine used as would like to see it dropped to the lowest possible level. Water quality. I want Chloramine out of the water. The water people are difficult to speak to, and sometimes behave as if they run their own fiefdom! Sorry, but there is a woman there on the front desk who is aggressively rude.. Financials - actual costs to budgets, project plans prior to approval

increase in housing supply

Number of empty homes and empty commercial.

all the above-great!

All of the above.

Traffic

Housing supply, water quality, arts spaces for production, sales and performance,

Water quality

water quality vis a vis International standards; number of new residents

Our water quality is now enviable. With the new towers coming in the housing availability is going to rise--good! What about all these third world banana republic wires and poles everywhere--surely these can be buried. Looks terrible!

All of the above, but the city should be reaching out in communicating these things. You are very guarded with information.

buy commercial property on Marine Drive. Many business go bust do to raising rents.

increase in housing

Again these good examples of information it is good to have. Thank you

Increasing rental and affordable housing stock

All of these need to be reported on annually

Number of rental versus owner occupied homes, vacant homes.

Water quality

More commercial space

Water quality

Crime traffic

Housing

Development fees received versus infrastructure additions and repairs paid

All of above

Empty houses and use of public facilities (library, rec centre etc..) by non-locals

building plans, water quality, green space development

all of the above

none

All of the above

You have listed 8 concerns. tracking progress or lack of progress in those areas would seem reasonable.

increase in housing supply

housing supply, ownership

new building development proposals; water quality; life expectancy of infrastructure and replacement costs

a clear mapping of pipe lines and subsequent organized road closures. FYI  
underground streams have dried up. Empty residences condo or single  
including businesses.

Housing supply or commercial space, water quality, planned developments

water quality, population growth, expansions

Value of Capital investment in city infrastructure.

**Optional question** (106 responses, 45 skipped)

**Q67 | Do you have any other suggestions for how we guide the future of the City?**

I think there are a lot of younger people that want development that do not go to Council meetings to have our views heard. I want the focus to be on making the Town Centre walkable and accessible by transit.  
Cap the heights off in the Town Center before a developer makes an application for a high-rise.

Yes We need to join Surrey.

Speed zone around schools and walking areas. Road maintenance.

When doing surveys make sure they are available to White Rock residents only. Also take into account when changing a bylaw that all costs are considered.

plan for the future White Rock cannot stay a sleepy town like so many old people want with no development. The younger people are to busy working to take part in the OCP process but they see they want to see progress within our city

Increase protection for renters. If a tenant is "demovicted," make a bylaw so the tenant can move back into the suite after renovations FOR THE SAME RENTAL FEE. If they redevelop the Silvermoon, rent will go up by 100%. I commend the 1:1 rental replacemen

Visitor accommodation.

Relationship with First Nations and the BNSF railway. Opening up the Promenade and Pier to greater public access and International access via rail and marine traffic.

A key issue for the Waterfront area is to make it more vibrant and people/pedestrian friendly by keeping it as close to a "beach town" atmosphere. Most development should be focused in the Town Centre. Whiterock is an amazing community. People are coming no matter what so having a plan and a process to implement the plan expeditiously is vital.

I'm doing the work of a previous council is petty. This ocp review is a waste of time and money. I participated fully in the previous lengthy process and felt it represented all the things I heard around the table. This council is getting it wrong.

Waterfront needs a cohesive theme and needs to be taken off life support.

Our city is not just the town centre. It should be our community centres, waterfront, hospital transit routes, highway access, walking the waterfront, seniors, etc. Every part of the city should be our focus including a new City

Hall Centre,

An investigation into how we got 13 high rises and the other side of North Bluff road got none.

Look forward and move with the times. White Rock seems to be “stuck” in the past, and unable to move forward. Make it a vibrant and welcoming city. Waterfront should be a draw for visitors and locals. It looks like it is dying a slow death.

Development of residential homes and how they impact neighbouring properties (ie height, lights, overlooking each other, backing up onto other properties, loss of privacy)

Important to connect green space so you can walk peacefully, uninterrupted. There need to be ribbons of green space from the top of white rock to the beach, through business, to open into parks, along side apartments Hogg Park is a good example.

Increase density along 16th from Town Centre east to King George. Does not impact the view of the water and City of Surrey is on the opposite side not White Rock.

Please stop making decisions that lead to law suits.

Neighbourhood improvements (ie. sidewalks, parking, green space)

Improving the promenade and pier is great but ignoring the look, and ambience of businesses on the strip is negative. Bring in vacancy tax. The area west of Jan's is scuzzi for the most part. Winter rents s/b nominal - operating costs only.

No more high rises. Keep development low and view protected. Keep the beach front quaint and interesting and welcoming.

Not at the time. Look forward to OCP public presentations.

Police & Fire Services - should they be stand-alone or combined with Surrey? I vote stay the same as we are.

Improve bike lanes in uptown, create walking and biking trails

Even out densities allow more in town center transition areas and decrease heights in the town center to distribute everything evenly

hire an economic development person; try to link the waterfront with uptown/5 corners

Under affordable housing there was no space for comments. I would encourage larger lots being subdivided into 2 and building 2 houses or duplexes

Make it a priority to maintain what we have before adding new things to the

list. When developing a park, building, etc. include the ongoing operational costs into the budget for future years.

No.

I hope the police will be vigilant in keeping vagrancy and associated crimes at a minimum

coordinate with Surrey, to make 16th and the town center more attractive.

A transparent reporting of how community input turns into the OCP backed up by documentation as to how the final report reflects all the various opinions presented.

Without sounding racist, many smaller homes are being demolished and replaced with monster homes that are affordable by off shore investors or non-immigrants. See the news feature on school children ordering lunch deliveries etc.

Please please fast track

Clean up what we've got ! Other communities can do it...why can't WR ???

Staying on type of minor issues like vagrancy and thefts to keep a feeling of safety and community.

Openness, we voted for those whom we thought would do their best for the good of all ( the majority at least).

It is sad to know that this would be the 3rd OCP in a very short time, but I have faith in the current Mayor and Council to do it right this time and not pander to the developpers!

dont change our policing as surrey is doing.Retain the R.C.M.P.

Allow development

The traffic is getting very dangerous, is this being monitored? For example Best and Russell are so dangerous at times to cross. Merklin has no parking for residents due to construction workers. What is being done?

Would love to have a limit to residential tree/hedge heights that block neighbors views and light. If there is a limit for building height, there should be a limit to how high your hedge and trees get.

All about making sure restaurants and businesses along beach survive. Way too many shut down every year. Public events on beach are key. Bring people (tourists) in to spend money and enjoy our beautiful city

This is a good overall survey, causing thought and interest. Thank you.

So many older condos do not have visitor parking, the street parking can be full, worried with more high rises etc the parking will become more difficult. The city makes a ton of money from cars parked too close to driveways etc as parking is so sparse

Reducing our city's emissions - energy efficiency standards for new builds, embracing renewable energy, bike lines, better transit, preservation of trees and wildlife, sustainable developments

the OCP should not just be a "guideline". Once adopted the "official" part of the OCP should be adhered to.

Personally I found this survey rather challenging to actually get across my concerns with the city.

the future of White Rock in joining the City of Surrey. it makes sense.

Please let more new rental buildings in the town centre.

As we grow. Green space is important..you can never get to back once gone!

Have weekly garbage pickup for health reasons.

Hospital/Medical district needs a more focused review especially in view of the fact that a medical district is being planned on the Surrey side of North Bluff

Have free parking not parking meters everywhere. Like at the Hospital should be Free like Ladner Hospital?

community inclusion / engagement is an important measure

yes, when the OCP has been adopted; notification of any application to change it outside of the renewal cycle and who has the right to ask. Citizens should have priority over developers

I'll be attending the OCP meetings to express some of my opinions

Make preserving trees a priority and enforce bylaws on current construction sites. I've had construction next door to my house for 2 years with multiple violations and it has been difficult many times to get the city to respond. Learn from past mistakes. Be thoughtful/mindful .

I feel that it is important to stick to the OCP and not bend it very often. Also, although we have strict bldg rules with regard to maintaining views and site-lines, residents can grow trees to completely obscure the views of others. YES. We need to start undergrounding wires when roadworks/sidewalk improvements made. It is so darned ugly and way too much weight. Look at

Oxford (and major roads) overhead wires - with more and more fiber added, wires are pulling on the poles.

Thanks for asking. I am happy with the way the new Mayor and Council are working together.

Seriously consider merging with Surrey - cannot survive on W/R tax base

Parking, parking, parking - not just at the waterfront. With all these high density buildings going up come more cars. They will need to be able to park somewhere!

Please ensure there is a mechanism to ensure affordable home ownership and affordable rental

Dont allow all the commercial space if it is never occupied - could be living space instead.

Thank you for all the new council and City Team are doing.....still have a concern about health and safety for people regarding dogs on the beach.....more activities to celebrate, honour the diversity of population Keep all the channels of communication open as you are doing now. Well done.

Residents opinions should have weight in decision making. The last council was defeated because they would survey residents but then ignore their wishes

White Rock needs to become an "all arts" destination, by recreating a unique atmosphere and massively creative environment.

I would like to see if there are any plans to extend the promenade to crescent beach and create a real sea wall similar to Vancouver

Don't be afraid to modernize and move with the times. Old and shabby is just old and shabby. Let the uptown go higher, it will be good for the City and the community up there. Don't fear development, make it beautiful and pleasant. Thanks!

Right now there is a great deal of distrust between City Hall and the residents of White Rock because we have been ignored and City Hall has destroyed our city. I doubt the people destroying our city live here. I wish they had to live with their decisions

What do you value about your community? I value having places that I am proud of ex., LGBTQ+ sidewalk, good restaurants, good meeting places like Islands cafe and Laura's, beautiful community center, Generation's park, concerts on the beach

Look at the ratio of building sizes to the footprint of the property. The mega houses with no green space and often unoccupied is a problem. Stop spot zoning, if that is the correct phrase. No More Highrises Please!

More mid to high density on north Bluff road

Our city is looking very dated and tiered

Top Priority: People Mover (i.e.Funicular) between 5 Corners and Beach.  
This single project would do the most to bolster the economy, ease parking, help businesses and create an international attraction that would bring visitors and tourist \$\$ into WR.

None

Safer crosswalks at Johnson and North Bluff (Pedestrian scramble crosswalks) traffic calming in the entire town center. More crosswalks across North bluff in town center east.

Monthly as a group council members and the Mayor could go to a predetermined area of White Rock and complete a 30 minute walking tour to see what is going on and better connect with our community

Make public art spaces

Please try to retain some character. Also, please set limits as to house size on residential property. 5000 square foot houses are not green, do not provide affordable housing and do not fit within the character of a neighborhood.

White Rock should have a firm policy on power lines, poles, and cables. It should be part of every new development to take these services underground. In SF residential areas, utilities should be required to remove excess poles/wires each new connection

Waste of time and tax dollars as OCP was just completed after very thorough and inclusive process.

Stop the insanity of out of control bad urban planning. What made White Rock popular in the past was its charm and small town feel. It's being turned into a poorly planned suburb for the the rich. No place for kids to play . Bylaw enforcement is pathetic

encourage development in the downtown core to give it more energy while maintaining identity. The surface lots are an eye sore and make the street feel a lot less vibrant. 3 Dogs and Blenz help but there's a long way to go. KFC is an eyesore.

Get rid of the inclination to listen to the NIMBY people. White Rock clearly needs more income and will not get it by halting development

In the opening comments it was stated that we want to make space for more residents. I think this is a faulty premis.

my observations are that seniors 65-90 are driving the review. They only rep 34% of W.R. population. Find a way to connect with the 15-65years who rep 57% of W.R. population. Get them involved early with social media and you get a more sustainable ocp

Give most weight to the opinions of the people who live in the various areas

of the City than to those who do not, since there appears to be a significant "no growth, no change" group . The latter is a general position needing separate debate.

keep residents updated on all current and future development proposals well in advance of any approvals being made by City.

THIS WAS DIFFICULT TO LOCATE. Survey should be published in PAN and/or delivered to all residences. Not everyone owns a computer even so maps are hard to see, do not print extents & schedule OCP not in summer during absence of residents.

Development is necessary when done prudently and taking into account the wishes of the majority of citizens. The people of White Rock clearly indicated in the last election we do not want any more high rises!

Yes, this is a local seaside community which is expanding. I have concerns of the number of foreign buyers, businesses. I want to support and buy local and my city should encourage that. Stop selling out to foreign buyers, both residential & business.

All services should move towards being underground with every new development and street enhancement. The city should pay for this and not expect all residents to agree to do it or it will never be done and we will never be a first class city.

Youth activities

Link the City Hall and City center to the water front with walkways.

**Optional question** (100 responses, 51 skipped)

# Welcome to the

# - OCP REVIEW -

## What is an OCP? .....

An Official Community Plan (“OCP”) is a City bylaw that guides the way land is to be used and developed in a City over a 20-30 year timeframe.

Aside from providing policy direction for new development, the OCP addresses other important matters such as economic development, transportation, housing, environmental protection, and infrastructure, in order to guide decisions in a way that helps to achieve the community’s long-term vision.

## What is the OCP Review? .....

A new White Rock OCP was completed and adopted in October 2017. In 2018, Council directed that the OCP be reviewed to receive further community input, and update policies related to:



**BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE**



**GREENING THE CITY**



**STRENGTHENING TRANSIT**



**REVIEWING THE TOWN CENTRE**



**AFFORDABLE HOUSING**



**PEACE ARCH HOSPITAL EXPANSION**



**MONITORING OCP GOALS**



**ENHANCING THE WATERFRONT \***

*\* The Waterfront Enhancement strategy focuses on Marine Drive and is proceeding independently of the other OCP Review components.*

“...City Planning cannot be a ‘once and for all’ matter. Any plan needs constant modification to meet the community’s changing needs.”

- White Rock’s first OCP (1968)



# What is

# - PLANNING? -

## What is Community Planning? .....

Community Planning is the City's process to engage with the public and other organizations in order to establish a vision, goal, and policies for guiding land use and growth and achieving social, economic, and environmental sustainability.

Community Planning also includes research and implementation of policies relating to land use, economic development, social development, housing, parks, environmental protection, and other important matters related to the community's health and well-being.

## Who are we? .....

White Rock's City Planners are primarily responsible for providing professional advice to City Council regarding future land use and growth management in the City.

City Planners are also responsible for...



Coordinating public consultation events, summarizing information, and educating the public.



Reviewing and processing many different types of development applications.



Developing land use plans and strategies intended to encompass various aspects of community life.



Helping the community achieve its short and long term goals.



“...City Planning cannot be a ‘once and for all’ matter. Any plan needs constant modification to meet the community’s changing needs.”

- White Rock's first OCP from 1968



# What is the

# - PROCESS? -

The OCP Review involves 3 key phases: .....

WE ARE HERE!



SUMMER 2019



Public Input



Receiving feedback on how current policies could be improved and identifying gaps in the OCP.



FALL 2019 / WINTER 2020



Options Development



Generating land use / policy options and seeking input from the public on options.



SPRING 2020 / SUMMER 2020

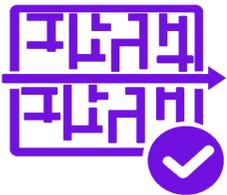


Recommendations



Choosing and refining options and presenting them to City Council for their consideration.

Our promise to the public: .....



We will give you the information required for you to participate in an informed and meaningful way.



We will listen to you and do our best to help answer your questions regarding the OCP Review Process.



We will gather and organize your feedback to make sure we know exactly what you think about the OCP.



We will utilize your input to review our OCP and consider it along with technical analysis and White Rock's context.



We will summarize all the information gathered and report back to you regularly with the results.



We will ensure Council knows about your thoughts and opinions before they make their final decisions.

“...City Planning cannot be a ‘once and for all’ matter. Any plan needs constant modification to meet the community’s changing needs.”

- White Rock's first OCP from 1968



# BUILDING HEIGHTS OUTSIDE TOWN CENTRE

## Reviewing Building Heights: .....

Allowing a range of building heights can allow our community to accommodate a growing population with limited land area by focusing denser, taller buildings in a compact central area with services and employment, while maintaining existing single family neighbourhoods.

Taller buildings can also have an impact on existing views and sunlight access, which means they require sensitive design to minimize issues.

### By the numbers...



There are over 30 existing buildings in the City that are 5 storeys or taller, either occupied or currently under construction, with 20 in the Town Centre.



85% of Rental Buildings were built between 1960 and 1980.

## Current policies in the OCP: .....



Growth is focused in high activity areas that are already characterized by medium to high intensities, primarily in the Town Centre and secondarily in adjacent areas and the Lower Town Centre (Policy 6.1.1). The tallest and densest development is focused at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing gradually to the south, east, and west (Policy 7.2.1).

Residential densities are focused in the Town Centre, but housing choices are distributed throughout the City in all neighbourhoods, with duplexes and triplexes allowed throughout Mature Neighbourhoods (Policy 11.1.3).

The City's Land Use Plan allows for a range of heights, with large areas of Single Family Homes and taller apartments closer to the Town Centre.

### How many homes can fit in an acre?



**SINGLE FAMILY**  
4 to 8 homes



**TOWNHOUSE**  
15 to 30 homes



**LOW/MID-RISE**  
40 to 60 homes



**HIGH-RISE**  
75+ homes

## Potential ideas: .....



Focus taller buildings only in the Town Centre Area.



A maximum of 4-storeys for all buildings or properties along Thrift Avenue.



Develop a City-wide building height map.

*Did you know... The first building in the City of White Rock to exceed 4 storeys in height was the 6 storey Bayview Garden (previously known as the Bayview Chateau) constructed in 1966, at Blackwood Street just south of Thrift Avenue.*



# BUILDING HEIGHTS OUTSIDE TOWN CENTRE

## What we've heard so far: .....

The **TOP 10** principles you think should guide the growth of the City. New developments should...

1. Be where residents can walk to shops and services (77 respondents)
2. Be required to upgrade the adjoining streets and sidewalks (72 respondents)
3. Result in new public spaces for the whole community (66 respondents)
4. Be located close to existing bus routes (64 respondents)
5. Be phased with growth in hospital services (56 respondents)
6. Not impact existing mature neighbourhoods (47 respondents)
7. Add employment space to the community (45 respondents)
8. Be focused on rental housing or other affordable forms of housing (40 respondents)
9. Be focused on other principles - e.g. see comments to the right (22 respondents)
10. Not occur in White Rock (6 respondents)

101 total respondents

What other principles do you think should guide the growth of the City?

“Higher density housing to eliminate sprawl (such as allowing lane homes, encouraging rental suites, etc.)”

“Allow the Town Centre Transition Area to remain under the current OCP density and heights and lower the heights in the Town Centre.”

“Residential housing within a block of North Bluff Road should be restricted to multi-family to reduce the number of driveway accesses.”

“Absolutely no building should be approved if the height of the new building exceeds the height guidelines of the OCP.”

“New development should include some form of mixed income housing and affordable rental housing.”

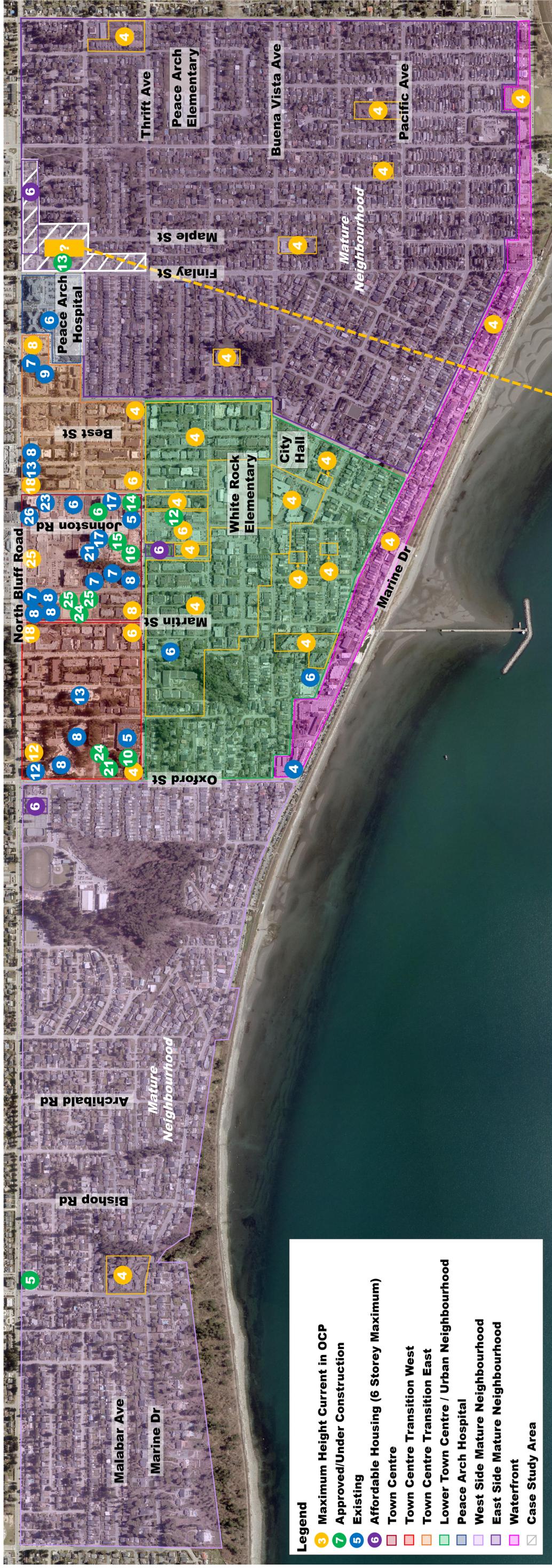
“New development should, wherever possible, maintain existing view corridors and sun access.”

## Give us some feedback! .....

Do you have any further thoughts on Building Heights?

*Write your ideas on a sticky note!*

# BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE



- Legend**
- 3 Maximum Height Current in OCP
  - 7 Approved/Under Construction
  - 5 Existing
  - 6 Affordable Housing (6 Storey Maximum)
  - Town Centre
  - Town Centre Transition West
  - Town Centre Transition East
  - Lower Town Centre / Urban Neighbourhood
  - Peace Arch Hospital
  - West Side Mature Neighbourhood
  - East Side Mature Neighbourhood
  - Waterfront
  - Case Study Area

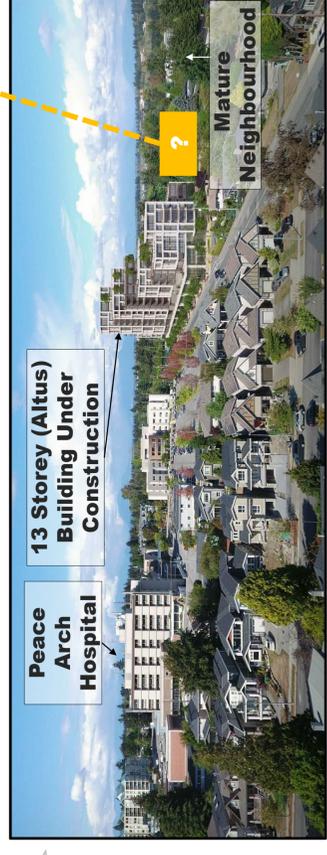
## Building Height & Neighbourhood Map

*We want your feedback!*

### CASE STUDY: HEIGHT TRANSITIONS EAST OF PEACE ARCH HOSPITAL

On the site beside the 13 storey Altus building under construction and the mature neighbourhood to the east of Maple Street, building heights should be:  
**Please place your dot beside the option you agree most with...**

Townhouses (3 storeys) (Current OCP policy)	
Townhouses and Apartments (4 – 5 storeys) (Proposed by applicant in image to the right)	
Apartments (6 – 10 storeys)	
Remain Single Family	

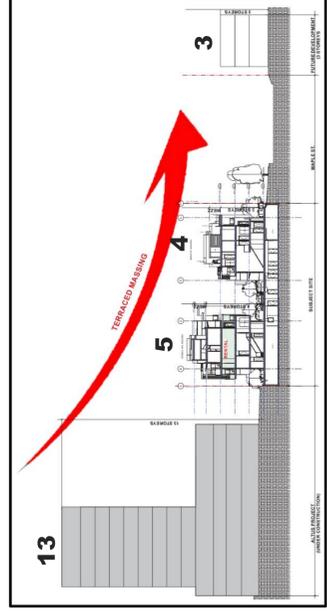


13 Storey (Altus) Building Under Construction

Peace Arch Hospital

?

Mature Neighbourhood



Rendering of 13-storey Altus building east of Peace Arch Hospital  
 \*\*\* For more information, supplementary drawings are available on the table

Terraced height transition from Altus building proposed by applicant



# BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE

## OFFICIAL COMMUNITY PLAN HEIGHT TRANSITIONS

Land use designations allow for the management of future development in the City. Future growth is presently focused in the Town Centre, adjacent Town Centre Transition areas and the Lower Town Centre. areas are outlined in the below Figure on the right.



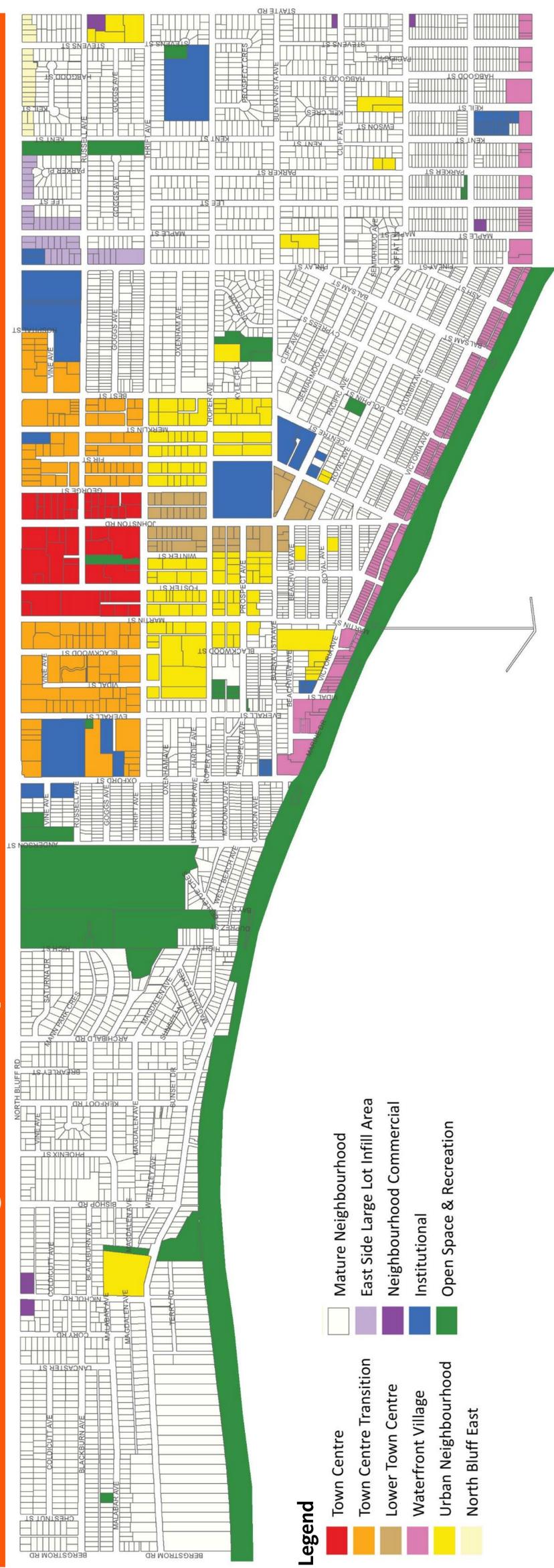
OCP maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas (\* indicates 2.0 FAR)

Allowable densities (Gross Floor Area Ratio or FAR) for future development for these three land use designations are highlighted in the Figure below on the left. Potential heights (in storeys) for the same areas are outlined in the below Figure on the right.



OCP Conceptual Height Transitions in the Town Centre, Town Centre Transition, and Lower Town Centre Areas

## OCP Land Use Designation Map



# GREENING THE CITY

## Benefits of Greening the City: .....

Trees, whether growing singly, in groups, or in significant stands, produce a variety of benefits for both residents and visitors of White Rock.

Adding more trees will result in numerous benefits, including: improved air quality; additional support for ecological systems and biodiversity; and, shading and cooling for streets and buildings.

The importance of urban forests will continue to increase in the future, as trees are cost effective ways to mitigate the effects of climate change and build more resilient cities.



## Current policies in the OCP: .....

The selection of area-appropriate tree species for street planting is important to limit conflicts between the protection of views and the retention of trees (Policy 6.2.2). The strategic management of new building setbacks in multi-family and mixed-use areas is being enforced to create sufficient space and soil volume for trees while maintaining an intimate, urban relationship with the street (Policy 15.2.5).

In order to protect and expand habitat and natural areas, the City intends to adopt an Urban Forest Management Plan, and have development projects designed to preserve mature, healthy trees (Policy 12.2.2).



## Potential ideas: .....



Establish a “Neighbourwoods” subsidy program to support private realm tree planting.



Plant more street trees.



Develop a young tree management program to address structural pruning/ watering/nutrition guidelines.

.....  
*Did you know... One way to measure the extent of the urban forest is through quantifying the urban tree canopy - including the layer of leaves, branches, and tree stems - when viewed from above. White Rock’s urban forest canopy today stands at 20%, as compared to North American cities average of 27%.*  
.....



# GREENING THE CITY

## What we've heard so far: .....

How would you like the City to increase our connection and access to nature?

“Improve public awareness and education about our existing natural assets such as the Semiahmoo foreshore.”

“Creating new public green spaces in town centre where new buildings will be constructed.”

“Creating new off-leash dog park that is maintained and is a model of dog parks in North America.”

“More trees, flower baskets, trees on road islands and many more new trees in new construction. Trees should not impede views.”

“I like the plan for the new public square at Russell & Johnston. This will be a great addition to the Town centre.”

“More trees along sidewalks, public green spaces in our Town Centres with comfortable seating to reflect and watch the world go by.”

What is your favourite green space in the City?



## Give us some feedback! .....

Where would you like to see the City prioritize planting more trees? *Place a dot!*

Boulevards (i.e. Street Trees)

Existing Parks (i.e. Bryant Park)

New Parks (i.e. New Green Space)

Natural Areas (i.e. the Ravines)

What types of parks would you like to see more of in the City? (i.e. dog parks, open spaces, parklets, playgrounds, etc.) *Write your ideas on a sticky note!*



# STRENGTHENING TRANSIT

## Benefits of Strengthening Transit: .....

A well-connected transit system allows people to drive less and walk, cycle, and take transit more, resulting in healthier people and more livable places that are sustainable, resilient, and economically thriving.

Benefits of a strengthened transit system include: more commuting options; personal mobility for all; reductions in road congestion; decreased greenhouse gas emissions; and, decreased household expenses.



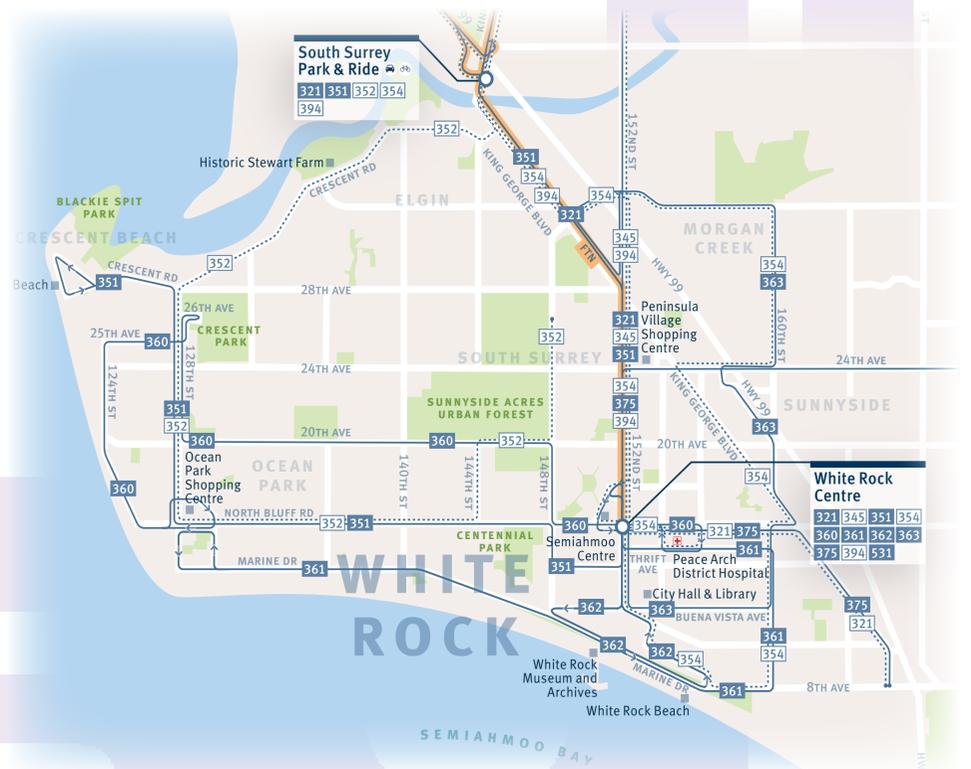
TransLink's New Double-Decker Bus (Source: Daily Hive)

## Current policies in the OCP: .....

Working with TransLink to:

- Enhance local service frequencies;
- Enhance local circulator service;
- Improve local service periods in operation;
- Ensure a universally accessible transit system;
- Improve the White Rock centre exchange;
- Enhance the transit customer experience; and
- Support regional transit improvements (Policy 13.3.1).

The Town Centre is also being identified as a key regional and local transit service 'anchor point', to ensure additional frequent and local transit routes and infrastructure investments are directed to the area and to recognize the Town Centre's role as a high-density, mixed-use growth focus area in White Rock and the Semiahmoo Peninsula (Policy 13.3.6).



South Surrey / White Rock Regional Transit Map (Source: TransLink)

## Potential ideas: .....



A B-Line Bus Route that services the City of White Rock and better connects the community regionally.



A fixed transit link between the Waterfront and Town Centre, such as a Funicular or Escalator.

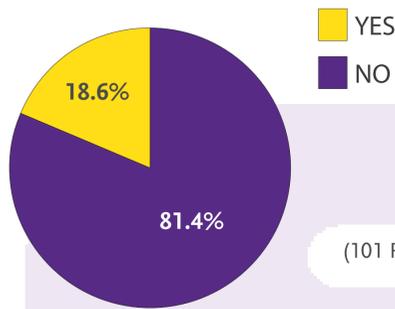
.....  
*Did you know... A B-Line Bus Route is a transit system that involves improved travel time, reliability, frequency, and availability. Travel times are improved because of stops spaced 1 km apart, with all-door boarding, and high-capacity articulate buses travelling along streets designed to improve travel time. During rush hour, bus frequency is every 5-10 minutes!*  
 .....



# STRENGTHENING TRANSIT

## What we've heard so far: .....

Do you currently use transit on a regular (weekly or more frequent) basis?



(101 Respondents)

Which existing routes would you want more frequency on?



Why do you not use transit more frequently?

- “I walk everywhere.”
- “It is not convenient for what I need.”
- “Live and work in White Rock so either can walk or drive.”
- “No need.”
- “I am still able to access shops and services by walking.”
- “I drive a car.”
- “Don’t find it convenient; timing and bus stops locations.”

What would make you more likely to use transit?

- “Bring back the non-stop bus to Vancouver.”
- “Skytrain out here.”
- “Express service from Surrey Central to White Rock.”
- “Free transit.”
- “Nothing.”
- “Convenient routes to more municipalities.”
- “More frequent buses where I live.”

## Give us some feedback! .....

Would you like a B-Line Bus Route that services the City of White Rock? *Place a dot!*

YES

NO

Do you have any additional thoughts about transit? *Write your ideas on a sticky note!*



# TOWN CENTRE REVIEW

## Town Centre Review: .....

The 2011 *Town Centre Urban Design Plan* had its key ideas incorporated into the OCP and the Zoning Bylaw in 2013. There have been many changes since, including new buildings and some streetscape upgrades.

This review is an opportunity to get input on what features are still needed to ensure the area remains an attractive, lively, pedestrian-friendly, and highly livable neighbourhood. It includes looking at the height and density of future buildings in order to achieve open/green space and parks for socializing, shopping, and enjoying urban life.



3D Model of 2011 Urban Design Plan (shown to the right)



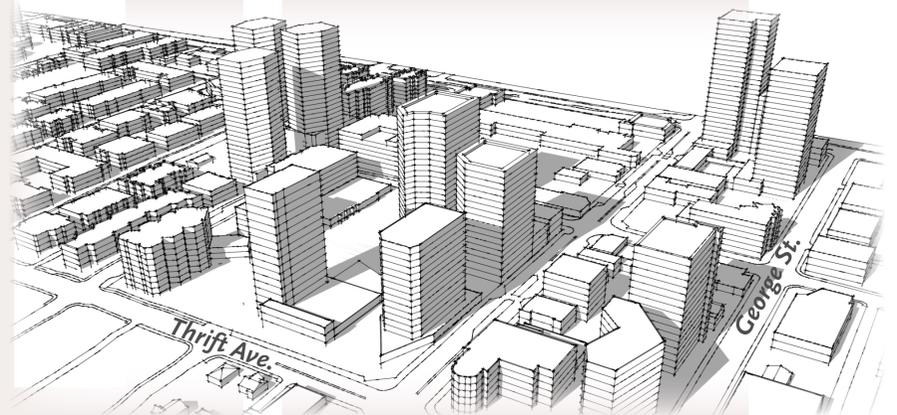
Illustrative Plan of 2011 Urban Design Plan

## Current policies in the OCP: .....

The Town Centre is the hub of cultural, economic, and public life in the City, with a diverse mix of uses, and it is the focus the majority of future growth. This focus will assist in maximizing the residents who can access transit and meet daily needs within walking distance of home (Objective 7.3).

Related policies include: encouraging the development of office, event, and hotel space, along with other employment generating uses (9.1.1); creating public space at the corner of Johnston Road and Russell Avenue and in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street (9.2.1); and enhancing the network of parks and public open spaces (9.3.2).

\*The City of Surrey is also doing a review of its Semiahmoo Town Centre Plan, with a draft land use plan expected in July 2019.



3D Model Showing Approved & Constructed Buildings



Rendering of 1500-block Johnston Road streetscape upgrades

## Potential ideas: .....



Require a portion of floor area in new buildings to be either rental or job space, to balance the amount of condos in the area.



Limit lot coverage of underground parkades on large sites to allow for better soil conditions for trees.

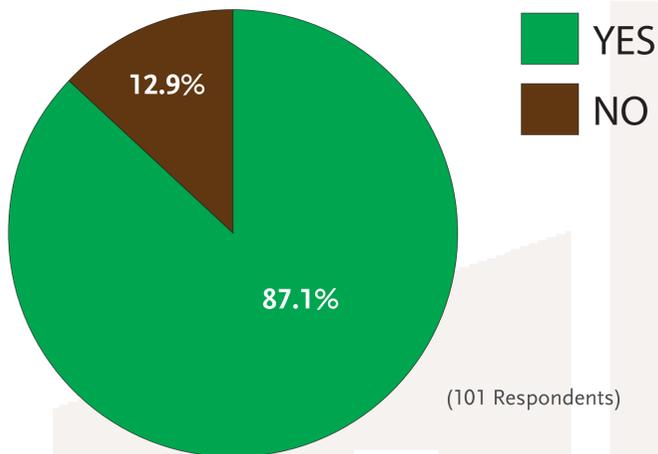
*Did you know... The 2008 OCP also described the Town Centre in the following way: "The Town Centre is anticipated to have the highest densities in White Rock ... Mixed-use development will evolve in the form of residential towers with street level retail. The number of people expected to live, work and shop in the Town Centre will reinforce its role as a vibrant focal point for the community."*



# TOWN CENTRE REVIEW

## What we've heard so far: .....

Do you agree with the guiding principle for the Town Centre in the OCP?



The OCP's guiding principle for the Town Centre states:

“If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.”

The OCP also calls for more green space, including a one-acre park and Town Square in the Town Centre.

## Give us some feedback! .....

What would improve the Town Centre? *Write your ideas on a sticky note!*

ACTIVITY	EXAMPLES	WHAT WOULD MAKE THE TOWN CENTRE A COMPLETE COMMUNITY?
LIVE	Condos, Rental, Seniors' Living	
WORK	Offices, Shops, Clinics	
LEARN/PLAY	Community Centre, Gyms, Parks, Childcare	
SHOP	Clothing, Food	
EAT/DRINK	Restaurants, Cafes, Breweries	
APPLAUD	Theatre, Performance Space	

There will be Town Centre Design Workshops here on July 6, 1:00-5:00pm or July 9, 5:00-9:00pm. Some activities require registration, see [talkwhiterock.ca](http://talkwhiterock.ca) for details.



# IMPROVING HOUSING AFFORDABILITY

## What is Housing Affordability: .....

Housing Affordability involves providing a mix of housing choices that are appropriate and affordable for residents with various incomes and at various stages of their lives, allowing residents to move out on their own, live in the same community, and age in place.

## Current policies in the OCP: .....

The OCP supports Non-Market and Rental Housing, especially in transit accessible locations (Policy 11.2.1).

“Gentle Infill” is promoted, enabling moderate residential growth in Mature Neighbourhoods, primarily in the form of secondary suites, duplexes, and triplexes (Policy 7.4.1).

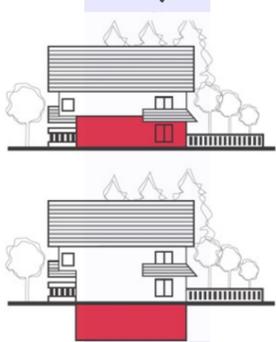
The retention of low-rise rental building stock in the Urban areas south of Thrift Avenue is a priority to preserve affordable and rental housing (Policy 11.2.2).

A minimum 1:1 replacement of existing rental dwelling units is required when an existing rental building is proposed for redevelopment (Policy 11.2.1).

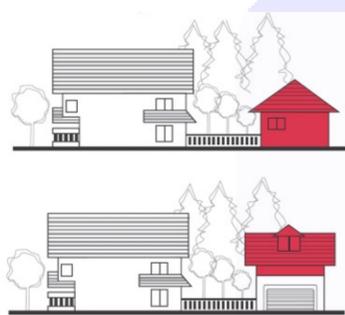


*Chorus, an inclusive and affordable 71 unit apartment in South Surrey, was opened in August of 2016 with 20 rental homes for people who have intellectual disabilities and 51 rental homes for the general public at affordable rates. The project was supported by UNITI, a partnership of three not-for-profit organizations: Semiahmoo House Society, Peninsula Housing Society, and the Semiahmoo Foundation. (Source: Landlord BC)*

Secondary Suite



Coach House



**Accessory dwelling units** means a variety of housing types that are attached or detached from the principle residence on a property and registered as legal accessory units.

This includes: **Accessory registered secondary suites**; **Coach houses**; and, **Lock-off suites** (separate suites with cooking facilities contained inside a larger duplex, apartment or townhome)

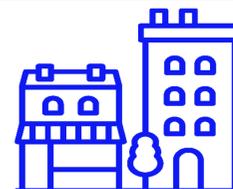
## Potential ideas: .....



Allow coach houses in mature neighbourhood areas.



Create more opportunities for duplexes and triplexes.



Encourage rental housing with increased density provisions in the Town Centre and TCT areas.

*Did you know... In 2018, the Provincial government changed the Local Government Act to allow cities to zone for tenure (i.e. zones can specify that dwellings must be rental).*

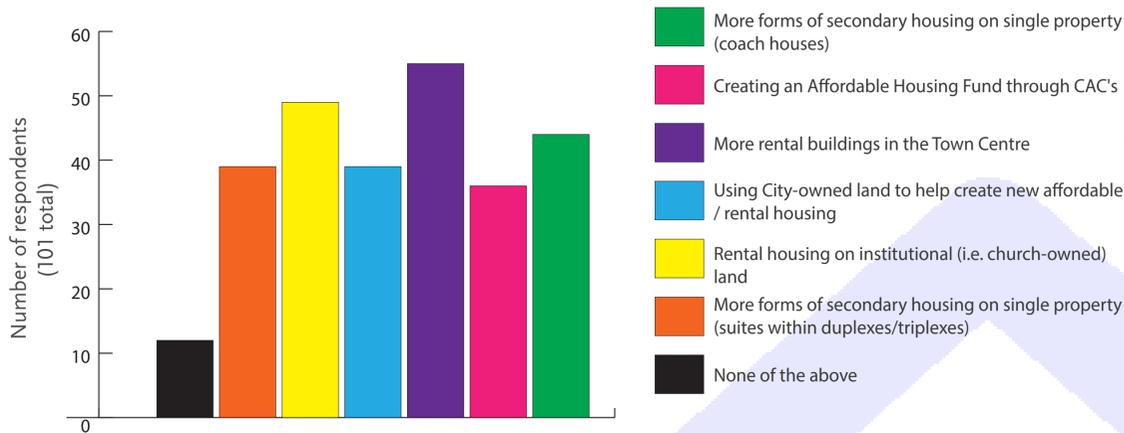


# IMPROVING HOUSING AFFORDABILITY

## What we've heard so far: .....

What ideas do you think would be appropriate for making housing more affordable in White Rock?

Your suggestions for making housing more affordable in White Rock:



“Give developers density bonuses for rental units.”

“Tax vacant properties.”

“Consider a streamlined and less expensive process for approving and facilitating the development of cost-efficient housing.”

“Provide progressive, flexible but strictly enforced regulation of Airbnb spaces in the Community.”

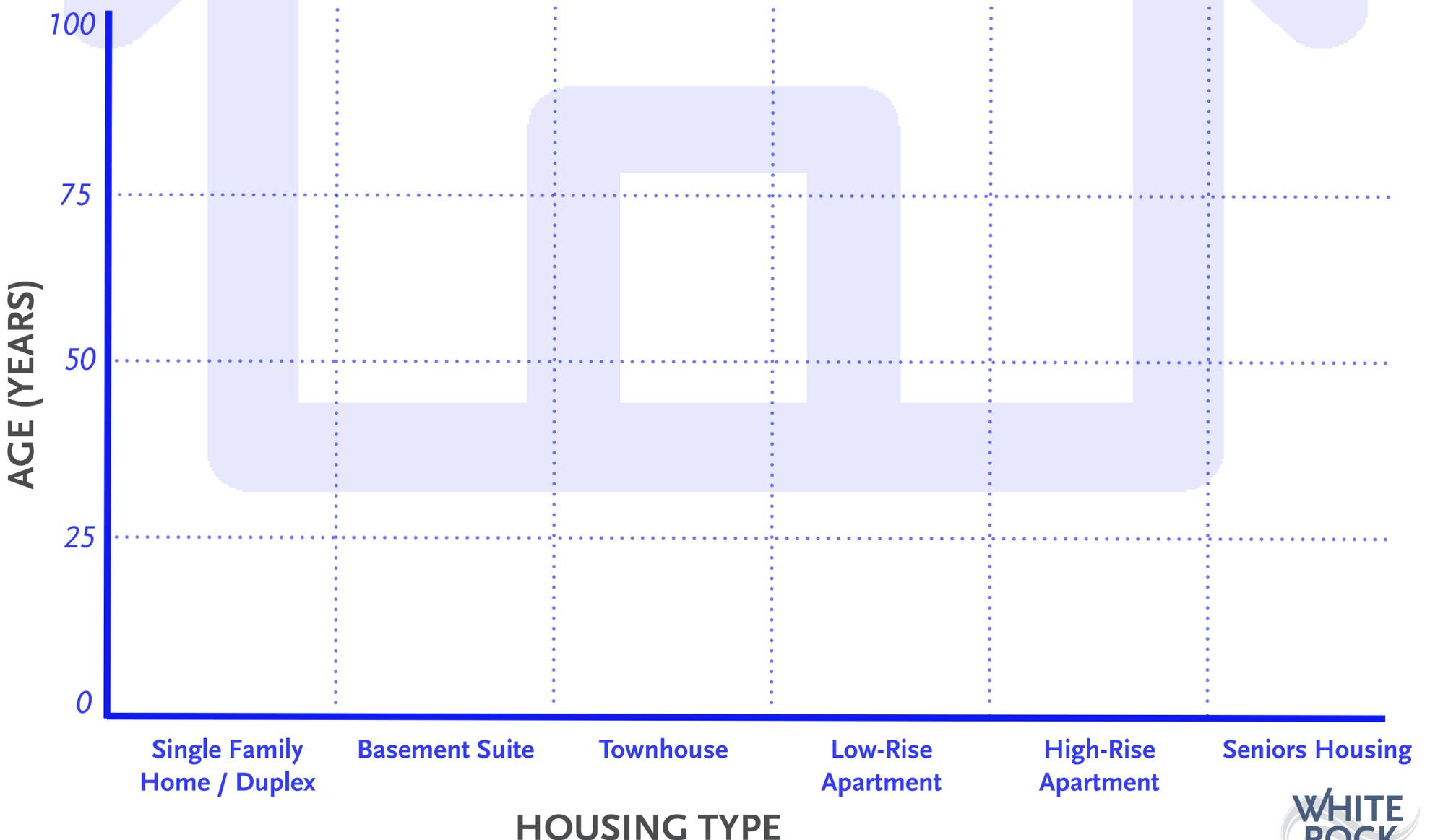
“Allow more variances to developers in Town Centre in exchange for affordable housing.”

## Give us some feedback! .....

Your housing needs - Present vs Future: *Place your dots!*

Place a **RED dot** in line with **YOUR CURRENT AGE** and **YOUR CURRENT HOUSING TYPE**

Place a **GREEN dot** in line with **YOUR AGE IN 10 YEARS** and **YOUR FUTURE HOUSING TYPE NEED**



# EXPANDING PEACE ARCH HOSPITAL

## Benefits of Expanding the Hospital: .....

Access to health services has a direct impact on the quality of life and health of residents.

Expanding the Peace Arch Hospital and associated health care facilities will ensure these services will meet the needs of the community for years to come.

The Peace Arch Hospital is also the single largest employer in White Rock, and its expansion will support continued job growth and economic development in City.

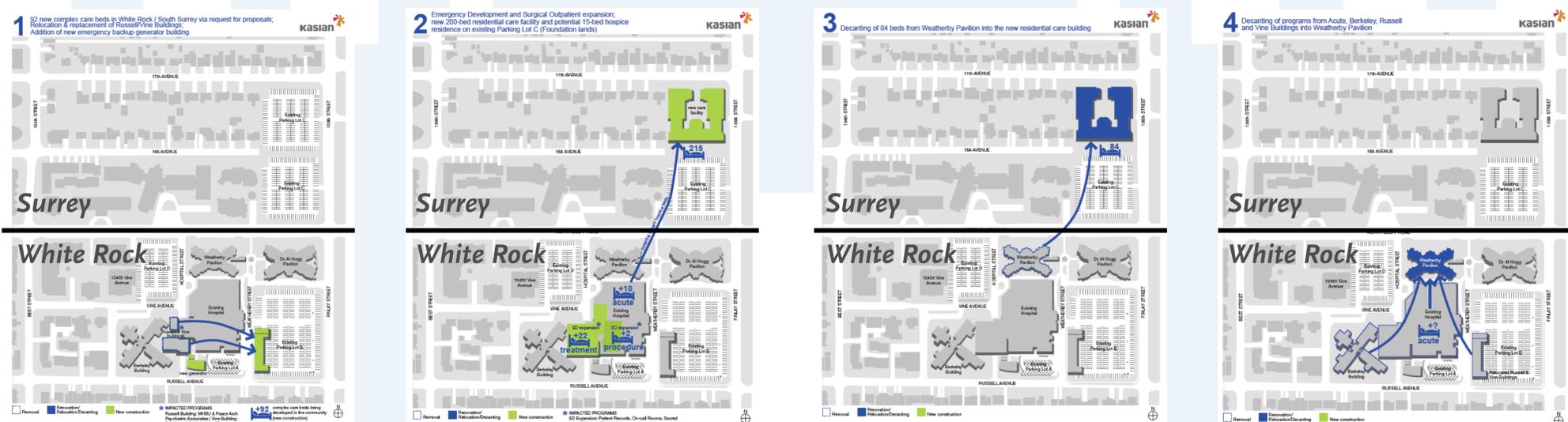
While the City does not directly fund health services, our bylaws regulate the ability of the hospital to expand.



Peace Arch Hospital - White Rock Site.  
Over 3 acres of available land for potential new hospital and parking facilities.  
(Source: Fraser Health Authority)

## Current policies in the OCP: .....

The City supports the expansion of the Peace Arch Hospital and associated health care facilities and services (Policy 18.1.5). Institutional uses in primarily mid-rise and low-rise buildings are allowed (Policy 8.10.1) and the scale and height of the buildings are determined based on compatibility with surrounding development (Policy 8.10.2). The zoning for the hospital was the first comprehensive development (CD) zone in the city and has not been updated in almost 25 years.



Existing Peace Arch Hospital Master Site Concept Plan (\*note this Master Plan will be updated) (Source: Fraser Health Authority)

## Potential ideas: .....



Require a parkade to help with the increasing demand for parking around Peace Arch Hospital.



Update zoning for the Hospital to allow for taller buildings.

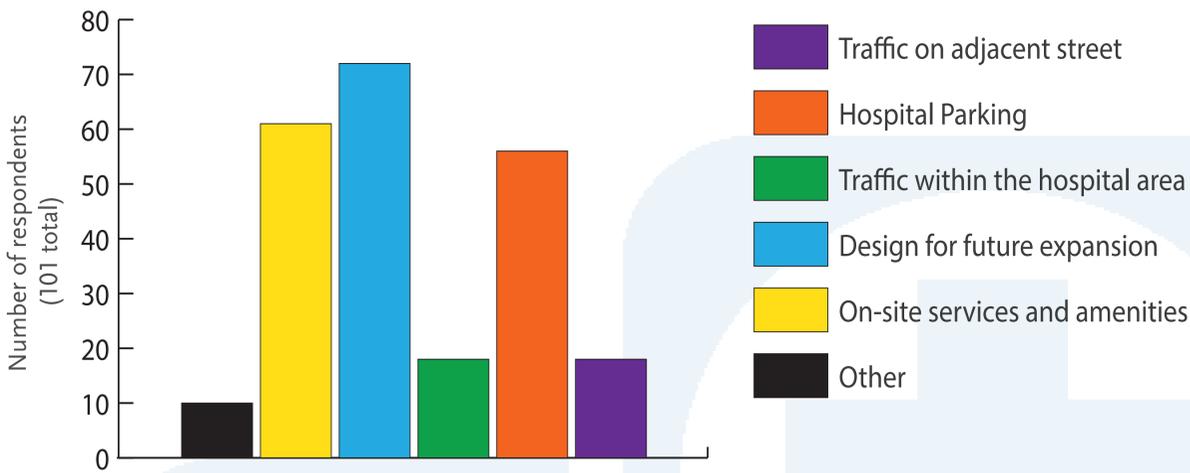
Did you know... Construction on the 45-bed White Rock District Hospital began in 1951 on land donated by a nearby resident. The hospital's name was eventually changed to Peace Arch Hospital.



# EXPANDING PEACE ARCH HOSPITAL

## What we've heard so far: .....

Key considerations and priorities you think the City, the Province, and Fraser Health should focus on:



Comments you had regarding future expansion of Peace Arch Hospital:

“Hospital Buildings is a priority. Underground parking can be made available to the public and staff.”

“Expansion should be based on the needs of the community.”

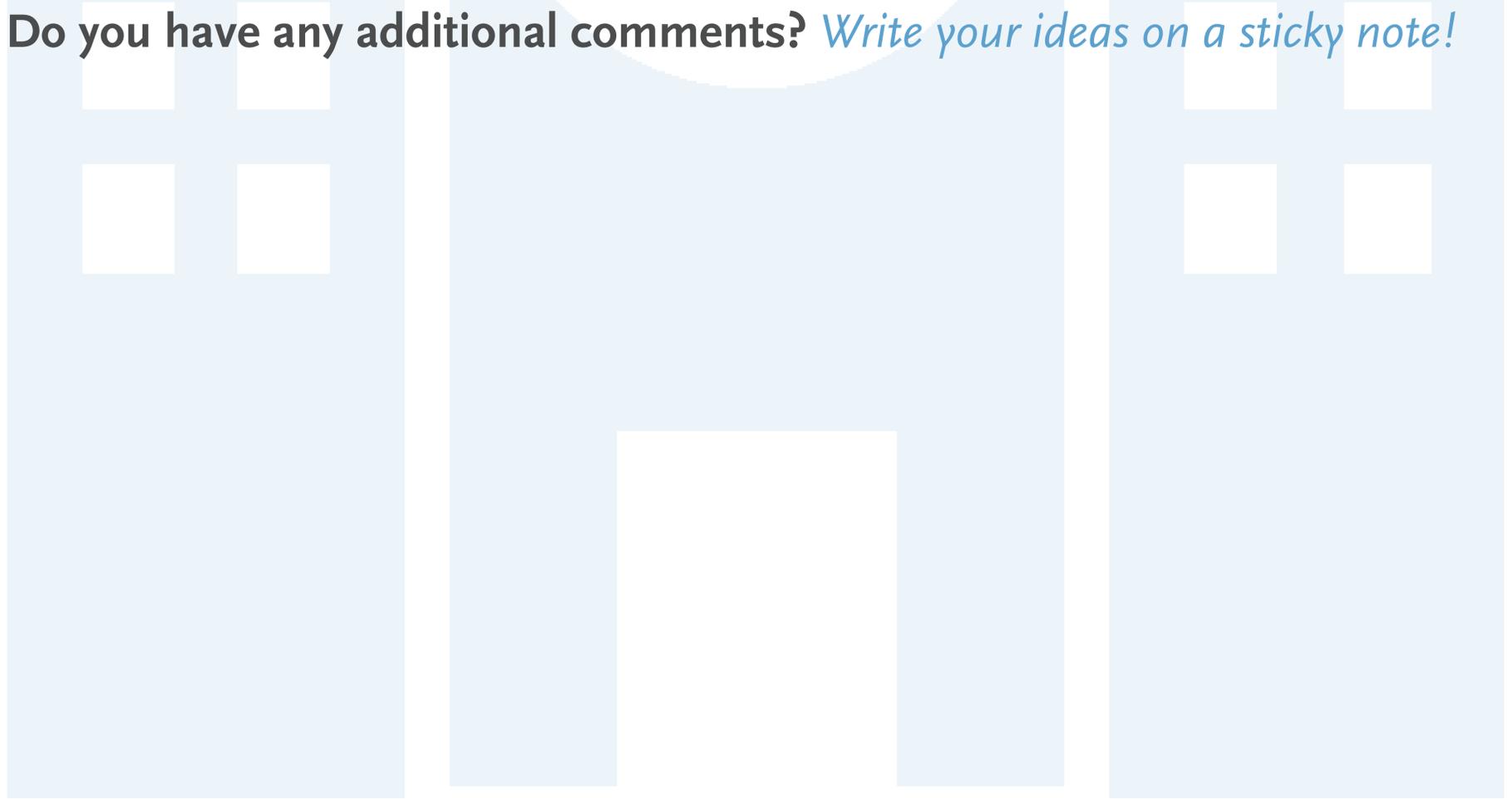
“Have a cardiac section in the hospital. All patients have to go elsewhere for heart related conditions.”

“Build higher with multi-storey parkade.”

“Consider building below or above ground parking facilities connected to the Hospital.”

## Give us some feedback! .....

Do you have any additional comments? *Write your ideas on a sticky note!*



# MONITORING OCP GOALS

## Benefits of Monitoring OCP: .....

Ensuring the successful implementation of the OCP not only requires updates to plans and strategies, but also requires ongoing monitoring and evaluation. The development of an OCP Scorecard ensures that the vision and goals of the OCP are being achieved.

## What policies are in place? .....

The OCP currently directs that an annual report be prepared that provides an update on the following actions and indicators:

<b>Short Term (1-2 Years):</b>
Develop a new Zoning Bylaw (Policies 11.1.2, 11.2.1, 13.5.5, 15.2.5)
Develop a new Urban Forest Management Plan (Policies 6.2.2, 12.2.2, 15.2.4)
Develop new GHG emission reduction targets (Policy 12.5.1)
Adopt the Province's Energy Step Code (Policy 12.5.4)
Develop a new Water Management Plan (Policy 16.1.2)
Develop a new Stormwater Management Plan (Policies 16.1.2, 16.2.4)
Develop a new Sanitary Sewer Management Plan (Policy 16.1.2)
Develop road standards (Policy 16.3.1)
<b>Medium Term (3-4 Years):</b>
Develop an expanded wayfinding system (Policies 10.1.1, 10.2.1, 10.3.2, 13.1.10, 13.5.3)
Implement a people movement system between the Waterfront and the Town Centre (Policies 10.1.1, 13.3.5)
Develop public realm design guidelines for Marine Drive (Policy 10.4.3)
Establish outdoor amenity space requirements for multi-unit developments (Policy 11.1.1)
Develop design criteria and establish minimum unit counts for accessible units in new developments (Policy 11.1.2)
Establish an Affordable Housing Reserve Fund (Policy 11.2.1)
Develop a Tenant Relocation Policy (Policy 11.2.3)
Assess municipal infrastructure to determine the level of risk associated with sea level rise (Policy 12.4.1)
Develop a Green Building Strategy (Policy 12.5.3)
<b>Long Term (5+ Years):</b>
Relocate the rail line away from the Waterfront (Policies 10.2.3, 13.4.3)
Conduct a feasibility study for a multi-use recreation facility that includes public art space (Policy 17.2.4)
<b>Ongoing:</b>
Construct parking structures to provide additional capacity away from the surface lots on the Waterfront (Policies 10.2.2, 10.3.2)
Monitor the net increase in total secured market rental units and affordable rental units (Policy 11.2.1)
Monitor the area of additional public space in the City (Policies 9.2.1, 9.3.1, 9.3.2, 13.1.1, 13.1.8, 15.1.1/2/3/4/5, 15.2.2, 18.3.2)
Monitor significant improvements to the pedestrian realm (Policies 13.1.1/2/3/4/6/7/8/9, 17.2.3/5/6/8/9)
Monitor significant improvements to the cycling network (Policies 13.2.1/2/3/4/5)
Monitor significant improvements to transit infrastructure (Policy 13.3.1/2/3)

## Potential ideas: .....



Develop quantifiable targets to monitor OCP goals.



Develop and update an OCP Progress Tracker.

*Did you know... Statistics Canada provides a statistical portrait of Canada's population and the places where we live every five years. This high-quality information is a valuable tool to help plan services and development in the City of White Rock.*



# MONITORING OCP GOALS

## What we've heard so far: .....

What City-related matter, projects and goals, would you be most interested in tracking our progress on?

What type of data would you find useful for the City to gather and report on?

PARKS/TREES	ENVIRONMENT
WATERFRONT	<b>WATER QUALITY</b>
<b>HOUSING</b>	BUILDING HEIGHTS
OTHER	<b>TRANSPORTATION</b>

- “Number of rental apartments in the City over the last 10 years, with detailed breakdown of rent costs in White Rock.”
- “Crime and vandalism, general safety issues, RCMP crime statistics.”
- “Parks, trees, green space, affordable housing supply.”
- “City Infrastructure, city operating costs. Investment in public spaces and operating costs of public spaces.”
- “Demographics, population, family size, age distribution, use of Marine Drive business, Hospital Improvement, tourist numbers to White Rock...”

## Give us some feedback! .....

How would you want us to communicate our progress to you? *Place a dot!*

Public Event (i.e. Open House)	Online (i.e. City website, social media)	Newspaper	Other

Do you have any additional comments about Monitoring OCP Goals?  
*Write your ideas on a sticky note!*



## APPENDIX C

### OCP Review Open House (June 24, 2019) Public Feedback Report

#### Monitoring OCP Goals

**Question: How would you like us to communicate our progress to you?**

**Public Event (i.e. Open House): 8**

**Online (i.e. City website, social media): 8**

**Newspaper: 6**

**Other: 0**

**Question: Do you have any additional comments about Monitoring OCP Goals?**

*"All 3 work great." [methods of communicating progress in the question above]*

*"All 3." [methods of communicating progress in the question above]*

#### Greening the City

**Question: Where would you like to see the City prioritize planting more trees?**

**Boulevards (i.e. Street Trees): 4**

**Existing Parks (i.e. Bryant Park): 4**

**New Parks (i.e. New Green Space): 5**

**Natural Areas (i.e. the Ravines): 4**

**Question: What types of parks would you like to see more of in the City?**

*"Arbutus on the Waterfront (native species), remove Empress and Oak Trees."*

*"Plant trees on the hump."*

*"Compliment all seasons with mix of murals & green walls on renewal/new sites."*

*"Love the Parklet idea."*

#### Building Heights Outside the Town Centre

**Question: Do you have any further thoughts on Building Heights?**

*"Allow higher densities in the Everall neighbourhood west transition area."*

*"There are potential land assemblies in the Everall neighbourhood so we should increase densities to encourage those developers to buy the land."*

*"No."*

*"Go high on North Bluff survey is across the road blocking no citizens views."*

*"More incentives for developers especially the way the economy and market is going."*

*"West Transition building heights should be higher."*

*"Give developers some incentive to have more rental units and increase density in West Transition."*

*"Focus building height + density along North Bluff Rd."*

*"Increase heights / densities on Everall Street neighbourhood."*

*"Higher Density on North Bluff 15600-15800, Affordable housing is supported."*

*"A reasonable transition from Altus as far as heights is a must. Altus isn't going away!"*

*"Allow more densities above Thrift Ave."*

*"Please simply adhere to the existing OCP."*

*"Lower Heights in Town Centre + Town Centre Transition Area. 8 storey max in Town Centre."*

*"ND. Include mixed housing + affordable housing including affordable rental housing."*

*"No more high rise, major reductions in density throughout City."*

"Building heights in the West transition Everall area should match that of the Town Centre."

"A maximum of 6 storeys inside and outside the Town Centre PLEASE! I want a cute small town look."

"Reduce heights in all areas."

"Higher density and Height along North Bluff from Johnston to Kent St. park 12 storeys to match Surrey's proposal."

"Allow developers to build apartments on smaller lots."

"Allow mid rise in west transition area."

"Support high density 6-10 storeys on North Bluff Road."

**Case Study Question: On the site beside the 13 storey Altus building under construction and the mature neighbourhood to the east of Maple Street, building heights should be:**

**Townhouses (3 storeys) (Current OCP Policy): 7**

**Townhouses and Apartments (4-5 storeys) (Proposed by applicant): 16**

**Apartments (6-10 storeys): 31**

**Remain Single Family: 4**

Note: Some individuals were noted to have placed multiple dots

## Affordable Housing

### Your housing needs - Current vs. Future:

#### Current:

AGE 25-50 - **Single Family/Duplex:** 3

#### Future:

AGE 25-50 - **Single Family/Duplex:** 2

AGE 25-50 - **Low-Rise Apartment:** 1

#### Current:

AGE 50-75 - **Single Family/Duplex:** 1

AGE 50-75 - **Basement Suite:** 2

AGE 50-75 - **Low-Rise Apartment:** 7

#### Future:

AGE 50-75 - **Single Family/Duplex:** 1

AGE 50-75 - **Townhouse:** 1

AGE 50-75 - **Low-Rise Apartment:** 7

#### Current:

AGE 75-100 - **Single Family/Duplex:** 1

AGE 75-100 - **Townhouse:** 1

#### Future:

AGE 75-100 - **Single Family/Duplex:** 2

AGE 75-100 - **Townhouse:** 1

AGE 75-100 - **Low-Rise Apartment:** 1

AGE 75-100 - **Seniors Housing:** 2

### Further thoughts on Affordable Housing:

"OCP - Clarify that FAR for affordable housing developments in Figure 11 is net FAR not Gross FAR (10 affordable units lost from gross to net)."

"Overview - Affordable Housing Section 11. City should focus on the outcome of affordable rental units and not the operator type (remove the requirements for non-profit groups)."

## Expanding Peace Arch Hospital

### Question: Do you have any additional comments?

*"Change zoning to increase building height for hospital at least to match the Altus."*

*"Leave hospital zoning as is. Let future citizens have a say in what is proposed."*

*"Can we get a copy of the story boards via email?"*

*"On-site services and amenities & future expansion - most important."*

*"Hospital parking is good now, more facilities are more important."*

## Strengthening Transit

### Question: Would you like a B-Line Bus Route that services the City of White Rock?

**Yes:** 12

**No:** 0

### Question: Do you have any additional thoughts about transit?

*"What will the cost be to run (and how will that cost affect taxes)?"*

*"Love the 351 service downtown."*

*"No Funicular Please."*

*"Yes we should look at getting a Funicular."*

## Town Centre Review

### Question: What could improve the Town Centre?"

#### LIVE:

*"No high rises."*

*"No more high rises."*

*"Affordable Seniors Housing."*

*"No high rises."*

*"Affordable Housing for All."*

#### WORK:

*"More work space."*

*"The main town on 152 should have a theme - a town-by-the-sea-theme!"*

*"Consultants, Engineers, Architects."*

*"Unique shops, not Nail Salons."*

#### LEARN/PLAY:

*"Parks."*

*"Bike lock stations/posts."*

#### SHOP:

*"Food."*

*"Patio restaurants."*

*"Grocery variety stores, ethnic stores."*

#### EAT/DRINK:

*"Outdoor eating/patios along Johnston."*

*"Coffee shops open on Sunday."*

#### APPLAUD:

*"Event space for all our local events fundraisers."*

*"Art Walk venue in Downtown Area."*



# White Rock Official Community Plan Review Process Town Centre Urban Design and Public Realm Phase 1 Engagement Summary



**WHITE ROCK**  
*City by the Sea!*



This document was prepared by  
DIALOG for the City of White Rock.

**September 2019**

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# Introduction

# Introduction

## Overview

**This document summarizes the activities, events and outcomes of Phase 1 of the Town Centre Official Community Plan Urban Design Review process; as well as relevant outcomes from the City of White Rock OCP Review Survey.**

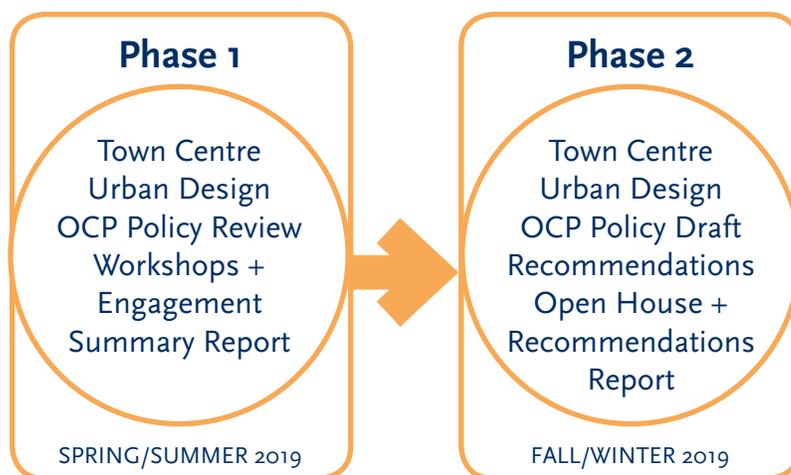
This process is one of a series of Official Community Plan (OCP) Review processes that are currently underway or anticipated in the City of White Rock.

The purpose of the Town Centre Urban Design Review process is to understand the community's priorities for Town Centre policies on building heights, density, lot coverage, land use and open space; and, to provide recommendations for refinements to OCP policies as needed.

## Process

The Town Centre Urban Design Review process includes two phases. In Phase 1 community workshops were held on July 6th and 9th, 2019 to review and comment on Town Centre Policy from the OCP and the Urban Design Plan (2011). The input that was gathered as a part of these workshops will inform the development of draft recommendations for policy updates to the OCP in Phase 2.

In Phase 2, draft policy recommendations will be shared at a public Open House for comment. Policy recommendations will then be updated based on resident feedback and summarized in a policy recommendations report.



## Workshop Format and Activities

Each workshop was held for four hours in the White Rock Community Centre and included Drop-in Activities as well as Registered Activities.

Workshops were advertised by the following means:

- On the City website news alert and calendar
- On the City's project engagement website
- Through several posts on City's Facebook and Twitter account
- On the City's 'CityConnects' newsletter
- Through advertisements in six editions of the Peace Arch News (June 7, 12, 14, 19, 21 and 28, 2019)
- Through OCP Review posters at businesses and civic facilities in the Town Centre and Lower Town Centre
- By direct email invite to previous participants in the 2011 Urban Design Charrette; and,
- By direct email invite to property owners in the Town Centre

### Drop-in Activities

Drop-in activities allowed participants to provide input and get to know the project and process at any time during the workshop. Activities included:

- **Informational and interactive display panels** where participants could learn about Town Centre OCP policies and provide feedback;
- A **Mayor for the Day** station where participants could share their priorities about Open Space in Town Centre;
- **Visualize Town Centre** station, where participants could see a 3D model of Town Centre and learn about approved developments in Town Centre and constructions projects which are underway; and,
- **What's Your Vision?** A photos station where participants share their 'one word vision' for the future of Town Centre.

### Registered Activities

Registered Activities allowed participants to work in small groups along with DIALOG planning and engagement specialists, as well as City of White Rock staff who were available as subject matter experts. Registered activities lasted for 1 hour each. A total of six sessions of each were held over the two days. Activities included:

- **Build Town Centre!** At this station participants worked as a group to model future development and open spaces using wooden blocks and paper cut outs; and,
- **Design Town Centre!** At this station, a graphic facilitator documented participant ideas through plan view drawings.

## Key Themes Overall

While many of the Town Centre OCP policies appear to align with resident aspirations for the future of White Rock, there are a number of policies which can be refined or more strictly enforced to better reflect participants' vision. Some of the key themes which emerged during Phase 1 engagement are:

- Walkability, accessibility and connectivity (for walkers, bikers and people on scooters);
- Sustainability and generous green open spaces;
- Design for comfortable micro-climates (wind and solar comfort); and,
- More strict regulation of building height.

Many of the participants who took part in the Phase 1 Engagement Activities are long time residents of White Rock and have been involved in White Rock planning and engagement processes in the past. It should be noted that some of these participants feel that there is a disconnect between the vision of the OCP and how development is occurring in Town Centre. In particular, these participants feel that the recent developments in Town Centre do not contribute to the 'village by the sea' feel that they identify with the City of White Rock.

Council's OCP review processes are an important step in providing a way for White Rock residents to reflect on their community and to let Council know not only how well the long term planning vision aligns with their values but also what aspects of this vision require more strict enforcement. However, as noted in the demographic analysis that follows, workshop participants reflect a select portion of the White Rock community as a whole. Therefore, the outcomes of the workshop should be considered in conjunction with the input which is being gathered through other OCP Review engagement process, including the online survey.

## Participant Demographics - Workshops

Participants provided demographic information at sign-in to help with the analysis of the activities. A total of 88 participants attended the workshops. 43 people took part on July 6th and 45 people took part on July 9th.

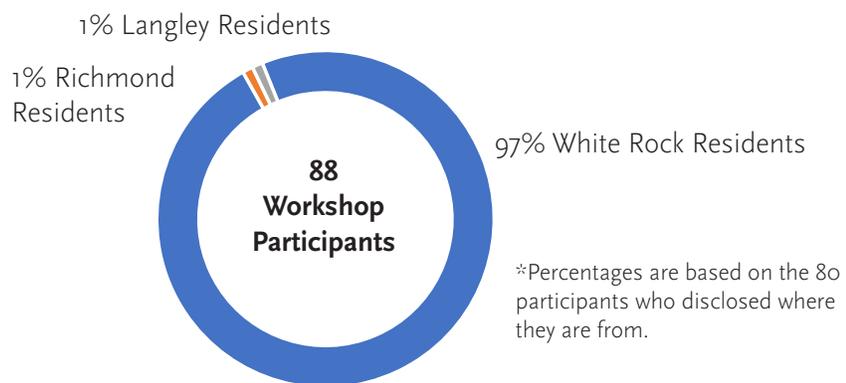
The demographic analysis reveals whose voices were captured as well as those that were missing. In Phase 2 of the Town Centre Urban Design Review, DIALOG will work with City Staff to find ways to improve the equity of voices represents, including greater representation from: renters, people under the age of 51 and people with school aged children.

In order to share relevant input from a broader range of demographics (including people of working age and with children living at home) outcomes from the City of White Rock OCP Review survey have been included throughout the document.

According to the 2016 Census, there were 19,955 people living in White Rock. The 88 participants represent 0.04% of the population of White Rock.

### Participants by Municipality

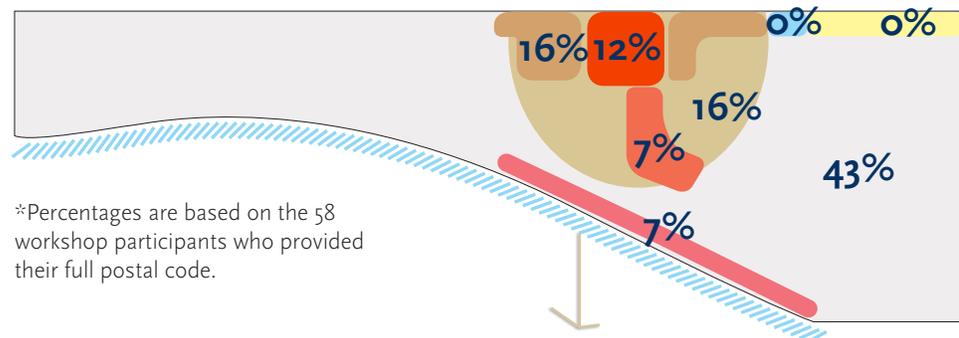
The majority of participants were from White Rock.



### White Rock Participants by Neighbourhood

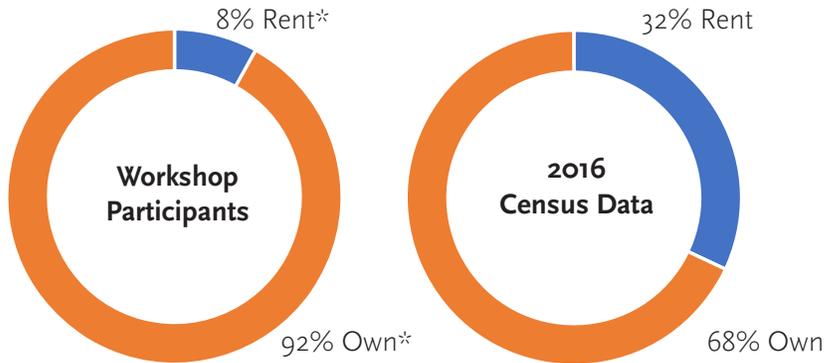
The majority of participants were from Mature Neighbourhood.

- Town Centre
- Lower Town Centre
- Waterfront Village
- Town Centre Transition
- Urban Neighbourhood
- North Bluff East
- Hospital District
- Mature Neighbourhood



## Housing Ownership

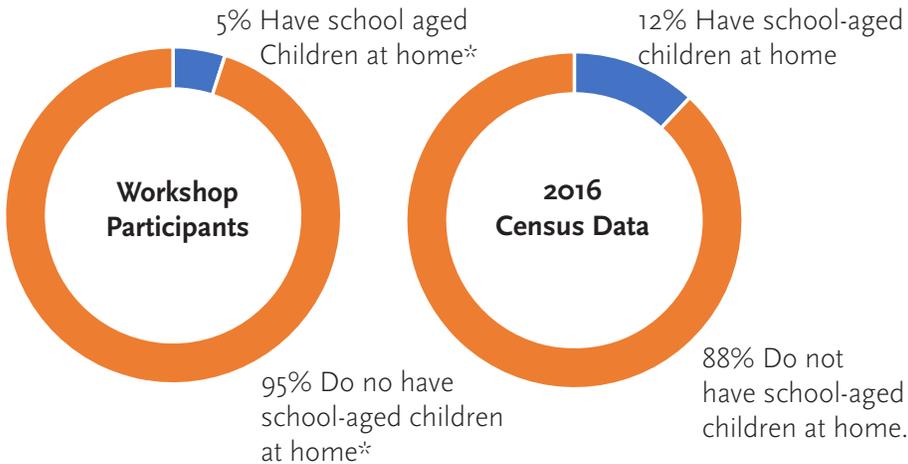
Compared to 2016 Census data for the City of White Rock, workshop participants represented a higher proportion of home owners than renters.



\*Percentages are based on the 62 workshop participants who disclosed whether or not they rent or own their home.

## School Aged Children

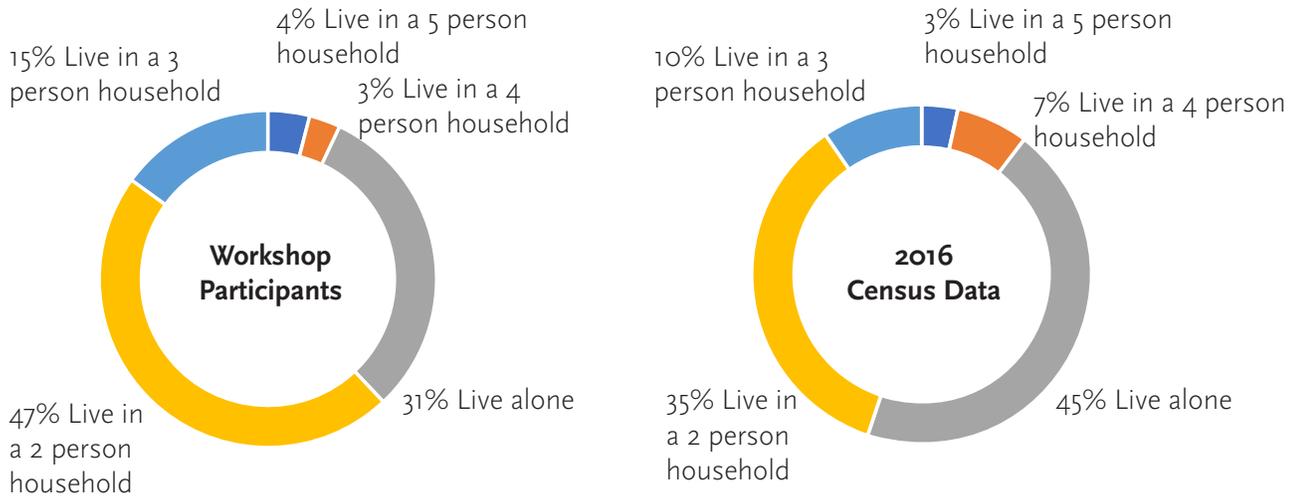
The majority of participants were from White Rock.



\*Percentages are based on the 79 workshop participants disclosed whether or not they have school-aged children at home.

## Household Size

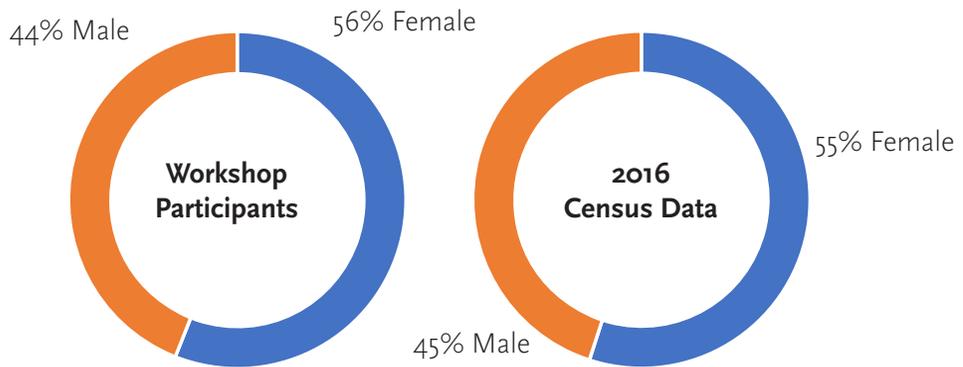
The average household size of workshop participants is 1.9 people per household. This is representative of the City of White Rock, based on 2016 Census Data. However, there was a higher proportion of people living in 2, 3 and 5 person households and fewer proportion of people living alone or in 4 person households than the 2016 Census Data.



\*Percentages are based on the 78 workshop participants who disclosed their household size.

## Gender

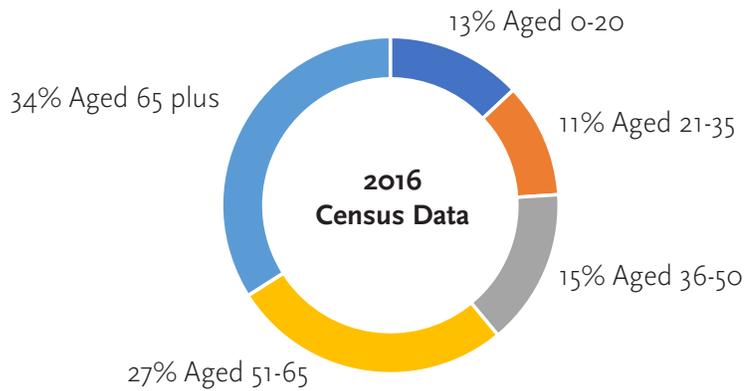
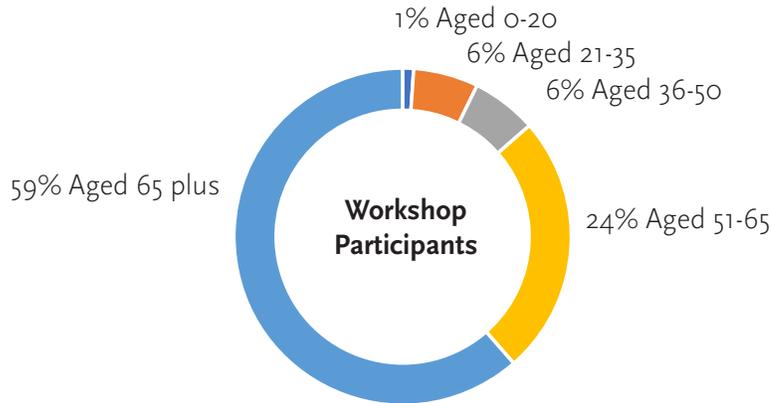
The ratio of workshop participants who identify as male and female is representative of the City of White Rock, based on 2016 Census Data.



\*Percentages are based on the 88 workshop participants who disclosed their gender.

## Age

Among workshop participants, residents who fall within the 65+ age category are over represented compared to 2016 Census Data. Participants within the 51-65 age group are somewhat fairly represented and participants below the age of 51 are greatly under represented.



\*Percentages are based on the 84 workshop participants who disclosed their age.

## Participant Demographics - Online Survey

The City of White Rock OCP Review online survey ran from 22 May, 2019 to 15 July, 2019 and reached 151 participants. 52.7% of these participants reported that they have not previously participated in a City planning exercise versus 47.3% who had. Of the 63 people who provided reasons for not previously taking part, 19% of them quoted time constraints or family commitments as barriers to engaging. This suggests that, compared to the workshops, the survey reached more community members who are under the age of retirement; and, more who have children living at home.

A comprehensive on-line survey engagement summary report, including summary of verbatim comments, will be published separately by the City of White Rock. For the purposes of this document, only responses to questions as relevant to the Town Centre have been included.

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# Build Town Centre!

REGISTERED ACTIVITY

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## Build Town Centre

### Activity Overview

At the Build Town Centre station participants worked in small groups to model future development and open spaces using wooden blocks and paper cut outs. An aerial base map as well as foam buildings showing existing context was provided. The foam buildings representing buildings which are currently being constructed or approved in Town Centre, as well as buildings which are unlikely to redevelop by 2045 (the planning horizon for the OCP). A total of six sessions were held during the July 6th and 9th workshops.

### Key Themes

The following key themes which were shared among all groups:

- Improved connectivity,
- More green space,
- Generous, comfortable and accessible pedestrian realm; and,
- Lower buildings along Johnston Road (than what is currently permitted).

The following were common themes, however they were not shared by all groups:

- Housing options (rental, affordable, co-op, etc.),
- Sustainability (rainwater management, green buildings),
- Improved access to transit,
- Distinct architectural expression and materials,
- A central green space, activated by vibrant ground floor uses (market, retail etc.),
- Design for micro-climate (wind, sun and shade etc.),
- A gateway at Johnston Road and North Bluff Road (whether a building or open space),
- New civic or cultural uses in Town Centre; and,
- Tallest buildings along North Bluff Road.

## Summaries by Group

### Day 1 Group 1

Participants expressed **concerns about the types of development that have occurred in White Rock Town Centre.** There is a general feeling that Town Centre is too dense, too tall and these developments don't 'feel like White Rock.' In general the participants of this group did not want to see any more tall buildings, however there was some support for slightly more development along North Bluff Road, as long as it expanded civic amenities such as a large park.

Values and considerations which participants would like to see in the future include:

- Maintaining a 'small town feel',
- Keeping existing views open,
- Better design for micro-climate comfort (particularly with regard to wind),
- The preservation of small businesses and owner/operator spaces,
- Maintaining and strengthening the 'high street' feel of Johnston Road, and;
- Better transit/connections to the beach and region.

Whether or not Town Centre is a place for affordable housing was raised as a question. Overall, participants **desired to see green spaces, walkability and the quality of the public realm and generous setbacks for comfortable pedestrian oriented streets.**





Note:

- Buildings with a blue dot represent buildings which are currently under construction or have already been approved, buildings with an orange dot are unlikely to redevelop between now and 2045 (the planning time frame of the OCP).
- Wooden blocks in yellow represent 4 storeys of residential, and buildings in red represent 3 storeys of mixed-use. White blocks are sometimes used, and their use is defined by each group and noted in the description.
- The conversation summary sheet is included in the appendix.

## Day 1 Group 2

**This group sought to show how buildings in Town Centre could provide a significant amount of public amenities.** White blocks were used to represent affordable housing, yellow represented strata residential and red represented ground floor commercial. Buildings were kept lower on Johnston Road (8 storeys), while slightly more height was permitted on the buildings to the west to Foster Street (12 storeys). An even split between **commercial, strata residential and rental** units is desired, along with **sustainable design** features (like solar panels).

Two sites (with pink diamond symbols) represent key sites where density bonuses could be allowed in order to capture Community Amenity Contributions for use towards building a new city hall in Town Centre.

**Open space and connectivity** were another focus of this activity. This was reflected in the desire for wide sidewalks, pedestrian and cycling pathways, boulevards and the identification of new park spaces. Additionally, a large green park was located at the corner of Johnston Road and North Bluff Road to act as the gateway to White Rock from Surrey.

Other ideas included a variety of **new land uses**, to support creative spaces, civic spaces (museum, archive), co-operative housing and/or a hotel. **Transit connections** to the wider region are also desired.





Note:

- Buildings with a blue dot represent buildings which are currently under construction or have already been approved, buildings with an orange dot are unlikely to redevelop between now and 2045 (the planning time frame of the OCP).
- The conversation summary sheet is included in the appendix.

### Day 1 Group 3

Recognizing that the corner of North Bluff Road and Johnson Road have a lot of traffic, this group decided to focus green space more inwardly on the block bounded by Johnston Road, Russell Avenue, North Bluff Road and Foster Street. This **central green space** is framed by building forms which break away from the conventional rectilinear shapes and axis to showing how **architectural expression** could be used to define a unique public space for White Rock. The green Space is then envisioned to be activated through **strong at-grade relationships** (townhouses, coffee shops, etc.).

**A new civic building overlooking the park space** – whether a hotel or museum – was also envisioned. In this scenario **tall buildings are focused on North Bluff Road while Johnston Road remained lower in scale.**

In addition to the central green Space, **green pedestrian connections** are envisioned to create accessibility and to increase walkability.





Note:

- Buildings with a blue dot represent buildings which are currently under construction or have already been approved, buildings with an orange dot are unlikely to redevelop between now and 2045 (the planning time frame of the OCP).
- Wooden blocks in yellow represent 4 storeys of residential, and buildings in red represent 3 storeys of mixed-use.
- The conversation summary sheet is included in the appendix.

## Day 2 Group 1

While each participant had a distinct vision for the future of Town Centre a few unanimous focus areas emerged.

### Enhanced Open Space

The group had a collective desire for **enhanced open spaces** including: green spaces, plazas and pedestrian-priority streets. The group proposed **extending Bryant Park** across Russell Avenue and towards North Bluff Road. Between Russell Avenue and North Bluff Road the park would expand and act as a **central courtyard** to the buildings that would surround it. They proposed a **plaza at the corner of Russell Avenue and Johnston Road** -- similar to what is proposed in the Town Centre Urban Design Plan. It was agreed that both these large open spaces should accommodate **flexible programming and adjacent commercial uses to foster a vibrant social environment**. For example, the group proposed a civic building with hands-on educational programs related to White Rock's waterfront history. To connect a network of open spaces, the group proposed **pedestrian-priority roads with street-front small commercial spaces** that would bring character to the street.

### Identity and Gateways

The group expressed that the City Centre lacks a cohesive identity. They suggested that future **architectural design should reference White Rock's marine history** in a contemporary manner to bring a sense-of-place to the area. As a **gateway to the city**, the group suggested an architecturally significant tower or twin towers at the intersection of Johnston Road and North Bluff Road to signify entrance to White Rock.

### Towers with Caveats but Mid-Rise Preferred

After much discussion, participants agreed that any **towers should be stepped back on a podium** to retain a positive street experience and avoid 'canyon-ing'. When talking about building height, a participant voiced a strong concern for wind, both its impacts to comfort for pedestrians and its impacts to balcony furnishings. **Environmental comfort at the street-level was a priority for participants**. To that point, underground parking was favoured over surface parking.



Note:

- Buildings with a blue dot represent buildings which are currently under construction or have already been approved, buildings with an orange dot are unlikely to redevelop between now and 2045 (the planning time frame of the OCP).
- Wooden blocks in yellow represent 4 storeys of residential, and buildings in red represent 3 storeys of mixed-use, and sometimes townhouses.
- The conversation summary sheet is included in the appendix.

## Day 2 Group 2

Broadly speaking, Group 2 explored innovation, sustainability, and economic growth as they Built Town Centre. Their ideas can be summarized in the following themes.

### Architectural Expression

Participants generally disliked podium and tower architectural design. To them, podiums favoured big box stores over small-scale commercial and impede on green space and permeability. They preferred having large setbacks whenever possible. “**Towers in the Park**” was a reoccurring theme.

Participants would like to see **innovative architecture** and referenced buildings in Shanghai and Sussex, living green walls and non-linear street relationships (ie. skewed buildings, curved facades) as inspiration. Diversity of architectural expression was desired. Some buildings could be just a few stories, others higher than 9 storeys. There was a concern for affordability, particularly for the average income earner. The white blocks on the proposed towers along North Bluff Road depict **affordable housing units**.

### Green Space

Increased green space was a priority for this group. They included a **Bryant Park extension** across Russell Avenue. At the corner of Russell Avenue and Johnston Road they proposed making **a green park space rather than a Town Square** as shown in the Town Centre Urban Design Plan. They would also like to see **large street trees**. There was substantial concern about storm water management and the group’s green spaces were proposed with integrated stormwater management in mind. They also suggested changing the Zoning Bylaw to **address storm water runoff and soil infiltration**. In general, there was concern about the proliferation of hardscape in the Town Centre, including both on the surface through paving and underground in parking structures with parks above. ‘True green spaces’ with no parkades below and large trees, are preferred.

### Improved Pedestrian Experience

Participants wish to see an **improved connectivity** in Town Centre for walkers, cyclists, skateboarders, scooters, etc. They suggested that if there are tower podiums, that they be kept to 2 storeys for street light. They also suggested that the Bryant Park extension should be **a large central gathering place**, perhaps adjacent to a large market (akin to Granville Island Market) or another vibrant commercial space.



Note:

- Buildings with a blue dot represent buildings which are currently under construction or have already been approved, buildings with an orange dot are unlikely to redevelop between now and 2045 (the planning time frame of the OCP).
- Wooden blocks in yellow represent 4 storeys of residential, and buildings in red represent 3 storeys of mixed-use. White blocks represent affordable housing.
- The conversation summary sheet is included in the appendix.

### Day 2 Group 3

The third Build Town Centre session on July 9th is the voice of a White Rock youth, a demographic that was otherwise under represented at the workshops.

Similar to many other groups, the concept for this session showed taller buildings along North Bluff Road. Buildings were mixed use, and **transition in height from Johnston Road to Forster Street**. A series of pathways connect pedestrians from North Bluff Road south to a central green space. Emphasis was placed on the use of **unique and high quality pathway materials**. Additionally, the building at Johnston Road and North Bluff Road was placed at an angle to **create a sense of entry to White Rock** through distinct architecture and the placement of a plaza.





# Design Town Centre!

**REGISTERED ACTIVITY**

## Design Town Centre

### Activity Overview

The Design Town Centre activity gave participants an opportunity to share their vision for the White Rock Town Centre while a graphic facilitator recorded their ideas. A total of four 1 hour Design Town Centre sessions occurred and a number of key themes emerged.

### Key Themes

#### Building Heights and Density

Participants expressed a wide range of opinions on the amount of density and heights of buildings. Some participants expressed their desire to keep White Rock the way it is and others want to see a significant amount of density developed in the Town Centre. This range in opinion made it challenging to build consensus on density and building heights, however, many participants agreed that, if density is coming, **building heights should step down from the Town Centre, to smaller buildings that are sensitive to the neighbouring context.** A common **concern expressed about density was solar access and shading,** particularly of green, open spaces. Another sentiment shared was that luxury condos “don’t build community” and participants agreed that **emphasis should be on community building rather than density.**

#### Open Space

There was an overarching agreement that a **“green heart” in the Town Centre is desirable** and will help create a sense of community. This manifested itself repeatedly as an extension of the existing Bryant Park, with pedestrian connection across Russell Avenue, and spilling into the centre of the block between Foster Street and Johnston Road. This approach mirrored the Town Centre Urban Design Plan (2011). Bryant Park is a beloved green space in White Rock, and participants expressed a need for **more spaces like Bryant Park that are green, quiet and tranquil, as well as a need for park amenities** like small playgrounds, benches, gathering spaces, patios, and outdoor adult exercise equipment. People would also like to see more trails for walking, biking, and wheeling/scooters with an **emphasis on safety and accessibility,** as one participant said “White Rock is a town connected by pathways.” There was also a discussion about transit and participants liked the idea of **a regional transit hub located within walking distance of White Rock** (across North Bluff Rd in Surrey) with only local buses in White Rock.

*“White Rock is a town connected by pathways.”*

## Land Uses

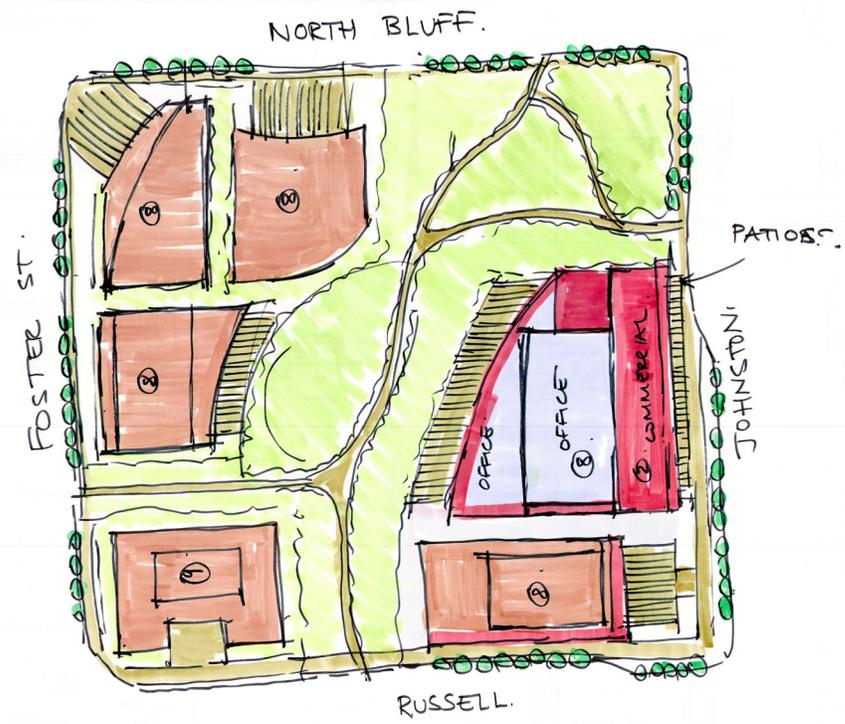
Another common theme was a discussion about the inclusion of commercial retail and office spaces in the Town Centre. Commercial spaces are key for attracting people to the Town Centre and building a sense of community.

**Participants agreed that commercial should be focused along Johnston Road.** There was also a theme of creating commercial spaces that face inwards towards the proposed **central green space with restaurants and patios** to create a unique character for the Town Centre. This space could feel like a “mini Granville Island” with a festival space, market, vendors, buskers, and food carts to draw people into the Town Centre. There was also an idea shared to create a small college campus in the Town Centre to attract people. Overall, participants recognized that there is an opportunity to reanimate the commercial core in White Rock.

## Group Drawings



This group explored open space connectivity throughout Town Centre, as well as building heights.



This group explored two different concepts for the block that is bounded by Russell Avenue, North Bluff Road, Johnston Road and Foster Street.



This group explored connectivity options for pedestrians, cyclist and transit throughout Town Centre. New green spaces are animated by an adjacent market. Participants did not agree on building heights along North Bluff Road.



This group explored a north-south park connection, with open spaces animated by a market and theatre and event space. Building heights along North Bluff Road are 10-12 storeys and along Russell Avenue are 4 storeys.

Note:

- Verbatim summaries of each group were provided by participants and are included in the appendix.



# DROP-IN ACTIVITIES

# Values

## Phase 1 Workshop Outcomes

### One Word Vision

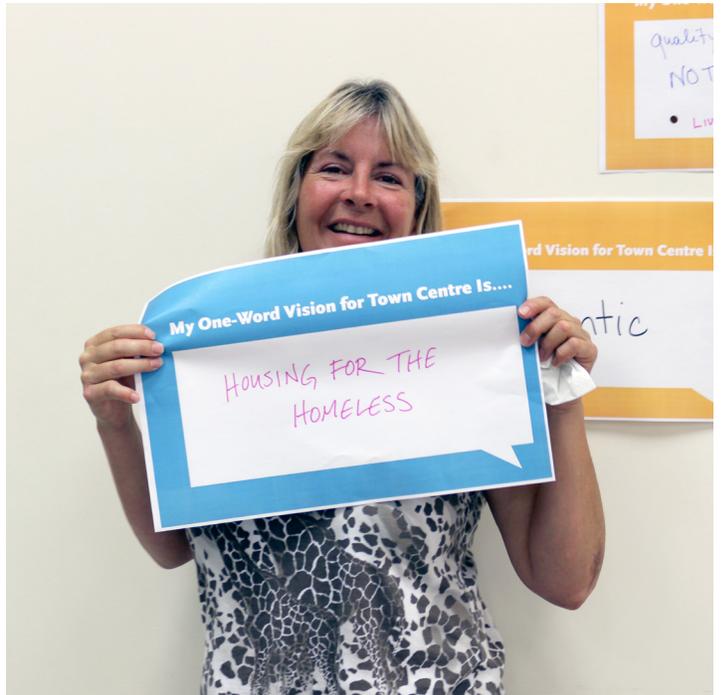
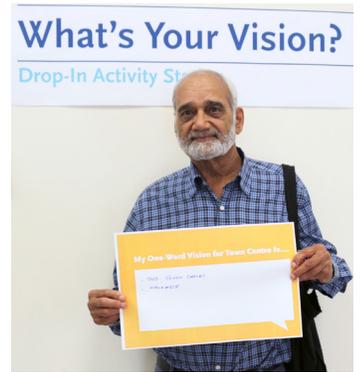
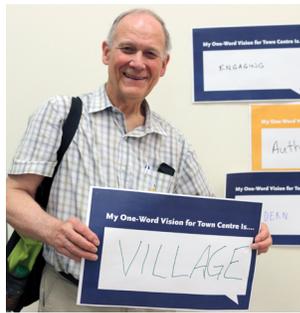
Participants were asked: “What is one word which reflects your vision for the future of Town Centre?”

The words and phrases that were shared reflect the key topics and values that were uncovered through the engagement activities, however there were also some surprising outcomes. A dense Town Centre, modern, authentic, inclusiveness and housing for the homeless were less common themes.



Note:

- A larger font indicates that word received support from other participants through the use of sticky dots. Quality of Life received the most sticky dots.



## Town Centre in the OCP

*“If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.”*

-OCP Guiding Principle “Enjoy Town Centre”

Participants used a sticky-dot to share if the guiding principle Enjoy Town Centre reflects what they value about Town Centre. This is what they said:



Participants added that the role of connected green space, character through architectural materials, a place for shopping for daily needs (grocery etc) and the mixed uses in combination with the generous public realm are also considerations which are valued in Town Centre.

While 76% of participants report that this principle reflects their values, some reported that the principle is not being achieved in the form of development that is being built. For these participants, there is a disconnect between the vision of the OCP and how development is occurring in Town Centre. It should be noted that only one of the developments which are currently under construction were approved under the current OCP (The Soleil at 1588 Johnston Road).

There were also opposing comments about more versus less towers; and, recommendations for height maximums (12 and 8 storeys).



Note:

- Verbatim comments from the workshop are provided in the appendix.
- Percentages are based on a total of 37 dots which were placed.
- Online survey is based on 151 responses.

## Future Growth in White Rock

In the OCP, the general approach to growth management in the City is to reinforce the existing pattern of growth and continue to focus density in the Town Centre. Participants were asked to use sticky dots to share if they thought growth should be focused in the Town Centre. The majority agree with this approach.



70% of people said yes, growth should be focused in Town Centre.



30% of people said no, growth should not be focused in Town Centre.

If participants thought that growth should be focused elsewhere, they were asked to specify where. They could choose as many neighbourhoods as they liked. Here's what they said:



Urban Neighbourhood



North Bluff East



Lower Town Centre



Waterfront Village



Hospital District



Mature Neighbourhoods



Town Centre Transition

While this indicates that there is some interest in growth in outside of Town Centre (particularly in Urban Neighbourhoods), generally interest in growth beyond Town Centre is not desired.

### Note:

- No comments were provided
- Agree / disagree percentages are based on a total of 61 dots which were placed.
- Percentages for neighbourhood are based on a total of 33 dots which were placed.

## Forms of Density: Trade-offs

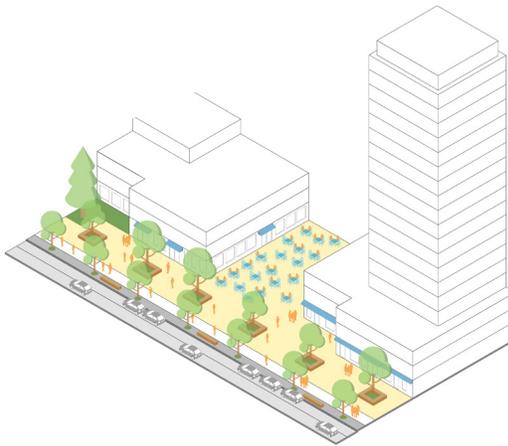
A series of diagrams illustrated the trade offs of different forms of development. Each illustration represented 3.0 FAR, however each prioritized different considerations (public realm, views, building height and space for integrating green infrastructure).

Participants were asked to identify their trade-off priorities by selecting which form and amenities they prefer:



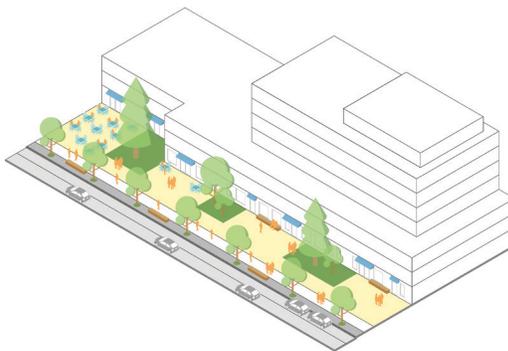
### Pedestrian Plazas

49% of people selected this option, which prioritizes large open spaces, environmental features and the creation of new views, and the tallest building. Note: See comment summary for additional context.



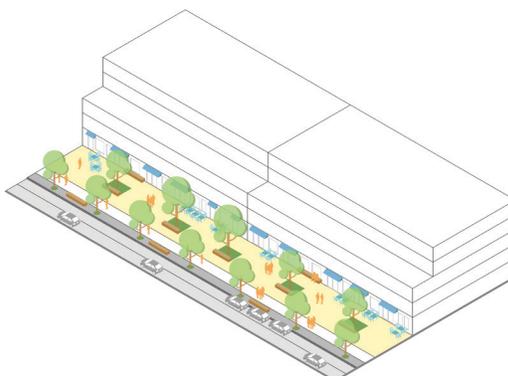
### Plazas, Green Space + Patios

25% of people selected this option, which gives slightly more priority to environmental features and public amenities over low building heights and protection of existing views.



### Patios + Green Space

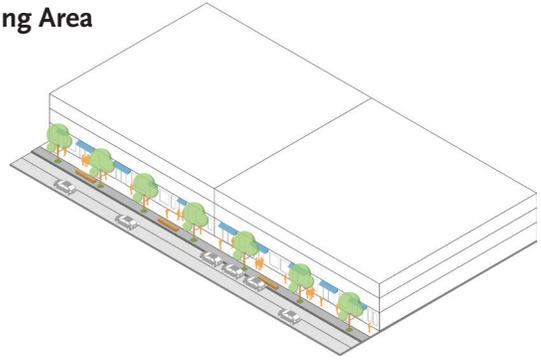
20% of people selected the option which weighted all trade-offs equally (public realm, environmental features, views and building height).





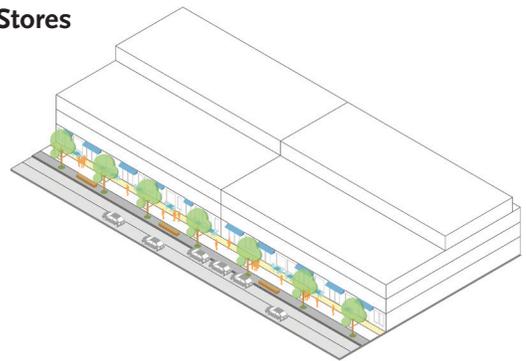
### Sidewalk + Furnishing Area

6% of people selected the option which prioritized low building heights over all other considerations.



### Setback Animated By Stores

Low buildings with some additional set back were the least selected option.



Some participants commented that, **while they said that they preferred the Pedestrian Plazas typology, they did not support tall buildings.**

Note:

- Verbatim comments are included in the appendix.
- Percentages are based on a total of 139 dots which were placed.

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# Uses + Public Space

## DROP-IN ACTIVITIES

## Land Use

Overall, the response to the question about land use indicates that participants generally like the current mix in Town Centre with the most highly selected new land uses being a grocery store and restaurants. Participants indicated some interest in seeing other amenities like a theatre, arts centre, library, night life, office and recreational facilities. Daycares, a cinema, co-working space, and a museum were not highly rated.





In addition to rating the above land uses, participants provided ideas on sticky-notes. Participants would like to see education/research or satellite universities, social housing, outdoor artisan market and food trucks, water storage and green spaces (green space was also a popular topic at the registered activity stations).

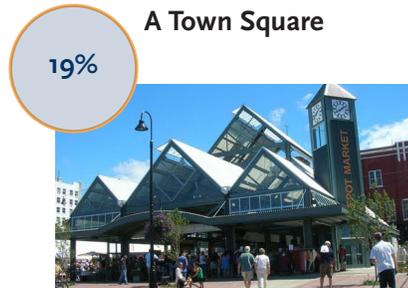
Note:

- Verbatim comments are included in the appendix.
- Percentages are based on a total of 215 dots which were placed.

## Future Open Spaces

### Town Centre Urban Design Plan

Both completed and yet to be completed open spaces which are outlined in the Urban Design Plan were presented to participants. Participants were then asked to indicate which of the yet to be completed open spaces they would especially like to see in Town Centre.



The top rated public space improvements identified by participants was a pedestrian street with patios. This reflects the theme of walkability and accessibility which was consistently raised during the registered group activities. The neighbourhood park received the least support. This is surprising considering that the idea of a neighbourhood park and more green space was a significant element/theme throughout the workshop.

In addition to rating the above Urban Design Plan Open Spaces, participants provided comments and ideas on sticky-notes. Overall participants would like to see that existing green spaces are maintained and improved, that more green space is provided and that pedestrian experience is enhanced with active edges. It should be noted that two participants felt that this question was leading and specifically did not want to endorse the revitalization of Johnston Road.

Note:

- Verbatim comments are included in the appendix.
- Percentages are based on a total of 151 dots which were placed.

## Mayor for the Day: Open Space Priorities

While participant preference on the Open Spaces presented in the Urban Design Plan helped to identify specific projects that are supported, the Mayor for the Day activity explored participant values about open space. Participants distributed their 'budget' to identify their open space priorities.



Participant priorities included A Green Town Centre, New Pedestrian Connections and Vibrant Urban Public Spaces. There is a slight priority that Town Centre open spaces be places for Town Centre residents, rather than city-wide park destinations.



Note:

- No additional comments were received (at the workshop).
- Percentages are based on a total of 424 beads/dots which were placed.
- Some participants used sticky dots instead of beads.
- Online survey is based on 151 responses.

# Outdoor Activities

Responses to Outdoor Activities suggest that in general, participants want future outdoor activities to build upon the existing character of Town Centre; eating, socializing and people watching were the highest rated activities. Music and access to nature were also rated fairly highly, supporting the idea that Town Centre has not only a vibrant civic life but also quiet green places to enjoy.

25% **Eat + Socialize**

A photograph of an outdoor cafe or restaurant area. There are several tables with red umbrellas, and people are seen walking and sitting. The scene is set in an urban environment with buildings in the background.

15% **Access Nature**

A photograph of a paved path winding through a lush green park. The path is lined with tall trees, and the sunlight filters through the leaves, creating a dappled light effect on the ground.

20% **People Watch**

A photograph of a public square or plaza. There is a large wooden deck area with people sitting on it. In the background, there are modern buildings and trees.

9% **Attend Festivals**

A photograph of a large crowd of people sitting on the grass at an outdoor festival. A stage with a band is visible in the background.

16% **Listen To Music**

A photograph of a street performance. A group of musicians is playing instruments, including a double bass and a saxophone, on a cobblestone street. There are people watching and sitting nearby.

5% **Play**

A photograph of a water play area. There are several water fountains and jets spraying water upwards. People, including children and adults, are playing in the water.



In addition to rating the above Outdoor Activities, participants provided ideas on sticky-notes. Participants would like to see more green space, green roofs/ wall, and a monitoring device which reports environmental qualities (air, wind, humidity etc.).

- Note:
- Verbatim comments are included in the appendix.
  - Percentages are based on a total of 160 dots which were placed.

## Johnston Road and Retail Streets in Town Centre

A few key development guidelines for retail streets were shared with participants, as well as the intent of OCP policies: “to protect and enhance the vibrant village-like setting that retail streets offer today”. Participants were invited to provide comments on the guidelines, as well as other ideas for retail streets.

### Participant Comments on the Guidelines

There was general support for the guidelines which were shared. Additional comments on the guidelines were related to increasing walkability, through an increase in the number of crosswalks and in the fine-grained pedestrian network. Other notes included that there should be youth supportive space, including social and support space; and, that new rental housing should be required in all development. There was also concern that new buildings will not be lived in and that it is necessary to ensure that new buildings provide the people needed to support retail.

### Participant Ideas for Retail Streets

Walkability and accessibility were common themes. Similar to the comments above, there is a desire for more crosswalks and curb cuts. Pedestrian priority through the closing of Johnston Road to traffic was another theme.

Limiting Johnston Road to 4 storeys, incorporating a transit hub near five corners, space for non-profits, expanded tourism and safety were other ideas which were shared.

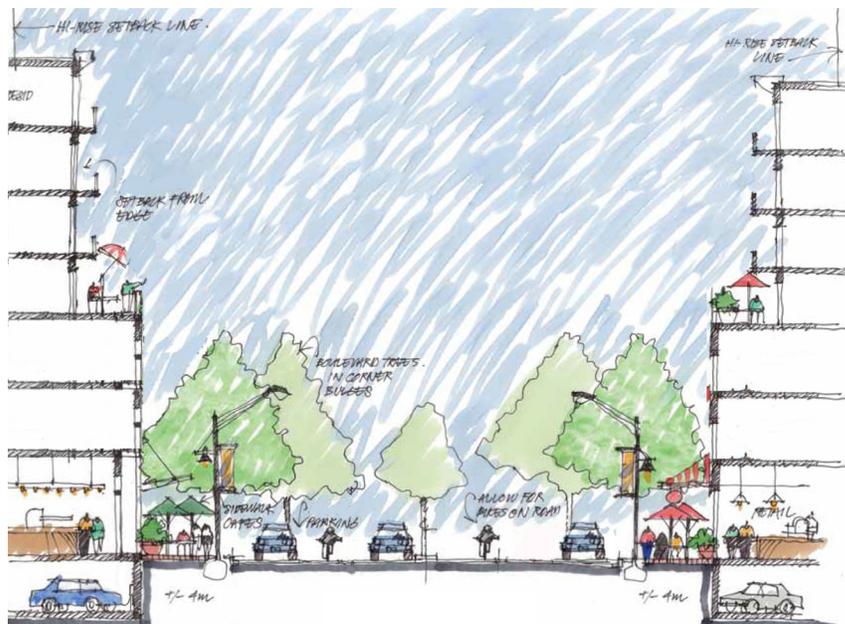


Image from the OCP Development Permit Area Guidelines.

Note:

- Verbatim comments are included in the appendix.

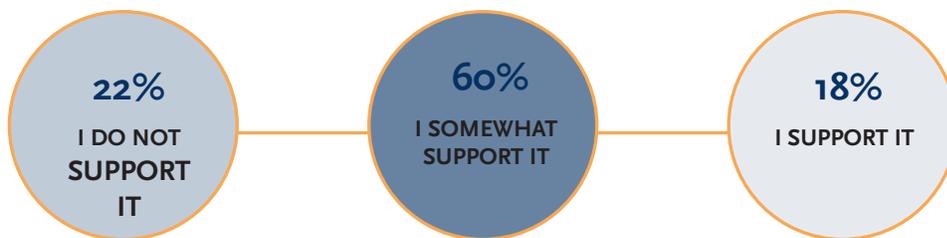
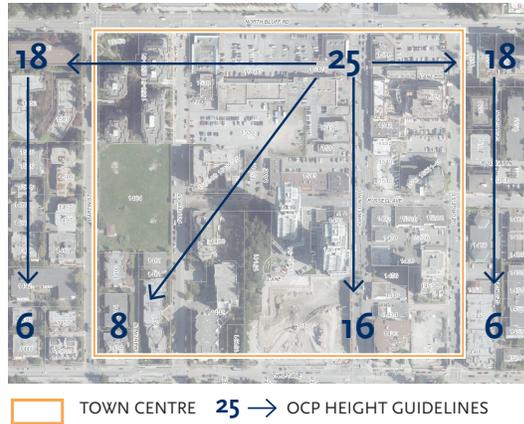


# DROP-IN ACTIVITIES

# Buildings

## Maximum Heights

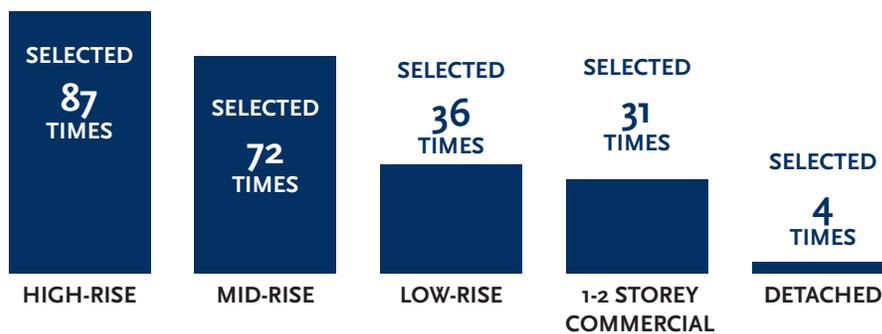
Future growth in White Rock is focused in Town Centre, and building heights reflect this growth management strategy. Participants used a sticky-dot to share whether or not they support this approach.



Participants provided additional comments with suggestions for maximum building heights. These include recommendations for Town Centre maximum heights (10-12, 6, and 15 storeys). Comments were also received which show support for higher buildings along North Bluff Road, particularly if they deliver green space. Even heights throughout Town Centre and Town Centre Transition was offered as another idea. The idea of a podium style building and set back was also recommended.

### Online Survey

Participants were asked which types of buildings they would prefer in Town Centre; participants could select multiple options. People generally selected the types of buildings which reflect the current mix:

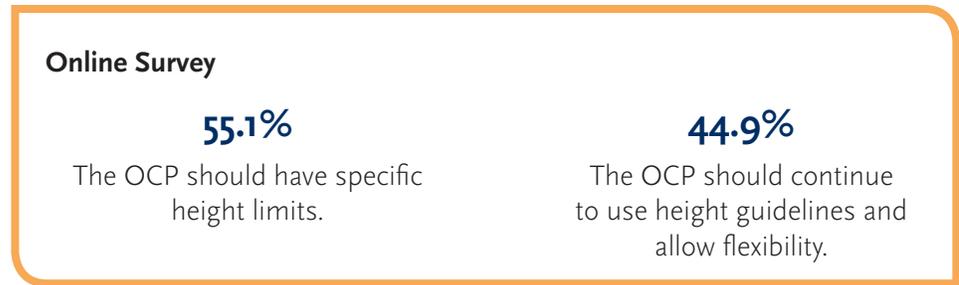


Note:

- Verbatim comments from the workshop are included in the appendix.
- Percentages are based on a total of 60 dots which were placed.
- Online survey is based on 151 responses.

## Regulating Height

The OCP provides height guidelines rather than specific height limits. Participants were asked if they support the use of guidelines to allow for flexibility or if they would prefer to have specific limits on height. The majority of participants would like to see the specific limits for regulating height.



## Height Transition

In the OCP the tallest and densest developments are to be located at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing to the south, east and west towards adjacent neighbourhoods. Participants were asked to use sticky dots share if they support this approach and to provide comment on why. The majority of people expressed support.



Participants who do not support this approach provided two opposing comments: that they would prefer to see a limit of height to 8 storeys and heights to match single family housing in transition zones; and, conversely that they would like to see a height increase in Town Centre Transition to match the Town Centre. One person noted that there is already a development in the transition zone which does not fit with this guideline.

Note:

- Verbatim comments from the workshop on Height Transition are included in the appendix, no comments were received on regulating height at the workshop.
- Percentages are based on a total of 55 dots which were received on the Regulating Height board, and 52 which were placed on the Height Transition board.
- Online survey is based on 147 responses.

## Building Step Backs

The OCP provides guidelines which help to shape the form of buildings in Town Centre, including guidelines for building step-backs. Participants were asked if they support the building step-backs guideline or not and then asked to provide comments on why they answered that way. This is what they said:



### Comments from those who do not support this policy

There were two comments provided. One suggested that the set back occur after the 6th storey, rather than the 3rd or 4th. The other said no more high rises.

### Comments from those who somewhat support this policy

Comments included that there should be no high-rises, that the step back creates more covered area, that each building should have it's own design consideration, and that step backs are only desirable if the rooftops are green and contribute to sustainability.

### Comments from those who support this policy

People who support this policy said that they don't want high rises.

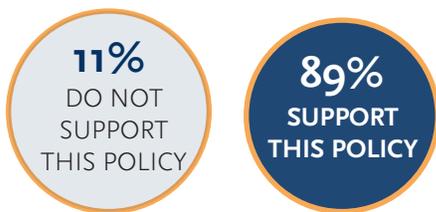
Note:

- Verbatim comments are included in the appendix.
- Percentages are based on a total of 41 dots which were placed.

## Building Heights: North Bluff Road

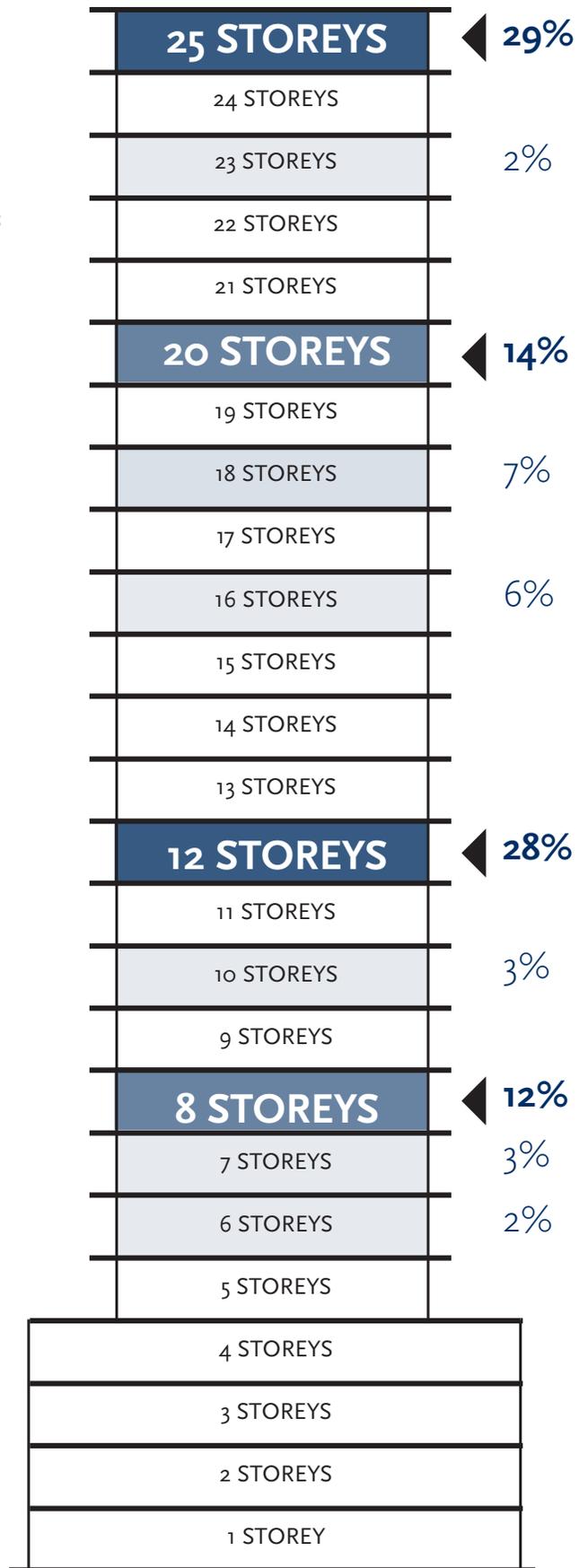
North Bluff Road marks the boundary between White Rock and Surrey. Growth in Surrey influences the City of White Rock due to their close proximity. This is where **the OCP concentrates the highest heights and densities adjacent to the Town Centre along North Bluff Road.**

The majority of participants support this policy:



Participants used sticky dots to tag the diagram to the right to share what maximum building height they thought was appropriate for North Bluff Road in Town Centre.

25 Storeys and 12 Storeys were nearly tied, with 20 and 8 Storeys also being highly rated.



Note:

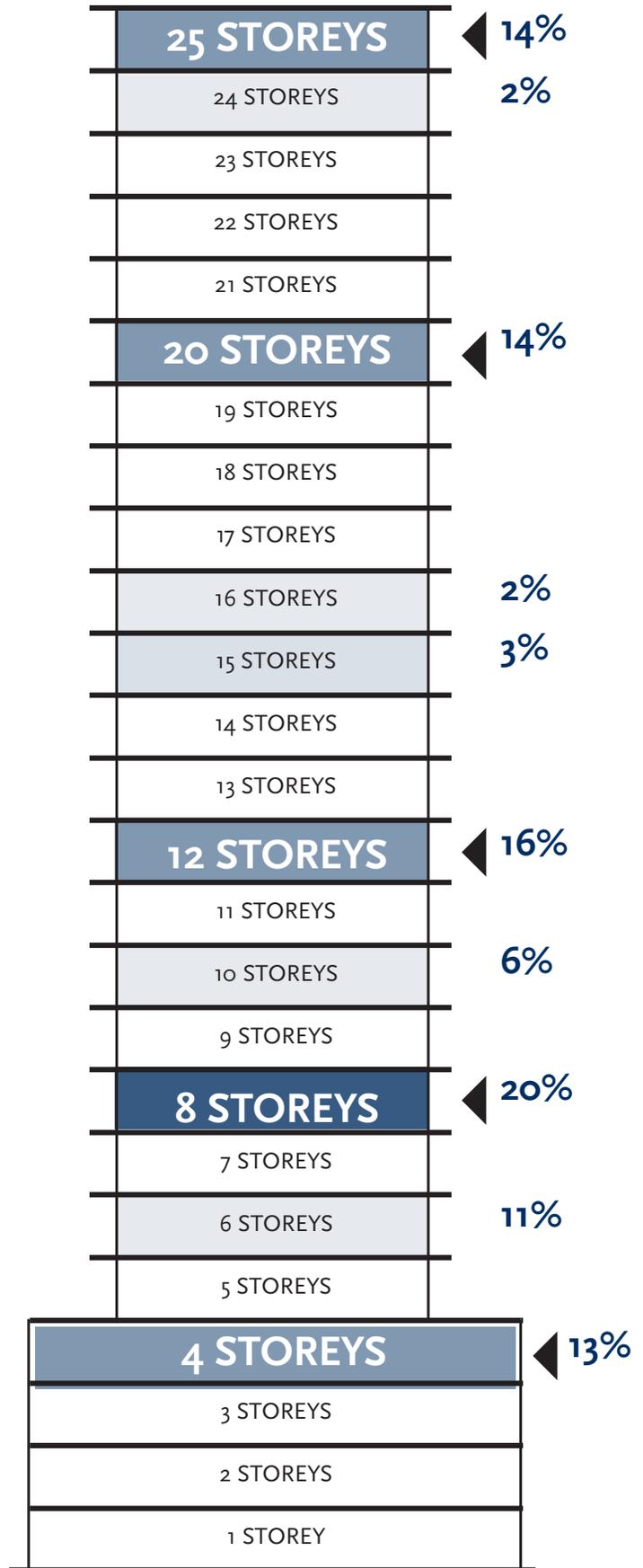
- No comments were received.
- Percentages on policy support are based on a total of 19 dots which were placed.
- Percentages on building heights are based on a total of 58 dots which were placed.

## Building Heights: Johnston Road

Commercial development is focused along Johnston Road in Town Centre. Johnston Road has been historically characterized by diverse and small-scale retail.

Participants used sticky dots to tag the diagram to the right to share what maximum building height they thought was appropriate for Johnston Road in Town Centre.

8 Storeys was the most highly rated, with 25, 20, 12 and 4 storeys also being fairly highly rated.



Note:

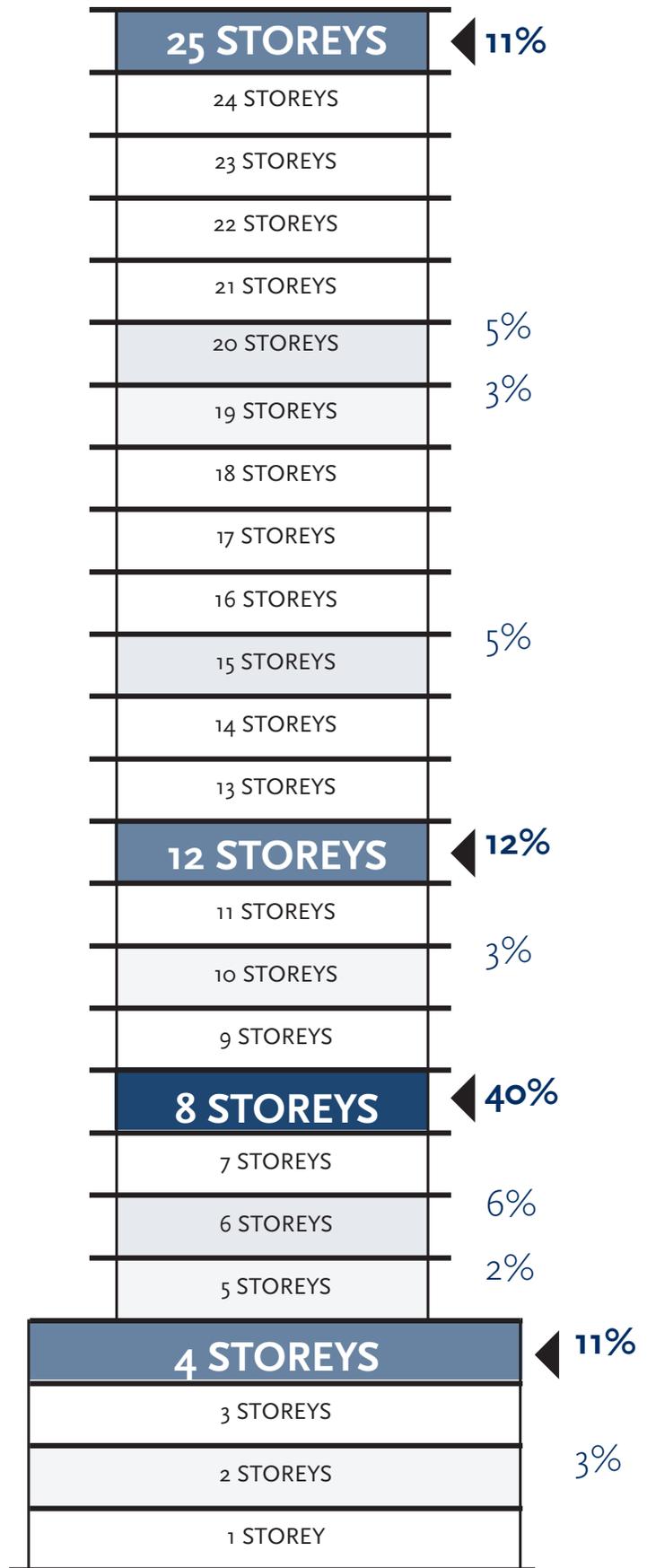
- No comments were received.
- Percentages are based on a total of 64 dots which were placed.

## Building Heights: Russell Avenue

The vision for Russell Avenue is to enhance its role as a green street and east-west connection between Town Centre and Centennial Park.

Participants used sticky dots to tag the diagram to the right to share what maximum building height they thought was appropriate for Russell Avenue in Town Centre.

8 storeys was selected most (40% of respondents). Nearly tied for second most selected heights were 25, 12 and 4 storeys.



Note:

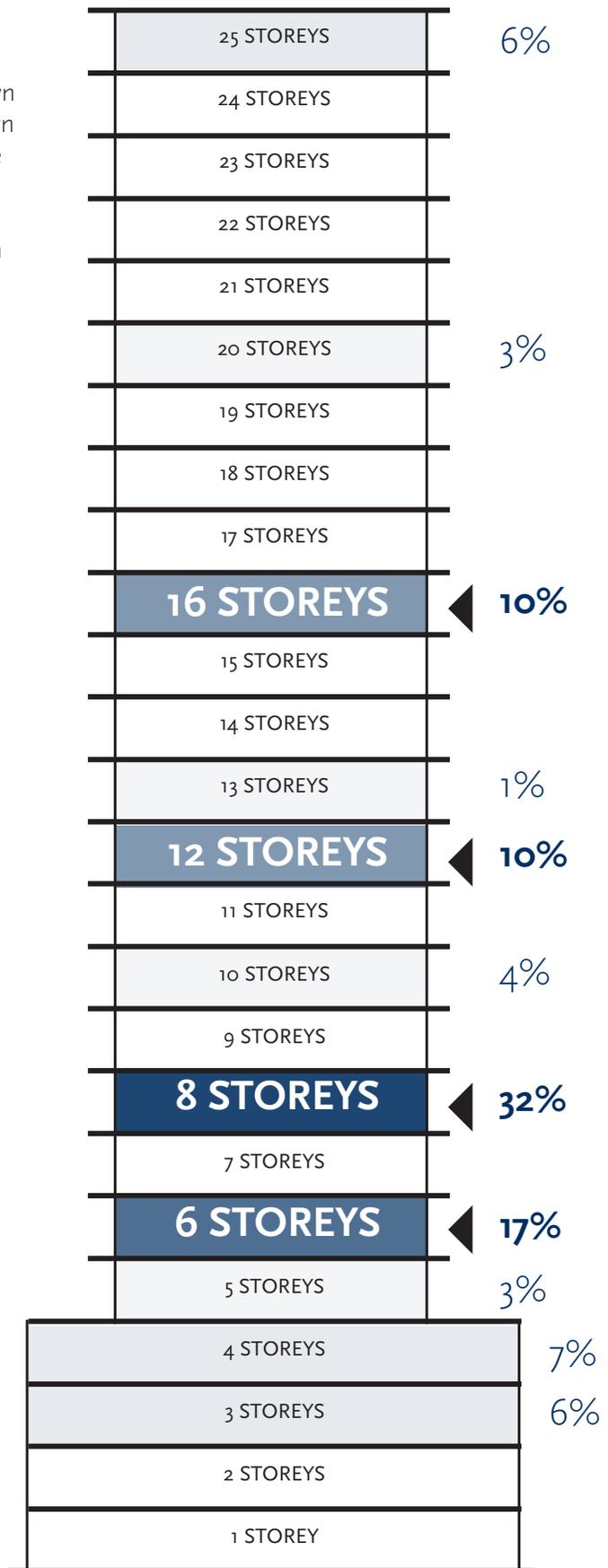
- No comments were received.
- Percentages are based on a total of 65 dots which were placed.

## Building Heights: Thrift Avenue

Thrift Avenue marks the boundary between Town Centre and Lower Town Centre. The Lower Town Centre, while also mixed use, is smaller in scale than the Town Centre.

Participants used sticky dots to tag the diagram to the right to share what maximum building height they thought was appropriate for Thrift Avenue in Town Centre.

8 Storeys was the most highly rated (32% of respondents) with 6 storeys coming in second (17%) and 16 and 12 storeys tied for third.



Note:

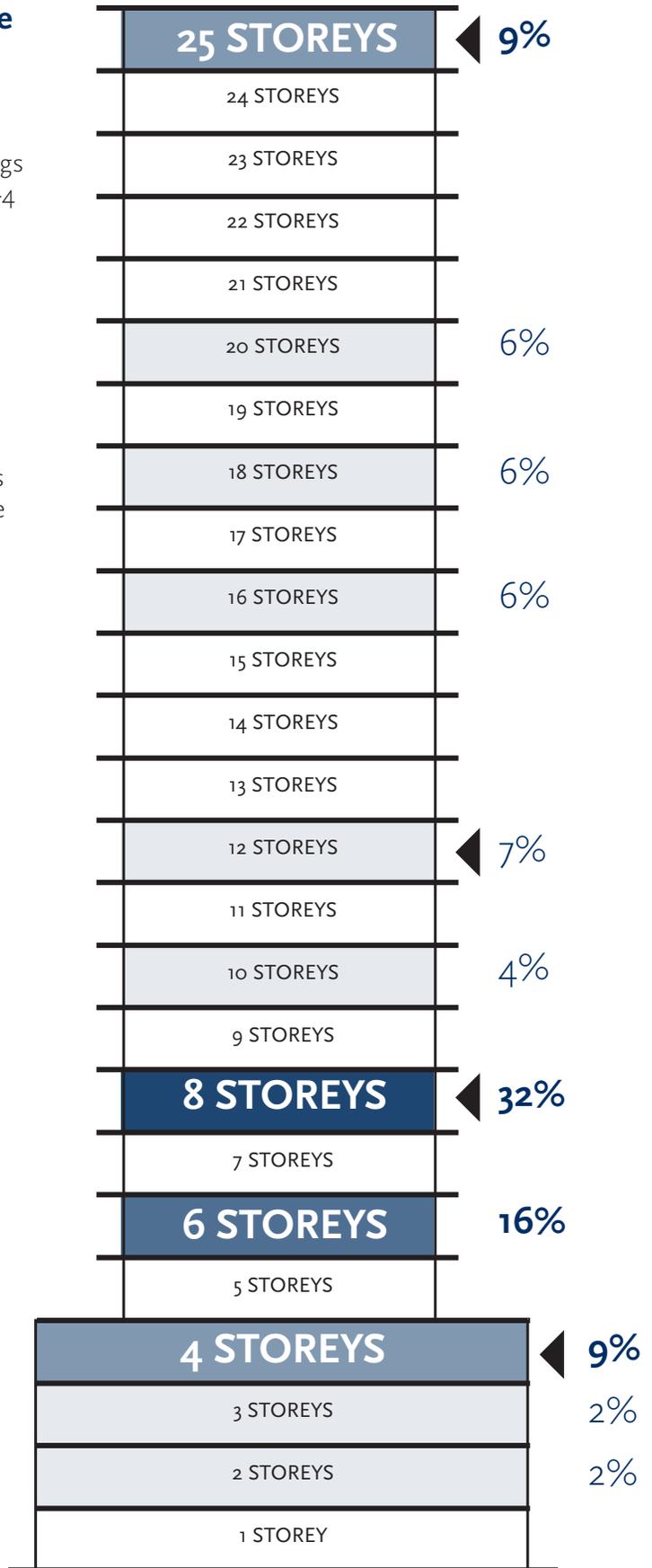
- No comments were received.
- Percentages are based on a total of 69 dots which were placed.

## Building Heights: Martin and George Street

Martin and George Streets are the eastern and western extents of the Town Centre. The buildings facing Martin and George Street are generally 3-4 storeys tall and primarily residential.

Participants used sticky dots to tag the diagram to the right to share what maximum building height they thought was appropriate for Martin and George Streets in Town Centre.

Similar to Thrift Avenue, 8 storeys was selected most often (32% of respondents) with 6 storeys coming in second (16%). 25 and 4 storeys were tied for 3rd most selected.



Note:

- No comments were received.
- Percentages are based on a total of 69 dots which were placed.

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# Appendix

## Design Town Centre: Verbatim Comments

Design Town Centre: Verbatim Comments Group 1 Day 1

Town Centre Urban Design Review

WHITE ROCK  
*City by the Sea!*

Group ① / Day ①

Now that you've redesigned the Town Centre, summarize your core ideas below!

- MORE GREEN SPACE.
- QUIET SPACES.
- NO LOUD MUSIC.
- JOHNSTON RD - NARROWED  
MAKES IT LESS BIKE  
FRIENDLY. -  
JOHNSTON
- NEED MORE TREES,  
TREE CANOPY. 20%.
- GREENING THE CITY.
- DON'T NEED HEIGHT HERE.
- DISAGREE - TOWN CENTRE  
SHOULD HAVE DENSITY -  
STEPE<sup>D</sup> DOWN.
- 28 - HEIGHTS - IMPACT ON  
TRANSITION ZONES. -  
ADJACENT NEIGHBOURHOODS
- DEVELOPMENT FOR WHAT?
- I THINK DENSITY HERE  
MAKES SENSE -
- TOWERS DON'T BUILD COMMUNITY.
- I THINK TOWERS ARE FABULOUS.
- NEED PEOPLE AT STREET LEVEL.
- THIS AREA IS DONE.
- I DISLIKE TOWERS.

Now that you've redesigned the Town Centre, summarize your core ideas below!

- MINIMIZE SHADOWS ON GREEN SPACE
  - NEED DEVELOPERS TO AGREE TO BUILD THE PARK.
  - TOWN IS CONNECTED BY WALKWAYS
  - PLAYFUL ARCHITECTURE.
  - HIGHER BUILDINGS STEPPING DOWN - GOOD CONCEPT
  - HOW DOES GREEN SPACE LOOK
  - LIKE BRYANT PARK
  - ADULT FITNESS FACILITIES
  - COMMERCIAL + OFFICE SPACE.
  - IF GREEN SPACE NEEDED may need more height \$(15??) (ON N. BLUFF)
- Handwritten notes on the right side of the page:
- BENCHES?
  - TREES?
  - BIKES?
  - SCOOTERS?
  - CANOPY TREES?
  - SMALL PLAYGROUND
  - OUTDOOR EXERCISE EQUIPMENT
  - ADULT EXERCISE EQUIPMENT

- TURNING WHITE ROCK INTO TOWER TOWN. -
- STEP BACK FROM THE STREET -
- 12 STOREY MAX ON NORTH BLUFF.
- 20 STOREY ON NORTH BLUFF.

Now that you've built the Town Centre, summarize your core themes below and draw out your big ideas on the Town Centre diagram.

- BUS TERMINAL WITH CONDOS
- TRANSIT ALONG JOHNSTON
- RETAIL ALONG JOHNSTON
- COMMUNITY/BUSES + REGIONAL - 351 TO RICHMOND.
- POSSIBLE REGIONAL TRASIT LOOP IN SURREY.
- SLOWER ROAD SPEEDS - NOT A GOOD IDEA
- MORE COMMERCIAL. (JOHNSTON)
- REQUIREMENTS FOR SAFE BIKE ROUTES.
- NO BIKES ON JOHNSTON. WANT TO WALK ON JOHNSTON.
- HIGHEST - TRANSITIONING TO LOWER ADJACENT - PEOPLE LIKE THAT.
- WE DON'T WANT DEVELOPERS TO BE ALLOWED TO BUY ADDITIONAL HEIGHT. [ONLY IN TOWN CENTRE]
- HEIGHT ALONG NORTH BLUFF IS OK.  $\leq 25$  VISIT AFFORDABLE OPTIONS FOR DENSITY VARIATION
- MINI GRANVILLE ISLAND.

- KEEP DENSITY WITHIN TOWNCENTRE
- TRANSITION IN BUILDING HEIGHTS FROM JOHNSTON.
- TALLER BUILDINGS BLOCKING SUNLIGHT.
- ENSURE OPEN SPACE IS NOT IN SHADOW.
- JOHNSTON - COMMERCIAL HEART.
-

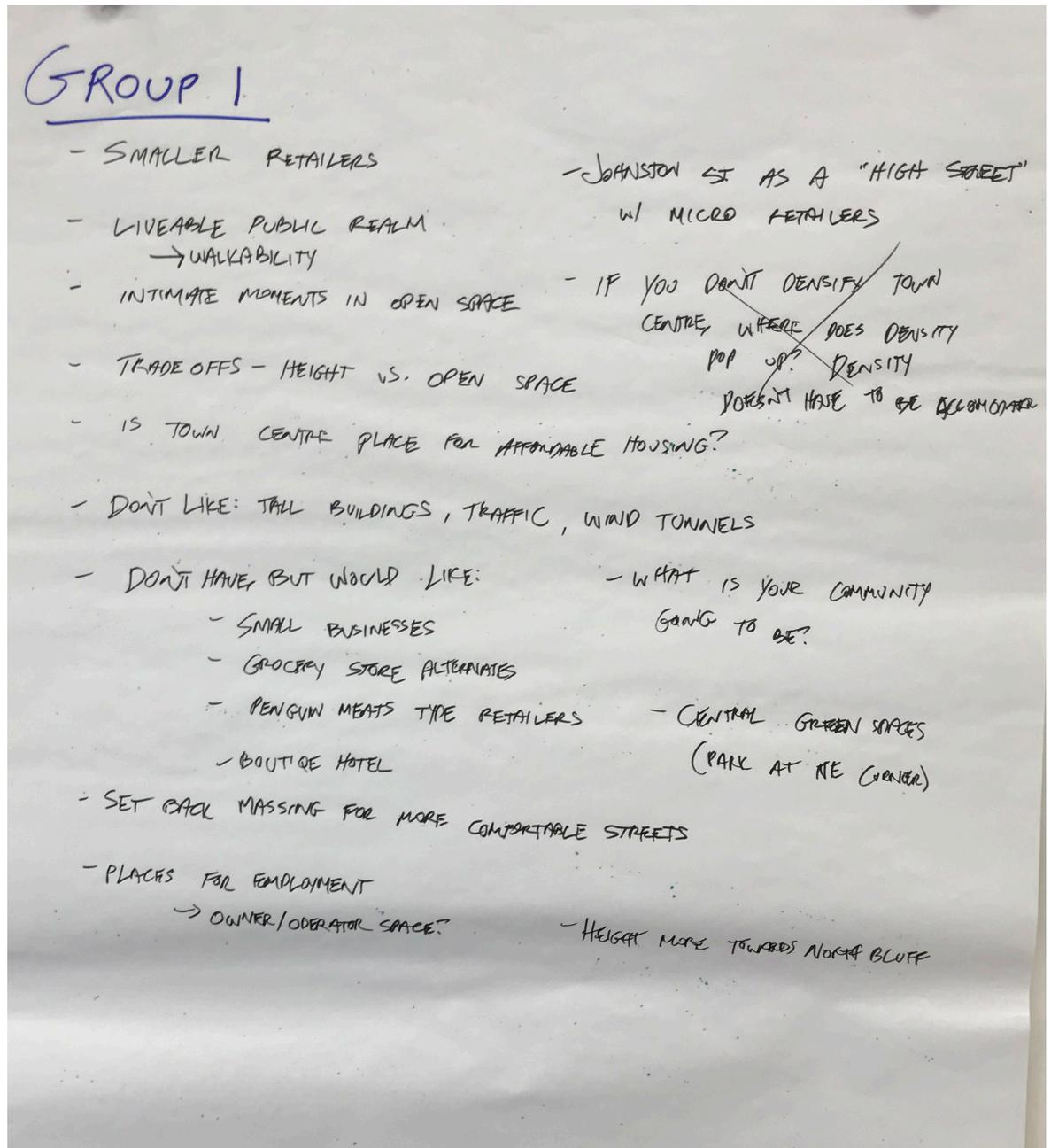
Now that you've redesigned the Town Centre, summarize your core ideas below!

- KEEP SHADOW OFF OF PARK SPACE.
- FUTURE PARKLAND @ CORNER OF MARTIN + THRIFT
- VARIOUS OPINIONS ABOUT HEIGHT
  - ↳ FOCUS HEIGHT ALONG NBR (NORTH BLUFF RD).
- REDUCING HEIGHT ON OTHER CORNER OF JOHNSTON RD (SW)
- FEELING OF COMMUNITY MISSING.
- COMMERCIAL MEETING PLACES (COFFEE, PATIO MEETING SPACES).
- SPACES THAT DRAW PEOPLE IN
- FOOD CARTS, FARMERS MARKETS, MUSIC
- 'MINI GRANVILLE ISLAND'
- ALTERNATE USES FOR PARKADE.
- COLLEGE/UNIVERSITY - BRING MORE YOUNG PEOPLE INTO THE TOWN CENTRE.
- FOCUS ON PEDESTRIAN ROUTE THROUGH TOWN CENTRE.
- ATTRACT TYPES OF BUSINESSES THAT ATTRACT YOUNGER PEOPLE
- MORE EVENTS IN TOWN CENTRE
  - BUSKERS, ETHNIC FESTIVALS
- MORE EVENTS IN MIRAMAR PUBLIC SPACE
- MARKET/EVENT AREA - PERMANENT SPACE



## Build Town Centre: Verbatim Comments

### Group 1 Day 1



GROUP 2

30

Now that you've built the Town Centre, summarize your core themes below and draw out your big ideas on the Town Centre diagram!

- LIKE WIDE SIDEWALKS
- WALKABILITY + CYCLING
- LOSS OF SKYLINE
- BOULEVARDS FOR AESTHETICS
- SEPARATED CYCLE PATHS
- LIKE THE SMALL TOWN FEEL
- MIXED RESIDENTIAL
- AFFORDABLE - MIXED INCOME
- CPED
- CREATIVE SPACES
- HUB FOR TRANSIT
- ↳ CONNECTIONS TO WIDER REGION
- ↳ HUBS TO NORTH
- NOT PROPER "HUB"
- SOME SORT OF CIVIC CENTRE FOCUS - MUSEUM, ARCHIVE, ...?
- HUB FURTHER SOUTH ON JOHNSON
- WHAT IS OUR GATEWAY?
- ↳ PARK + CIVIC AMENITY, NOT A TOWER
- BRYANT PARK
- WHAT IS ENTRY TO COMMUNITY?
- MORE RENTAL THAN STRATA?
- STEP HEIGHT
- LOW AT N. BLUFF RD. TO HIGHER IN CENTRE AT EXISTING TOWERS
- MAX 12 STORES, EVENLY SPLIT B/W COMMERCIAL, RES., RENT
- PAY FOR CITY HALL W/ DENSITY FROM CENTRAL OR DEVELOPMENT
- DAY CARES?
- CO-OP HOUSING
- LAND VALUE VS. LAND COST

**Group 3**

30

Now that you've built the Town Centre, summarize your core themes below and draw out your big ideas on the Town Centre diagram!

- NE CORNER PARK MAYBE NOT IDEAL DUE TO TRAFFIC
- CENTRAL PARK IN MIDDLE
- AT GRADE RELATIONSHIPS FOR RESIDENTIAL, ie. TOWNHOUSES
- KEEP LOW ON JOHNSTON
- CIVIC BUILDINGS- AMENITY; OR HOTEL?
- LOTS OF GREEN CONNECTIONS AT GRADE
- TALLER TOWERS ON NORTH BLUFF

Now that you've redesigned the Town Centre, summarize your core ideas below!

- Towers to be tastefully designed to allow for a great urban centre ~~to be~~ max stepped back on podium
- green space with nice breezeways.
- affordable housing/rental/market rate in return for more density. Maybe by some others to
- city by sea design guidelines in OCP
- Gateway into city with side by side or twin towers along Johnson st.
- <sup>public</sup> underground parking w/ enough for residents.
- Lots of greenspace, a couple active program/social
- plaza space for multipurpose uses
- wind issues → design issue to be addressed
- clarity of opinions Johnson and Russell are
- community amenity space.
- steps back help height variation
- town houses/mixed use along grade.
- be cognizant of views
- connections/pedestrian across Russell
- Bryant park continuation
-

Now that you've built the Town Centre, summarize your core themes below and draw out your big ideas on the Town Centre diagram!

- smaller pedestals or none - for commercial - 2 stories for street light

- setbacks from streets -

- better architectural design - like shanghai! - innovative architectural

- better sidewalks for cycling, skateboarders, scooters -

- larger trees - true green spaces - setbacks on underground parkades

- change zoning bylaws to address storm water runoff + soil

\* infiltration

\* sussex as example for architectural exterior features height

- lanes - greenwill market - wind in between high rises pedestrian orientated

- tower to park -

- lower heights - a few projects are strictly commercial

- a few projects - higher 9 stories - residential

- developer encourages to have <sup>large</sup> architectural elements -

- mixed design planning attracts institutional groups -

- living walls or vertical plan

- large park - central park - Bryans Park Extension

- rotab and reposition Building at Johnson + north bluff

## Interactive Panels: Verbatim Comments

Note: a (x#) indicates that support was shown by other participants for the comment by adding a sticky dot. If a comment received one sticky dot then the comment will have a (x2) to represent the original poster as well as the person who indicated support. If two dots were placed then the (x3) will be shown and so on.

### Land Use

- Drawing knowledge, economy, satellite universities and research
- Find a space for people to view the oceans from/near Town Centre + incorporate library, museum + funicular to beach --- parking underneath
- Incentive to integrate social housing units
- Education/learning centre college/research
- Green spaces
- Cohesive theme “look” for city to minimize so many towers
- Open space market/food trucks farmers Artisan markets
- Zero water to leave any property. Harbourside Green in Victoria (Eco Buildings, Solar, Wind generator)
- Water storage tanks
- Urban Design review does not mean high density!

### Future Open Space: Urban Design Plan

- Try to work with at least some of the existing trees below thrift if proposed work goes that far
- More green space would be great
- More green space is desperately needed
- An extension of Bryant park, include water feature in the open square
- Include in passages/lane ways, little coffee shops, restaurants, and a bike pass stairs leading to 1st Floor coffee Shops
- No more hideous concrete sidewalks
- This is not an endorsement of further development on Johnson. The wording is leading (x2)

### Outdoor Activities

- Have an environment monitoring clock (Air Quality, Wind speed, Humidity, Camera)
- More green space wood BC great
- How can we increase green roofs + walls in our city?

## **Johnston Road and Retail Streets in Town Centre**

Comments on Johnston Road and Retail Street Design Guidelines:

- OCP Policies are intended to protect + enhance whatever setting we choose (x2)
- “Yes” to creating more visibility into stores and use a variety of materials\*
- Right idea
- Good Plan – limit building height (Patios +Green Space)\*
- Youth Space, conversation, hang out, info/referral, support
- More pedestrian cross walks
- Facilitate rental housing units in all new development + condo in town centre
- Love the guidelines. Would like to see more pedestrian walkways\*
- All the retail is good assuming that these 15 hi-rises are occupied by residents ‘residing’ and using our businesses so they don’t keep shutting down

Participants were asked to share their other ideas for retail streets. Here’s what they said:

- Community & Tourism, Policing + resources, Storefront, drop-in place (sources, come share, non-profits)
- Transit Hub near 5 corners
- Yes – but limit height of building to 4 storeys max – more pedestrian cross walks
- Agreed with all the information on the board about Johnston road

### **Forms of Density: Trade-offs**

- 19 storeys?
- Max 8 storeys on this
- Plaza design ok with Max 5 storeys to support infrastructure
- Narrow sidewalks = crowded with walkers for seniors, baby buggies, dogs, and breathing car fumes
- Pedestrian Plaza BUT lower buildings (x2)
- Green Space with pedestrian plazas + lower rise buildings (x2)
- Better with tower half size or less

## **Building Step Backs**

Support Building Step-backs

- For the reasons above
- Hi Rises towering over you is not my idea of pleasant environment (eg – Vancouver)
- No more high-rises please!

Somewhat support building step-backs

- No high-rises
- I would not want the “Step Back” idea to justify high-rises
- Covered Area
- The step back should be refined for each individual construction in order to insure a certain balance
- Perhaps if you planted grasses + wild flower on all the roof tops to help with carbon emissions

Do not support building step-backs

- Have a step back to start after 6 storeys
- No more high-rises (x2)

## **Town Centre in the OCP: Guiding Principle**

Does not reflect my values:

- A core niche style/accent (eg. Colors to keep diversity vs clone of all other cities)
- More towers to allow more people to live here (x2)
- No more high rises please! (x 3)
- The heart is becoming unaffordable and lacks a draw – no ordinary shops like hardware, groceries, general merchandise

Somewhat reflects my values:

- Be sure there is connected green space throughout

Reflects my values

- 8 storeys max – people-oriented streetscapes with low-rise retail and office space above – set back from street
- No more high-rises above 10-12 storeys – more stores like grocery store for locals
- Of course this principle reflects my values but what has been done to the town centre does not reflect this guiding principle

## Maximum Building Heights

Do not agree:

- Maximum height should be 6 storeys

Somewhat agree:

- Even heights throughout the town center and town center transition areas
- Podium Street friendly set back & Above also set back
- Walkway Cover
- 1 support 10-12 storeys maximum in town centre & 6-8 storeys on Martin St. and George Street
- If all the buildings have the same maximum height, the light and sun doesn't go through and it creates wind tunnel (x4)
- Tall builds on North Bluff Trade off for housing and green space – Max 25

Agree:

- Tall heights at North Bluff - Step Down to Thrift Ave
- Why more than 15 floors when the top will be out of reach of Canadians, bought by foreign money using schemes to keep them empty. No benefit for businesses (x3)

## Height Transition

Do not support

- Height should be limited to 8 storey on future developments in Town centre – restrict heights in transition zones to set zone height matching single family house
- Allow height increase in town center transition to match the town center

Somewhat Support

- The saltire is already in the transition

Support

- Proven Best Practice
- That was the plan many years ago but I don't think it will be achieved in regards to the latest random heights being built

## Open Spaces

- Never seen anyone use this park to date! (Hodgson Park)
- No more corner Bump outs
- Pedestrian connections should all connect & not be hard to find

## APPENDIX E

### Semiahmoo Town Centre Plan – Stage 1 Plan Summary (from July 2019)



### Updating the Plan

An update to the original Semiahmoo Town Centre Plan was initiated in 2004 to address rapid growth and changing market conditions. When Council approved the interim plan in 2012 they directed staff to expand the plan boundaries to include a future transit improvement area along 152 Street and a potential medical precinct near Peace Arch Hospital. Since then expansion plans for the hospital have been confirmed.

In July, 2018 planning staff held workshops with extension area residents to develop a vision and explore potential land uses. In February, 2019 staff hosted a public open house and conducted a survey for all the stakeholders in the plan area to gather input on how to accommodate growth in the town centre. Following this staff developed a draft land use concept that reflected the work done and the input provided.



### Your Ideas to Tackle Semiahmoo's Challenges

As one of Surrey's designated Town Centres, Semiahmoo is growing. The population is aging and average household sizes are shrinking. With this growth and change comes big challenges.

In 2018 we started asking residents and stakeholders how they would accommodate growth, improve transportation and enhance community amenities in the Semiahmoo Town Centre. Over 1,100 responses were provided at workshops, open houses and through online surveys. Below were the top 3 ideas for addressing each issue based on the feedback provided.



#### How would you accommodate growth?

1. Increase housing diversity
2. Improve services, amenities, infrastructure
3. Promote all ages communities



#### How would you improve transportation?

1. Improve walkability
2. Improve bus service
3. Improve cycling infrastructure



#### How would you enhance amenities?

1. More parks & open space
2. More recreation/community centres
3. More shopping and restaurants

### Working With You

In 2018 we started to revisit the Semiahmoo Town Centre Plan. Since then we've held:

- 2** WORKSHOPS
- 2** OPEN HOUSES
- 3** SURVEYS

### Where We are in the Process

We are currently in Stage 1 of the plan development process. We are hoping to bring a preferred land use plan back to the community later this year prior to bringing forward a draft land use plan to Council for approval. Once approved we will move into Stage 2 and *Developing the Plan*.



# Semiahmoo Town Centre | Plan Update

## Concentrated Density

### What we heard:

Residents wanted more shops and local medical services but were concerned about the extent and proximity of high rise developments proposed in the plan.

### How we addressed your feedback:

We limited high-rise development to the core area around the Semiahmoo Mall site, Frequent Transit Network corridor.

We introduced new low-rise mixed-use along 152 Street and 24 Avenue and a mixed-use mid-rise district along 16 Avenue to provide much needed space for supportive medical services.

### Supporting rationale:

As Surrey responds to the challenges of urban growth, climate change and demographic shifts, it is increasingly important to concentrate density in Town Centres. Creating compact, complete urban neighbourhoods with mixed-uses supports transit service, walkability, as well as economic and cultural vitality.



## Housing Diversity

### What we heard:

Many residents wanted more affordable, family and senior-friendly housing types (e.g. townhouses, apartments). At the same time, many extension area residents expressed concern about the loss of existing single family neighbourhoods.

### How we addressed your feedback:

We've included a wider range of residential land uses to support the diverse and changing needs of residents. We've also retained many of the existing single family neighbourhoods in the plan area.

### Supporting rationale:

The average single family home in South Surrey costs \$1.5 million, yet the average Surrey family makes \$63,000 to \$120,000/year, which means many families will likely never own a single-family home here.

In addition, many seniors are choosing to age in place by downsizing over moving into designated senior housing or care facilities.

Surrey needs more apartments and townhouses to suit everyone's needs and incomes.



## Semiahmoo Town Centre | Plan Update

### Improved Connectivity

#### What we heard:

Many residents were concerned about existing and future traffic congestion and were opposed to a road being constructed through Bakerview Park.

#### How we addressed your feedback:

We've added new roads, enhanced bike lanes, sidewalks and pathways to link neighbourhoods, relieve congestion and improve pedestrian safety and walkability. We've removed the proposed road through Bakerview Park.

#### Supporting rationale:

152 Street is a Frequent Transit Network (FTN) corridor and provides service every 15 minutes during peak times. Transit service on 16 Avenue is approaching FTN service levels.

TransLink and the City have identified a conceptual unfunded future B-line express bus service to connect Semiahmoo with Newton and Surrey City Centre. The City is proposing a B-Line alignment that could run down 152 Street and along 16 Avenue to the Peace Arch Hospital. The B-Line would provide frequent and rapid transit service for local residents.



### More Community Spaces

#### What we heard:

Residents wanted more community and cultural spaces and places to socialize and interact.

#### How we addressed your feedback:

We've added four new neighbourhood parks to the plan and are exploring partnership opportunities with developers to construct community amenity spaces for recreation, arts and culture, as part of major development projects.

#### Supporting rationale:

As the town centre becomes more compact, the need for parks and community amenities increases. The City is committed to ensuring residents live within walking distances of a park. Large developments are required to provide community amenities for neighbourhood residents.



# Semiahmoo Town Centre | Plan Update

## Proposed Land Use Strategy

The map shows where and how the proposed land uses fit together to create a coordinated plan for future growth. The legend provides a brief description of each land use.

