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

September 11, 2020

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 **WEDNESDAY, SEPTEMBER 16, 2020** to begin at **6:00 p.m.** for the transaction of business as listed below.

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

Please note you can watch the meeting, as well as previous meetings, online www.whiterockcity.ca/councilmeetings

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Trevelyan, Chairperson

1. CALL MEETING TO ORDER

1.1 MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE

THAT the Land Use and Planning Committee endorse:

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the September 16, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for September 16, 2020 as circulated.

3. OFFICIAL COMMUNITY PLAN REVIEW – SUMMARY OF TOWN CENTRE URBAN DESIGN & PUBLIC REALM REVIEW PHASE 2 PUBLIC ENGAGEMENT AND RECOMMENDATIONS

Page 3

Corporate report dated September 16, 2020 from the Director of Planning and Development Services titled “Official Community Plan Review – Summary of Town Centre Urban Design & Public Realm Review Phase 2 Public Engagement and Recommendations”.

RECOMMENDATION

THAT Land Use and Planning Committee recommend that Council consider the Town Centre Phase 2 Engagement Summary and Recommendations Report prepared by DIALOG Design, attached to this corporate report as Appendix A, and direct staff to proceed with preparing the proposed implementing mechanisms as described in staff’s evaluation of the DIALOG recommendations in Appendix B.

4. CONSIDERATION OF POLICY FOR PURCHASE OF MUNICIPAL PROPERTY Page 101

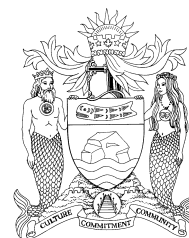
Corporate report dated September 16, 2020 from the Director of Planning and Development Services titled “Consideration of Policy for Purchase of Municipal Property”.

RECOMMENDATION

THAT Council direct staff to prepare a Council Policy regarding the Sale of Municipal Property.

5. CONCLUSION OF THE SEPTEMBER 16, 2020 LAND USE AND PLANNING COMMITTEE MEETING

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 27, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning & Development Services

SUBJECT: Official Community Plan Review – Summary of Town Centre Urban Design & Public Realm Review Phase 2 Public Engagement and Recommendations

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council consider the Town Centre Phase 2 Engagement Summary and Recommendations Report prepared by DIALOG Design, attached to this corporate report as Appendix A, and direct staff to proceed with preparing the proposed implementing mechanisms as described in staff’s evaluation of the DIALOG Design’s recommendations in Appendix B.

EXECUTIVE SUMMARY

The purpose of this corporate report is to present the Land Use and Planning Committee (LUPC) with the next steps in the Town Centre Urban Design and Public Realm Review (“Town Centre Review”) component of the Official Community Plan (OCP) Review. This includes providing the Phase 2 Engagement Summary and Recommendations Report (the “Phase 2 Report”) from the consultant working with staff on this topic (DIALOG Design), attached as Appendix A, and an overview of the mechanisms that could be used to implement the recommendations of the Phase 2 Report, provided in Appendix B.

Within Appendix B, staff have provided additional evaluation and commentary on the Phase 2 Report, which is intended to help inform Council of underlying factors and issues and highlight where there is a difference between the policy or implementation mechanism specified in the Phase 2 Report and staff’s proposed implementation of the policy direction. While staff’s proposed approach is largely in accordance with the recommendations in the Phase 2 Report, there are some nuances in how the policy changes would be effected and in particular, how the proposed maximum height and density provisions (Recommendations 8 and 9) would be applied and visually represented in policy documents.

Staff propose that implementation mechanisms (primarily draft OCP and Zoning amendment bylaws) be prepared as outlined in Appendix B, and that property owners of potential redevelopment properties be invited to provide written feedback to staff and Council on the proposed policy changes. After the draft amendment bylaws are prepared and presented to LUPC in Fall 2020, staff would host an electronic Public Information Meeting to obtain further public input on the policy changes before Council considers giving bylaw readings and subsequently holding the associated Public Hearings.

PREVIOUS COUNCIL DIRECTION

Table 1 below summarizes the previous direction provided by Council as it relates to the advancement of the Town Centre Review.

Table 1: Previous Council Motions regarding the Town Centre Review

Motion # & Meeting Date	Motion Details
2019-067 February 25, 2019	<i>Council received for information the corporate report dated February 11, 2019, from the Director of Planning & Development Services, titled “Implications for Including a Town Centre Area Height and Density Review in the 2019 Official Community Plan (OCP) Review”.</i>
2019-108 April 8, 2019	<i>Council:</i> <ol style="list-style-type: none"> 1. <i>Received for information the corporate report dated March 11, 2019, from the Director of Planning & Development Services, titled “Updated OCP Review and Process;”</i> 2. <i>Endorsed the proposed updated scope and process for the OCP Review, as described in this corporate report; and</i> 3. <i>Authorized an additional \$50,000 in funding to conduct the Town Centre Review component of the OCP Review.</i>
2019-LU/P-038 November 18, 2019	<i>The Land Use and Planning Committee received 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”.</i>
2020-110 March 9, 2020	<i>Council received for information the corporate report dated March 9, 2020 from the Director of Planning and Development Services titled “Official Community Plan Review – Waterfront Enhancement Strategy and Town Centre Public Engagement Update.</i>

INTRODUCTION/BACKGROUND

This corporate report presents LUPC with the final consultant recommendations coming out of the Town Centre Review, as well as staff’s evaluation of these recommendations and proposed next steps. On March 9, 2020, staff provided Council with a report outlining the public engagement undertaken in Phase 2 of this project (Fall/Winter 2019), which obtained public feedback on proposed policy changes for the Town Centre that had been developed building on public input and aspirations from the public design workshops in Phase 1 (Summer 2019).

In total, the Phase 2 Report by DIALOG Design has 12 policy recommendations for Council’s consideration, included as Appendix A. The Phase 2 Report provides the context and rationale for each recommendation along with some “quick facts” that help substantiate the direction offered by the consultant. Further, the Phase 2 Report acknowledges the level of public support, or non-support, for each recommendation. This measure of support was collected through a community survey made available between December 9, 2019 and January 19, 2020. Hard copies of the survey were also made available during a public open house held December 10, 2019; a total of 34 copies of the survey were completed.

Table 2 summarizes the recommendations presented by DIALOG and the level of community support, or non-support, for each. The 12 recommendations are grouped into three categories

including: “A Green Town Centre,” “A Strong and Connected Community,” and “A Vibrant Sense of Place.”

Table 2: Level of Public Support for each Recommendation

Recommendation	Unsure	Support / Somewhat Support	Neutral	Somewhat Do Not Support / Do Not Support
A Green Town Centre				
1. Grow the Tree Canopy & Species Mix	N/A	79%	6%	15%
2. Manage Rainwater Sustainably	3%	82%	6%	9%
3. Improve Soil Connectivity	9%	74%	6%	12%
4. Prioritize Green Buildings	3%	79%	6%	12%
A Strong and Connected Community				
5. Create Social and Affordable Housing	6%	65%	6%	24%
6. Increase the Mix of Uses	3%	44%	9%	44%
7. Identify Transit Exchange Options	N/A	79%	6%	15%
A Vibrant Sense of Place				
8. Refine the Density Bonus Policy	9%	62%	9%	21%
9. Building Heights (per accompanying map)	N/A	62%	3%	35%
10. Promotion of Plazas, Patios and Green Space	9%	77%	3%	12%
11. Build the Open Space Network	6%	65%	12%	18%
12. Identify Town Centre Priorities	6%	83%	6%	6%

As summarized in Table 2, all but one of the 12 recommendations received a majority of support from those who completed the survey. The only recommendation with balanced support / non-support was the recommendation pertaining to efforts to increase the mix of uses in the Town Centre. This recommendation specifically states “The City should set a target for some of the density entitlement in the Town Centre (e.g. 1.0 FAR) for use as new civic facilities, including a hotel or conference centre”; a similar ambivalence for the expenditure of community amenity contribution (CAC) funds on civic facilities was expressed through a recent public engagement exercise (as outlined in a corporate report to Council on March 30, 2020).

Staff have reviewed the 12 recommendations from the Phase 2 Report and, in doing so, identified potential implementation mechanisms for each. Implementation mechanisms include, but are not limited to, OCP and Zoning Bylaw amendments, updates to existing department policies (e.g., Density Bonus / Amenity Contributions Policy No. 511), the introduction of, or refinement to, development permit area guidelines in the OCP, and the establishment of partnerships with local organizations and agencies (e.g., non-profit housing organizations, TransLink, etc.). Appendix B to this report includes a summary table which links each recommendation to an implementing mechanism(s), and also acknowledges where staff’s proposed approach differs from the approach specified in the Phase 2 Report, based on staff’s experience with the applicable regulatory tool in the White Rock context and considerations which staff believe are, or will be, important to recognize in the advancement of any implementing mechanism.

Phase 3 of the Town Centre Review involves finalizing the policy options developed in Phase 2 for presentation to Council as bylaw amendments. If Council directs staff to pursue the implementing mechanisms outlined in Appendix B, property owners of potential redevelopment properties would be invited to provide written feedback to staff and Council on the proposed policy changes, and after the draft amendment bylaws are prepared and presented to LUPC in Fall 2020, staff would host an electronic Public Information Meeting to obtain further public input on the policy changes before Council considers giving bylaw readings and subsequently holding the associated Public Hearings.

FINANCIAL IMPLICATIONS

The implementation of the measures outlined in Appendix B will come with costs including, but not limited to, advertising costs in support of statutory public hearings, costs that may be associated with hosting public engagement activities, and other related expenses. This work would be carried out within the existing departmental operating budget.

LEGAL IMPLICATIONS

The recommendations in the Phase 2 Report, in some instances, propose a reduction in the maximum permitted density (Gross Floor Area Ratio, or FAR) and height available to properties in the Town Centre. The implementation of these recommendations through OCP and Zoning Bylaw amendments, may be challenged by landowners who perceive a reduction in development potential as impacting the value of their property.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The future implementation of measures to realize the recommendations of the Phase 2 Report will require community engagement activities in accordance with the *Local Government Act*. Efforts to go beyond the minimum requirements of the Act, particularly with respect to giving notice of future public hearings, will be undertaken to ensure the work is transparently communicated to the public and that all those with an interest in the changes have an opportunity to be heard by Council.

If Council directs staff to pursue the implementing mechanisms outlined in Appendix B, property owners of potential redevelopment properties would be invited to provide written feedback to staff and Council on the proposed policy changes, and after the draft amendment bylaws are prepared and presented to LUPC in Fall 2020, staff would host an electronic Public Information Meeting to present and explain the proposed changes and obtain further public input before Council considers giving bylaw readings and subsequently holding Public Hearings.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The recommendations from DIALOG Design have been reviewed by staff from within the Planning and Building sections of the Planning and Development Services Department, and by staff within the Engineering and Municipal Operations Department. Future implementation activities will involve consultation with department representatives as well as external agencies as appropriate.

CLIMATE CHANGE IMPLICATIONS

The Phase 2 Report recommendations present efforts to improve the composition within the Town Centre such that additional plantings may be realized thereby helping in the uptake of

greenhouse gas (GHG) emissions and a reduction in the urban heat island effect. The recommendations also, however, lessen the amount of development that may be realized in the Town Centre. This, over time, could place pressure on the municipality to support growth in areas that are not as well-served by public transit facilities and the mix of uses which are known to reduce the overall need for private automobile use, being recognized as a key contributor to climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

The OCP Review is identified as an “immediate priority” of Council. The Town Centre Review is a key component of the overall OCP Review. The implementation of the recommendations outlined in this report would help to address one of Council’s Strategic Priorities.

OPTIONS / RISKS / ALTERNATIVES

The LUPC may direct staff to prepare draft OCP and Zoning amendment bylaws that adhere strictly to the recommendations in the Phase 2 Report, rather than the approach recommended by staff in Appendix B.

Alternatively, the LUPC may direct staff to undertake further public consultation on this subject prior to preparing draft bylaws.

CONCLUSION

This corporate report presents Land Use and Planning Committee (LUPC) with the next steps in the Town Centre Urban Design and Public Realm Review (“Town Centre Review”) component of the Official Community Plan (OCP) Review. A Phase 2 Engagement Summary and Recommendations Report (the “Phase 2 Report”) from the consultant working with staff on this topic (DIALOG Design) is attached as Appendix A, and an overview of staff’s proposals for the mechanisms that could be used to implement the recommendations of the Phase 2 Report are provided in Appendix B. Staff recommend that Council direct staff to bring forward amendment bylaws as outlined in Appendix B.

Respectfully submitted,



Carl Isaak, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation(s) of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Town Centre Urban Design and Public Realm, Phase 2 Engagement Summary and Recommendations Report

Appendix B: Review of Implementation Mechanisms and “Considerations” tied to DIALOG Recommendations pertaining to the Town Centre Urban Design and Public Realm Review

APPENDIX A

Town Centre Urban Design and Public Realm, Phase 2 Engagement Summary and
Recommendations Report



White Rock Official Community Plan Review Process
Town Centre Urban Design and Public Realm
Phase 2 Engagement Summary and Recommendations Report



WHITE ROCK
City by the Sea!

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Process Context: Illustration showing the recent and anticipated changes in Town Centre.



1. Foster Martin, 1484 Martin Street, 2018 - 2022*
2. Miramar 2 15177 Thrift Avenue, 2018 - 2020*
3. Verve, 1456 Johnston Road, 2020 - 2022*
4. Semiah, 15241 Thrift Avenue, 2018 - 2020*
5. Soleil, 1588 Johnston Road, 2020 - 2022*
6. Oceana Parc, 1575 George Street, 2017-2019*

*Estimated Construction Period (Start-End)

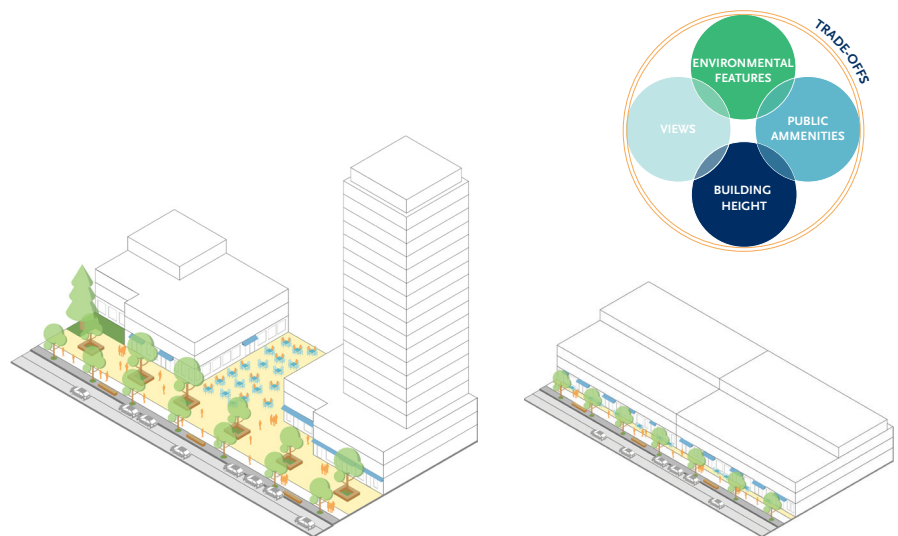
Introduction

In 2019 White Rock City Council directed staff to undertake an Official Community Plan (OCP) Review to ensure that the policies that are set out in the OCP reflect the vision and values of residents. The Town Centre Urban Design and Public Realm Review is one component of the overall OCP Review Process.

The Town Centre Urban Design and Public Realm engagement and review process took place within the context of a rapidly changing Town Centre. Over the past few years significant changes have been underway within Town Centre, including five active construction sites, and two sites which have submitted building permits following issuance of Development Permit. To date, one amendment has been completed during the OCP Review, in order to lower the heights of buildings in the Lower Town Centre (south of the Town Centre) from 10-12 storeys to 4-6 storeys.

Within this context, the purpose of this process was to engage the public on issues related to future buildings and greenspace within the Town Centre including: building height, density, lot coverage; and, the types of public open spaces and activities that enrich public life within the Town Centre. As part of the engagement process, it was important to help participants understand the trade-offs of different built forms and the public open spaces which can be achieved. It was also important to help participants understand the existing policy context and to provide them a variety of accessible and easy to understand tools to express their vision and aspirations.

This document summarizes the activities, events, and outcomes of Phase 2 of the Town Centre Official Community Plan Urban Design Review process; and provides a series of recommendations for policy updates.



Phase 1 diagrams illustrating the trade-offs between building height and public open space. Each diagram illustrates 3.0FAR.



Phase 1 Workshop and Phase 2 Open House.

Process

The engagement process included two workshops, one public open house, and input that was gathered through two online surveys to obtain both focused and broad public input on ideas for revisions to the OCP. On July 6th and 9th 2019, Phase 1 community workshops were held to review and comment on Town Centre Policy from the OCP and the Urban Design Plan (2011). The City of White Rock also lead an online survey in order to review the OCP overall. Participant feedback is summarized in the Town Centre Urban Design and Public Realm Review Phase 1 Engagement Summary Report. Input received during Phase 1 informed the development of a set of draft recommendations that were shared with residents at a public open house and through an online survey in Phase 2.

The Phase 2 online survey was completed by 27 participants and seven participants provided in-person written survey responses for a total of 34 responses. Representative comments have been summarized to provide an overview of feedback received, while a full list of survey responses can be found in the Appendix. This feedback informed the refinement of recommendations which are being put forward in this document for Council consideration as the final step of the Town Centre Urban Design and Public Realm Review.

PHASE 1

During Phase 1 residents shared their priorities for the Town Centre Urban Design and Public Realm policies. This informed the creation of draft recommendations.

BACKGROUND REVIEW

ENGAGEMENT WORKSHOPS
July 6 and 9, 2019 Workshops

OCP REVIEW ONLINE SURVEY
May 31 - July 15, 2019

ENGAGEMENT SUMMARY
REPORT

PHASE 2

In Phase 2 residents provided feedback on draft policy recommendations. This engagement summary and updated recommendations report was prepared.

DRAFT RECOMMENDATIONS
OPEN HOUSE
December 10, 2019

ONLINE SURVEY
December 10 - January 15, 2020

PHASE 2 ENGAGEMENT SUMMARY
& RECOMMENDATIONS REPORT





**Phase 2 Engagement
Outcomes and
Town Centre
Recommendations**

A Green Town Centre

The greening of the Town Centre was a common theme during Phase 1 engagement. Participants expressed a desire to see sustainable buildings, best practices for rainwater management and an expanded tree canopy. During Phase 2, four recommendations were shared under this theme through the online survey and during the Phase 2 Open House for resident input. Feedback received through these engagement opportunities was overall supportive of this theme and the recommendations below:

1. Grow the Tree Canopy and Species Mix

a. The City should consider a policy requiring targets for tree canopy on large sites (8,094 m² (2.00 acres) or more) (e.g. 20% on the ground level); and, for medium sites (3,035 m² to 8,093 m² (0.75 to 1.99 acres)) (e.g. 20% between ground and roof level).

b. The City should consider requiring that a minimum percentage of trees be coniferous trees (e.g. 10%).

2. Manage Rainwater Sustainably

The City should consider amending its Zoning Bylaw to require a maximum effective impervious surface area (e.g. 65%). To achieve 65% effective impervious area, on-site stormwater best management practices such as rainwater harvesting, porous paving and on-site infiltration would be required to reduce the effective impervious area on the site overall.

3. Improve Soil Connectivity

The City should consider a policy requiring continuous soil for tree health and rainwater infiltration on medium to large sites (3,035 m² (0.75 acres) or more). For example, the City could establish a minimum percentage of continuous soil for sites (e.g. 10%) which would be achieved by reducing the size of the podium and by providing parkade setbacks.

4. Prioritize Green Buildings

a. The City should consider prioritizing the development of a Green Building Strategy requiring targets for building performance. This strategy could take a holistic approach to include other sustainable design considerations such as operational and embodied greenhouse gas (GHG) emissions, renewable energy generation, water efficiency, integrated rainwater management, healthy materials and indoor air quality, and waste reduction strategies.

b. The City should consider prioritizing adoption of the BC Energy Step Code to incentivize and enforce incremental improvements in energy efficiency for new construction.

A Strong and Connected Community

Housing options, new land uses, and transit were common themes during the Town Centre Urban Design and Public Realm Phase 1 Workshops. Participants recognized that community life can be enriched by providing a range of housing options (such as rental housing and affordable housing), new land uses (such as a new City Hall, hotel or museum), and a new transit loop. During Phase 2, three recommendations were shared under this theme through the online survey and during the Phase 2 Open House for resident input. Feedback received through these engagement opportunities was predominantly supportive of this theme, however Recommendation #6 has been updated to reflect community concerns around a new City Hall, which will require further community engagement.

5. Create Social and Affordable Housing

The City should consider policies and tools for the creation of social and affordable housing, such as:

a. Rental Zoning – Negotiate a target Floor Area Ratio (FAR) (e.g. 1.0 FAR) be preserved as rental housing after development;

b. Density Bonus Policy – Negotiate a target FAR (e.g. 1.0 FAR) or a percentage of new developments be affordable housing as a part of the existing Community Amenity Contribution density bonus policy;

c. Non-profit Housing Organization – Support the establishment of a non-profit housing organization (or work with an existing regional housing organization) that would provide and manage non-market housing stock; and,

d. Housing Needs Report and Action Plan – The City's Housing Needs Report could be the basis for a Housing Action Plan.

6. Increase the Mix of Uses

The City should set a target for some of the density entitlement in the Town Centre (e.g. 1.0 FAR) for use as new civic facilities, including a hotel or conference center.

7. Identify Transit Exchange Options

The City should continue to support the establishment of a new transit exchange in the Town Centre; and, prioritize identification of long-term options for the development of a new transit exchange in collaboration with TransLink and the City of Surrey.

A Vibrant Sense of Place

The character of the Town Centre is influenced by building scale, open spaces and the pedestrian realm; these were central topics during Phase 1 engagement. During Phase 2, the five recommendations were shared under this theme through the online survey and during the Phase 2 Open House for resident input. Feedback received through these engagement opportunities was overall supportive of this theme and the below recommendations.

8. Refine the Community Amenity Contribution Density Bonus Policy

The City should consider updating the Zoning Bylaw to reduce the CAC bonus from 5.4 GFA to a GFA that would achieve an urban design vision that better aligns with the OCP and resident aspirations for Town Centre. For example, the City could consider the GFAs that are outlined in the two illustrations (see page 28 of this report).

9. Building Heights

The City should consider restricting buildings to the height outlined in the diagram and perspective below (see page 32 of this report).

Summary of Height Recommendations:

- Low rises retain the village quality of Johnston Road;
- Johnston Road is limited to 3 storeys (see Recommendation 10 for suggested variance);
- Mid-rises are the predominant neighbourhood form;
- High rises are permitted along North Bluff Road. These taller buildings allow for flexibility so that generous open spaces and community amenities can be provided.

10. Plazas, Patios and Green Space

Assuming Recommendation 9 on building heights is followed, the City should consider a build height relaxation to promote plazas and patios on Johnston Road. For example, the City could allow up to 13.7m (approximately 4 storeys) with a 2m stepback after the third floor if a 7m setback for patio or tree canopy is provided (e.g. trees growing to a minimum of 7m canopy diameter spaced at a maximum of 7m apart).

11. Build the Open Space Network

The City should continue to support the establishment of the open space network as outlined in the Town Centre Urban Design Plan (2011) through the Community Amenity Contribution Policy in the Town Centre. To date, these amenities have been delivered through a density bonus program.

12. Identify Town Centre Priorities

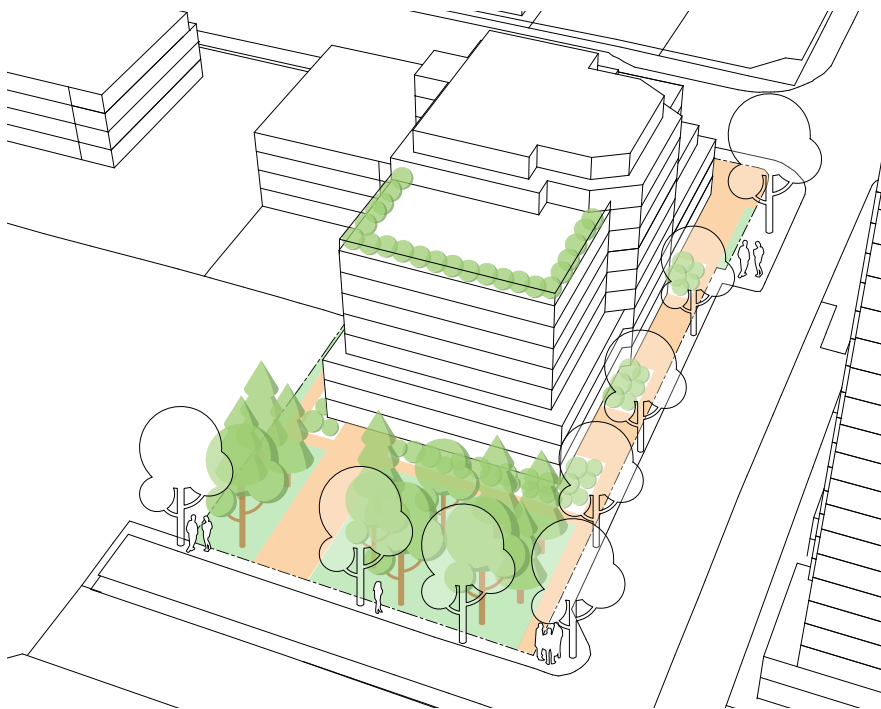
The City should identify pre-determined target amenities that they intend to seek from development sites. This will allow the City to establish priorities for Town Centre that clearly identify communities needs. In addition to ensuring that the impacts of development in the Town Centre are offset through the delivery of amenities in Town Centre, this approach will provide some predictability for the community and developers before the negotiation phase.

RECOMMENDATION
1

A Green Town Centre: Grow the Tree Canopy and Species Mix

CONTEXT AND RATIONALE

Trees provide ecosystem services by managing rainwater and reducing the urban heat island effect. When tree species are mixed to include coniferous types, trees provide additional value as nesting and refuge space for songbirds.



RECOMMENDATIONS

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendations are being put forward:

- a. The City should consider a policy requiring targets for tree canopy on large sites (8,094 m² (2.00 acres) or more) (e.g. 20% on the ground level); and, for medium sites (3,035 m² to 8,093m² (0.75 to 1.99 acres) (e.g. 20% between ground and roof level).
- b. The City should consider requiring that a minimum percentage of trees be coniferous trees (e.g. 10%).

QUICK FACTS:

In 2014, the Metro Vancouver Climate Action Committee reported that the City of White Rock has 23% Tree Canopy Cover. The average tree canopy cover of the 21 members within the jurisdiction is 32% for lands within their boundaries and within the Urban Containment Boundary. The City of White Rock is 13th on this list, falling just behind the City of Vancouver which holds the 12th place at 24% tree canopy coverage.*

“Against conventional wisdom, high density housing (e.g. condos and towers) has accommodated increasingly more trees in recent decades...”*

Over the next 20-30 years, “tree canopy cover in the Urban Containment Boundary is projected to decrease from 32% to 28%” *

* Regional Tree Canopy Cover and Impervious Surfaces, Metro Vancouver Climate Action Committee, August 2019.

HOW DID WE GET HERE?

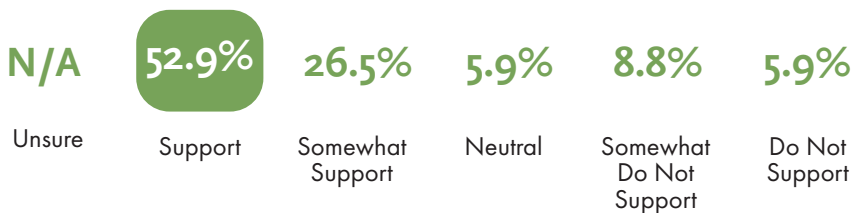
During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendations below and shared their level of support:

a. The City should consider a policy requiring targets for tree canopy on large sites (8,094 m² (2.00 acres) or more) (e.g. 20% on the ground level); and, for medium sites (3,035 m² to 8,093m² (0.75 to 1.99 acres) (e.g. 20% between ground and roof level).

b. The City should consider requiring that a minimum percentage of trees be coniferous trees (e.g. 10%).

Level of Support for this Recommendation

The majority of participants (79.4%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- Tree Canopy cover - this should be 1st! It's great to consider developing the canopy on streets, etc but a 50% of the City Centre has buildings with that asphalt roofs - this is ridiculous in this day and age
- We should strive for as much greening as physically possible. More is better.
- Trees add to the atmosphere/feel of the city. we don't want to be known as the concrete jungle. Greenery helps transform the look and feel of a city to one that's more relaxed and peaceful
- Trees provide not only shade and environmental benefits but also provide beauty to any site.
- Trees, shrubs, and greenery will give beauty and help the environment!
- Anything to get more trees. We destroyed so many all over the town centre in the last few years.
- Greening of the town centre will give it a feel much needed beyond the concrete. And the City needs to increase its tree canopy overall.
- Trees provide oxygen and their roots maintain soil and prevent erosion
- The city should be a Metro Van municipal leader on green/enviro/sustainable growth and should endeavor to achieve the maximum recommended targets.
- Trees are being removed all over White Rock and South Surrey by developments. This should stop. We need to keep and plant as many trees as possible to mitigate climate change.

ADDITIONAL RECOMMENDATIONS

- Green Space via a tree canopy makes environmental sense, the targets. However, should be negotiating with developers depending on the layout/ configuration of the site, elevations, cost, etc
- I think it's a good idea, as long as the density on the balance of the site is high enough
- Healthy urban tree canopies are over 30%, not 20% as a target.
- I think there are many ways to attain green - doesn't need to be trees - what about vegetable and herb plants which can be used for food sustainability?
- Trees are essential to our health and well being and for wildlife, coastal native tree species should be used
- Incentives for private owners to add suitable trees would be helpful
- Should be the comparable height in coordination with building height
- Green roofs - grass, shrubs, whatever grows on a flat roof to increase green cover
- Develop and enforce a strong tree bylaw for both city and private properties to maintain old growth trees
- Whatever we do please replace our tree canopy with trees that are more than ornamental. Thanks
- Don't make the bylaw too restrictive to type of tree
- Yes, also recommend coast native plant shrub layer and perennials in landscaping, over time, little or no maintenance is required
- Have a strong tree by law for City and private properties - perfect legacy (old) trees; enforce regulations
- Balcony uses - from vegetables, florals & suitable growth tips & safety measures could be on City website. Getting strata boards on-side with constructive info will be useful
- New developments should have rooftop greenhouses where residents can have a vegetable garden. It's therapeutic and the produce could be given to the food bank or sold at the farmer's market.
- I like the idea of greenery being incorporated into walking paths and outdoor restaurant patios, not just tree planting to fill up requirements

NOT IN SUPPORT

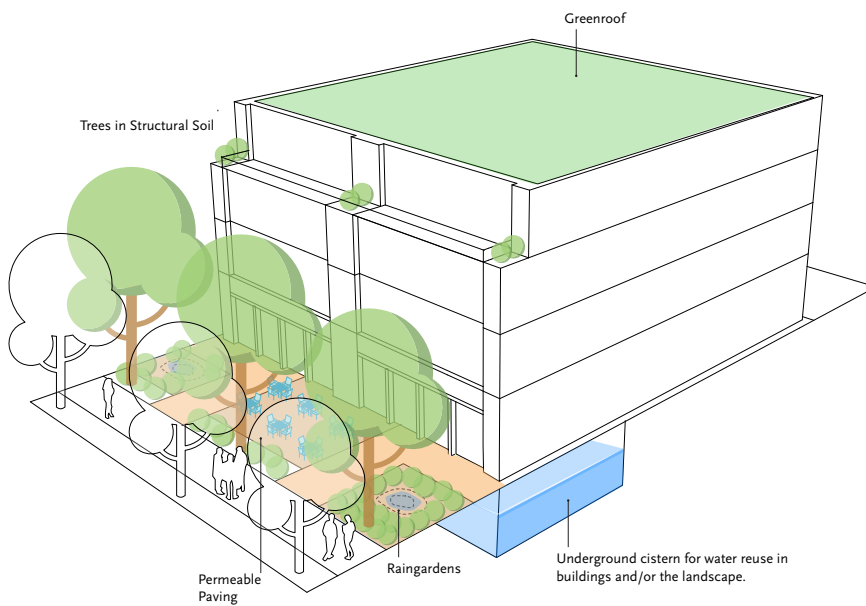
- The city can plant trees on city property and let private property owners decide whether or not they want trees
- Insufficient tree requirement, very few sites are over 2 acres
- Important but other issues I consider more critical

RECOMMENDATION
2

A Green Town Centre: Manage Rainwater Sustainably

CONTEXT AND RATIONALE

Integrated rainwater and comfortable micro-climates were common themes during Phase 1 engagement; and, how we treat rainwater influences the urban heat-island effect, flood risk, and stream health. As the Town Centre evolves, development has the potential to improve upon the rainwater system by reducing impervious surfaces and managing rainwater in a way that mimics nature.



Examples of a variety of rainwater management techniques that could be applied to sites on Johnston Road to achieve target rainwater management on site.

RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should consider amending its Zoning Bylaw to require a maximum effective impervious surface area (e.g. 65%). To achieve 65% effective impervious area, on-site stormwater best management practices such as rainwater harvesting, porous paving and on-site infiltration would be required to reduce the effective impervious area on the site overall.

QUICK FACTS:

The City's Zoning Bylaw has established a maximum lot coverage of 65%. This calculation only accounts for the lot coverage of buildings, not all impervious paved areas. Examples of excluded impervious surfaces include paved walkways, driveways, and concrete patios. The City of White Rock Integrated Stormwater Management Plan recommends including non-pervious areas from paving in the overall site area calculation.

In 2014, the Metro Vancouver Climate Action Committee reported that the City of White Rock is 61% impervious surface. The average imperviousness of the 21 members within the jurisdiction is 50% for lands within their boundaries and within the Urban Containment Boundary. The City of White Rock is tied with the City of Delta at 13th on this list and followed closely by City of Langley (62% impervious) and City of Vancouver (63% impervious).*

* Regional Tree Canopy Cover and Impervious Surfaces, Metro Vancouver Climate Action Committee, August 2019.

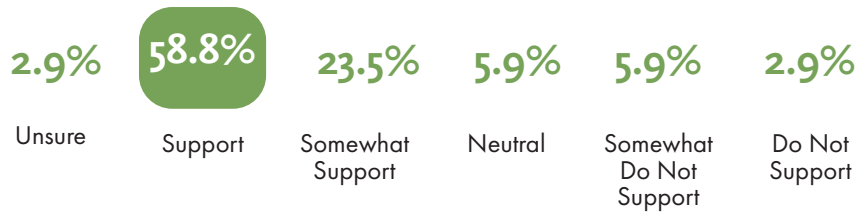
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should consider amending its Zoning Bylaw to require a maximum effective impervious surface area (e.g. 65%). To achieve 65% effective impervious area, on-site stormwater best management practices such as rainwater harvesting, porous paving and on-site infiltration would be required to reduce the effective impervious area on the site overall.

Level of Support for this Recommendation

The majority of participants (82.3%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- This practice is a good way to reduce flood risk and improve stream health
- Again White Rock is 13th on the list - should be 1st
- Best use of H₂O
- I am not knowledgeable in this area. However I do recall places down the hill suffering from flooding several years ago, when I was not a resident. Rain gardens and permeable paving are good ideas
- We should always try to minimize run off onto streets. As sated above it will manage rainwater in the best way possible.
- Water is our most important resource
- It is an effective and workable solution
- Any green ideas are working with the natural order of Nature. When we put something up that is manmade, we should take every effort to work with nature..have a symbiotic relationship with nature.
- I like the phrase “mimic nature”, you can’t get much better than that.
- Obviously a necessity to prevent massive future stormwater works.
- Water is a precious resource.
- It’s important to reduce impervious surfaces, managing rainwater in a way that mimics nature.
- Keeps contaminated water from flowing directly into the bay
- Rainwater collection and reuse will add to the overall reduction of water through municipal systems
- This idea is good for our environment to reduce runoff, flooding and soil erosion.

ADDITIONAL RECOMMENDATIONS

- Perhaps encourage brown water, garden barrels and ways to repurpose/store in the event of any drought in decades to come
- It's nice idea, but we need to be careful not to drive all developers to the other side of North Bluff because of excess
- Why not save the water to use for watering the greenery and save on the runoff!
- The City needs to get with it in terms of environmental practices to improve liveability in the City and beyond.
- I like the idea, but do not have sufficient understanding to agree with a 65% figure. We should not put onerous requirements on new businesses or development coming in to the area.
- Some rainwater integration is better than none = don't make it so restrictive make it an achievable amount and encourage over achieving rather than forcing something that isn't workable
- Assume part of the 65% impervious surface area includes the building, if not, the City can do better than a 65% impervious surface area
- Increase the 65% to 80%
- Important but other issues I consider more critical
- I guess it sounds like a good idea. Do we have an expert we could ask?
- This should be done in all zones in the city, starting with no impervious treatment of city property ie boulevards
- Planting more trees and green roofs would help
- Stored roofwater used for low-grade usages now in many parts of the world so elements added for detention of conveyance now may be used for other purposes later
- Provide opportunity for water features as street level using rainwater to be included in the scope of surface area
- There are so many options now for porous surface materials.
- Recycled water sources could be incorporated into building design ensuring maximum resource savings

NOT IN SUPPORT

- The City should match the rain water sustainability of Semiahmoo Town Centre, otherwise business and development will move to Surrey
- I think 65 % is too high for high density areas. Also consideration should be given to materials used for impervious areas
- In doubt about the infrastructure of this city including the cost to do what is suggested

RECOMMENDATION
3

A Green Town Centre: Improve Soil Connectivity

CONTEXT AND RATIONALE

Soil volume impacts the potential for trees to grow to mature canopy size. By planning for continuous soil large sites can contribute to tree canopy and the establishment of long living 'legacy' trees.

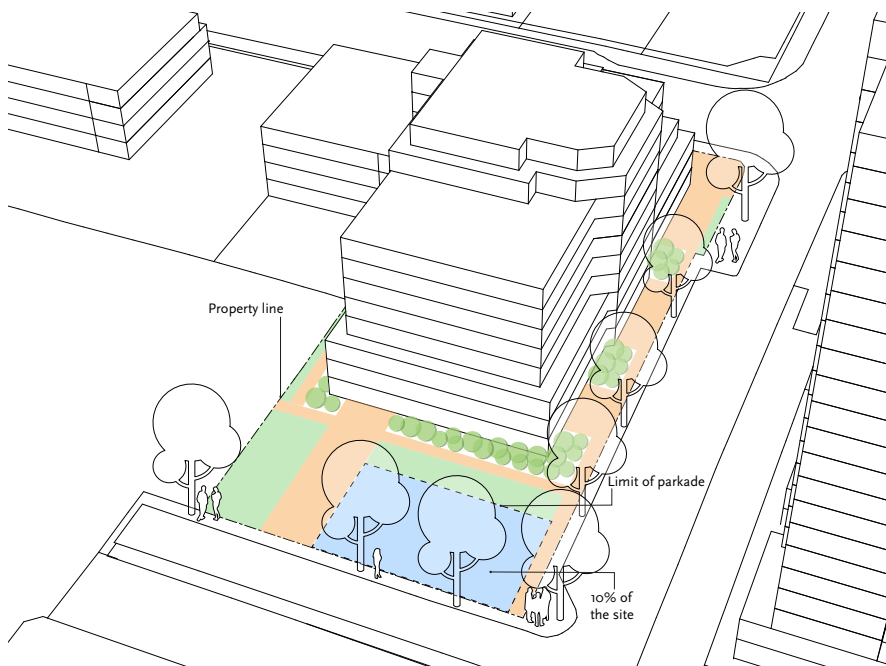


Illustration showing how 10% of a sample site in the Town Centre could be reserved for continuous soil where legacy trees could be established.

QUICK FACTS:

Continuous soils are soils at grade that maintain the soil profile and hydrology through to bedrock and are not located on top of a structure (e.g. underground parking).

A 'legacy' tree is a long living tree. By providing the conditions to make long-term growth viable, 'legacy' trees can be established as a gift to future generations.

RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should consider a policy requiring continuous soil for tree health and rainwater infiltration on medium to large sites (3,035 m² (0.75 acres) or more). For example, the City could establish a minimum percentage of continuous soil for sites (e.g. 10%) which would be achieved by reducing the size of the podium and by providing parkade setbacks.

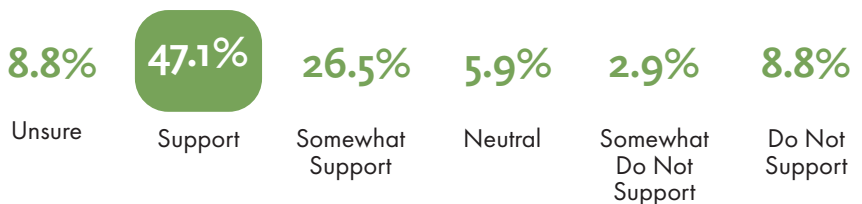
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should consider a policy requiring continuous soil for tree health and rainwater infiltration on medium to large sites (3,035 m² (0.75 acres) or more). For example, the City could establish a minimum percentage of continuous soil for sites (e.g. 10%) which would be achieved by reducing the size of the podium and by providing parkade setbacks.

Level of Support for this Recommendation

The majority of participants (73.6%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- White Rock should be leading the way in managing green spaces that are environmentally friendly and sustainable for future residents.
- To improve tree survivability and also importantly to provide larger green spaces for people to improve quality of life
- Mature tree canopies are necessary for the shade enjoyment of public spaces

ADDITIONAL RECOMMENDATIONS

- While this policy makes sense from an environmental perspective, the cost to the developer in terms of lost parking and space or less commercial on the podium needs to be considered
- Again I support returning our “village” to an attractive nature setting as much as possible. We have far too much concrete. I think we should stop monster houses with no garden or green space as well.
- When it makes sense - sure - but not every site will make sense for this
- Agree though would like to see a greater percentage for continuous soil and planting
- Consider views with tree selection. only allow trees that max height is below residential floors
- In principal I’m fully supportive but parking is at a premium in and around the town centre and that’s critical to local business success. Ideally, we should be looking to a fully walkable town centre w/ adjacent or u/g parking.
- Without stable healthy soil trees cannot thrive and grow to their potential.
- Parking setbacks would help to achieve this.
- Don’t establish policies which can’t be achieved and then have to be rewritten or varianced

NOT IN SUPPORT

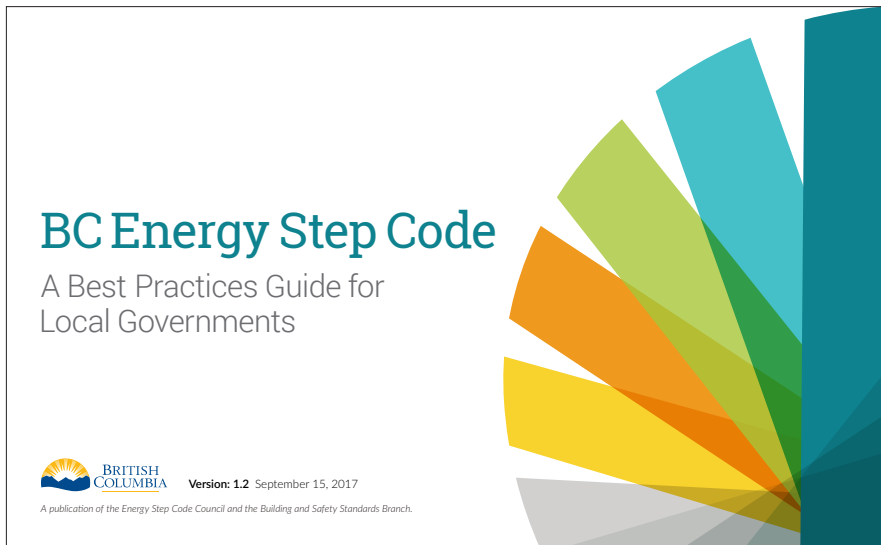
- The City should match the rain water sustainability of Semiahmoo Town Centre, otherwise business and development will move to Surrey.

RECOMMENDATION
4

A Green Town Centre: Prioritize Green Buildings

CONTEXT AND RATIONALE

Building performance can contribute to sustainability by helping to increase energy efficiency for new buildings and reduce energy consumption.



QUICK FACTS:

OCP Policy 12.5.3 Green Building Strategy recommends developing a strategy to enhance the environmental and human health performance of buildings.

The OCP supports the adoption of the province's Energy Step Code to move toward net-zero energy ready buildings.

Many municipalities across the Province have now adopted the BC Energy Step Code.

RECOMMENDATIONS

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendations are being put forward:

- a. The City should consider prioritizing the development of a Green Building Strategy requiring targets for building performance. This strategy could take a holistic approach to include other sustainable design considerations such as operational and embodied greenhouse gas (GHG) emissions, renewable energy generation, water efficiency, integrated rainwater management, healthy materials and indoor air quality, and waste reduction strategies.
- b. The City should consider prioritizing adoption of the BC Energy Step Code to incentivize and enforce incremental improvements in energy efficiency for new construction.

HOW DID WE GET HERE?

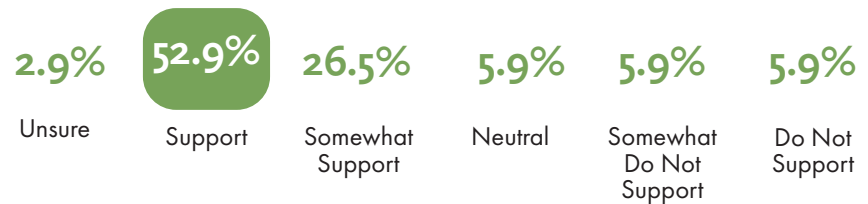
During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendations below and shared their level of support:

a. The City should consider prioritizing the development of a Green Building Strategy requiring targets for building performance. This strategy could take a holistic approach to include other sustainable design considerations such as operational and embodied greenhouse gas (GHG) emissions, renewable energy generation, water efficiency, integrated rainwater management, healthy materials and indoor air quality, and waste reduction strategies.

b. The City should consider prioritizing adoption of the BC Energy Step Code to incentivize and enforce incremental improvements in energy efficiency for new construction.

Level of Support for this Recommendation

The majority of participants (79.4%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- Moving to green buildings is a must. Builders/developers are/should build to a LEED Gold standard to ensure a low carbon footprint
- Have sense from an environmental point & climate change - reduce GHGs as much as possible & set an example for other communities
- We desperately need to act to improve our climate.
- This is the way the progressive world by helping to address climate change and become a more liveable city.

ADDITIONAL RECOMMENDATIONS

- As we move towards development of the town centre we should ensure that we meet and even exceed Green building codes to ensure that we are leaders in these areas.
- Sharing expertise from the Provincial Gov. is very important in making this goal work.
- How about rewarding developers who build under the energy step code and penalizing those that don't
- Should require more than minimum step code
- The fact that hardly a solar panel can be seen in the city is a testimony to how badly this policy needs encouragement
- Start at step 3 or better

- The city should be a Metro Van leader in green/enviro/sustainable growth.
- This is a must, but don't give money to "developers"; make them do the right thing. They've been destroying our town and the rest of the Lower Mainland for profit for far too long.
- Just follow the BC Step Code which is already sustainable
- Additional rebates for solar panels? or how can we use them?
- Most of the infrastructure "form" we are building today could be here for centuries. Yet the netzero-ready code could be here in 10. We are currently building a lot of buildings that will be relatively speaking, instantly obsolete.
- Residential builders with "green" plans should receive city support and owners get tax breaks
- Require Passivehaus or Leed certification of Gold+ for all new permits
- Don't "consider" prioritizing the adoption of the BC Energy Step Code, just do it.

NOT IN SUPPORT

- My concern is that the targets may be too high - then either costs are passed on to tenants resulting in higher rents, or new buildings are built elsewhere altogether
- Until India and China improve their green strategies, we are wasting our time
- The more restrictions the city places on Town Centre development, the higher the rental/purchase costs will be for business and residents, thus reducing affordability
- Leave generating renewable energy for others, as this is a very different business from municipal affairs.

RECOMMENDATION
5

A Strong and Connected Community: Create Social and Affordable Housing

CONTEXT AND RATIONALE

A variety of housing types and tenures provides the opportunity for people in a variety of income levels and stages of life to take part in and contribute to the life and culture of Town Centre.



QUICK FACTS:

OCP Policy 12.5.3 Green Building Strategy recommends developing a strategy to enhance the environmental and human health performance of buildings.

The OCP supports the adoption of the province's Energy Step Code to move toward net-zero energy ready buildings.

Many municipalities across the Province have now adopted the BC Energy Step Code.

RECOMMENDATIONS

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendations are being put forward:

The City should consider policies and tools for the creation of social and affordable housing, such as:

- a. Rental Zoning – Negotiate a target Floor Area Ratio (FAR) (e.g.. 1.0 FAR) be preserved as rental housing after development;
- b. Density Bonus Policy – Negotiate a target FAR (e.g.. 1.0 FAR) or a percentage of new developments be affordable housing as a part of the existing Community Amenity Contribution density bonus policy;
- c. Non-profit Housing Organization – Support the establishment of a non-profit housing organization (or work with an existing regional housing organization) that would provide and manage non-market housing stock; and,
- d. Housing Needs Report and Action Plan – The City's Housing Needs Report could be the basis for a Housing Action Plan.

HOW DID WE GET HERE?

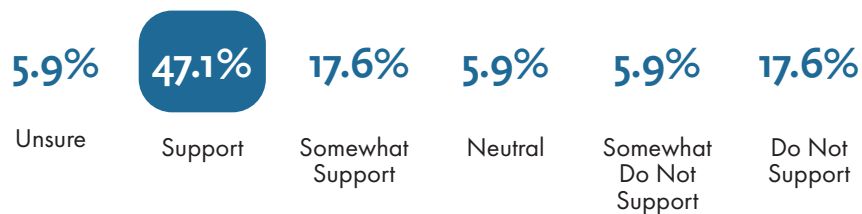
During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendations below and shared their level of support:

The City should consider policies and tools for the creation of social and affordable housing, such as:

- a. Rental Zoning – Negotiate a target Floor Area Ratio (FAR) (e.g.. 1.0 FAR) be preserved as rental housing after development;
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- c. Non-profit Housing Organization – Support the establishment of a non-profit housing organization (or work with an existing regional housing organization) that would provide and manage non-market housing stock; and,
- d. Housing Needs Report and Action Plan – The City's Housing Needs Report could be the basis for a Housing Action Plan.

Level of Support for this Recommendation

The majority of participants (64.7%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- Also encourage developers & stratas to have “inclusive” units; perhaps incentives to sell ‘at cost’ to non-profit to oversee/manager for screened tenants (seniors; persons with intellectual or other disabilities)
- A vibrant mixed community where many are welcome and can participate in the community is always going to create a more sustainable and healthy mix rather than a ghetto for the wealthy.
- It is very important to support all segments of our community
- Our city needs to be inclusive. if everything is expensive, how can people who work as servers work and live here.
- Very long overdue
- Critical issue!!
- We are in a housing affordability crisis! White Rock has become a haven for the well off. Lower income seniors have little choice in any kind of affordable rentals in this city and beyond. Something has to change to address this.

ADDITIONAL RECOMMENDATIONS

- Some rental housing should be developed
- Because we need more affordable rentals in the area!
- In particular, we should be supporting non-profit housing organizations. We call them “non-profit” when, in fact, this simply means that communities and the public profit, not profiteers. Building a new city hall at this time is a bad idea- self-serving.
- Too many HUGE new residences are not affordable for local families
- Densify through allowing Coach houses and allowing single family lots to become duplex, triplex, or fourplex
- Unless some attention is paid to affordability, few if any workers can remain in the community to serve the coffee in shops
- Again give density bonuses for permanent social and rental housing
- 1/3 of White Rock’s population are renters. Smart housing policies are critical, particularly as the city continues to grow and existing rental stock is re-developed.
- The city needs to clearly define what it means by “affordable”. Affordability can be defined differently depending on a municipalities demographics
- Co-op housing as they have in False Creek? CMHC input?
- I have lived in a very successful mixed use community (South False Creek) the mix of young and old and the inclusion of every economic segment truly made that neighbourhood liveable and vibrant
- Encourage investors who buy properties in White Rock and rent them out for non-profit stock or rent controlled housing by offering them a rebate on their property taxes
- I definitely support Co-op and non-profit affordable housing. We have little to none. This was a problem created by the Federal Government at the end of the 90’s, (I think), however, anything we can do alleviate this I support
- Coach houses and basement suites are the easiest and cheapest way to create social and rental housing. encourage multiply basement suites and coach houses
- Build more co-ops and low income rental units for seniors and families
- There should be no provisions for bonus densities. The goals for social and affordable housing should be met without giving more density

NOT IN SUPPORT

- While there is a need for social and affordable housing, the above suggested policies may cause developers to look elsewhere. Too many restrictions/ policies have a negative effect on the business case for development
- The more Council restricts development, developers will choose to take this business elsewhere, like Semiahmoo Town Centre
- The market should decide how much of a given building is rental. Also I don’t feel that everyone has a “right” to live in White Rock - I had to wait a few decades before I could afford to live here
- Unfortunately we will never keep up with affordable housing. People will have to do what we did which was move to where we could afford
- We’ve already seen an uptick in property and petty crime and it appears to be increasing as the population of rough looking characters is also increasing. We should not be encouraging that. Let the province or feds deal with this issue.
- I prefer the idea of an empty home tax levied against the owner of a property that is not in use
- White Rock has less rain than Vancouver making it a more desirable location for homeless already. This is not an issue that the city should be dealing with. It needs to be dealt with on a national level. Or at least a provincial one.

RECOMMENDATION
6

A Strong and Connected Community: Increase the Mix of Uses

CONTEXT AND RATIONALE

Diverse land uses will enrich the Town Centre:

- Relocating City Hall and other civic facilities would reinforce the Town Centre as the centre for cultural, civic and public life; and,
- A hotel or conference centre would contribute to the desirability of White Rock as a destination for events.

QUICK FACTS:

The OCP and Community Amenity Contribution Policy currently supports the possibility of relocating City Hall to the Town Centre as well as establishing other civic facilities.

The OCP and Zoning Bylaw currently support hotel and conference centre uses in Town Centre.



City Hall Today.

Image: Jonathan Morgan & Company Limited.

RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should set a target for some of the density entitlement in the Town Centre (e.g. 1.0 FAR) for use as new civic facilities, including a hotel or conference center.

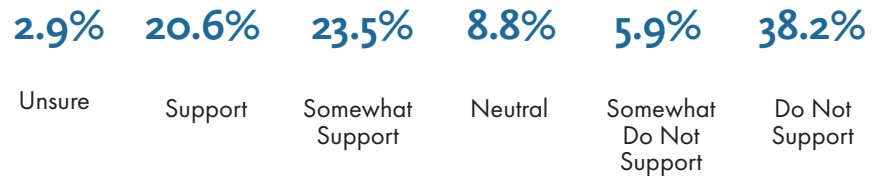
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should set a target for some of the density entitlement in the Town Centre (e.g. 1.0 FAR) for use as a new City Hall, civic facilities, hotel or conference center uses.

Level of Support for this Recommendation

The level of support for this recommendation was balanced between support and somewhat support (44.1%) and do not support and somewhat do not support (44.1%).



Based on the input received during this process, a lack of support for this recommendation was predominantly associated with the building of a new City Hall. This recommendation has been updated to no longer include this consideration and any recommendations for a new City Hall will require further community engagement.

Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- Mixed use is good and in its own way enriching.
- This type of facility is badly required
- This just makes sense.

ADDITIONAL RECOMMENDATIONS

- Do not agree with relocation of City Hall but agree with civic facilities, hotel or/and conference centre
- Appreciate the age & limits of current City Hall; the potential for enhanced tourism & meeting space that's needed
- A hotel and/or conference centre use would need to be required to provide, create a multi use facility/facilities to enrich the cultural life of the City. By making White Rock a destination for the Arts: Dance, theatre, Art, sculpture etc.
- If the City Hall moves into the Town Centre then maybe the existing City Hall would become an Art Centre or an art centre.
- White Rock desperately needs a conference centre. The WRCC is fine, but we need a venue that can accommodate more than 220 people. The few facilities that are here are old and depressing.
- I like the idea of higher density in the city centre, but small town should be a small town!

- Also insist the first two levels of any new structure be commercial ie offices, retail etc. This is the only industry we can attract
- By creating a cultural destination, White Rock would be able to differentiate itself from other cities in attracting people from around the Semiahmoo peninsula and benefiting businesses.
- I support a hotel or conference centre within the Town Centre, but not the relocation of City Hall + Civic Facilities. These civic facilities are more suitable in the area they are in now
- White Rock needs a conference centre/hotel which can attract overnight visitors
- Do not support moving City Hall, do not need a Conference Centre, do need a natural history interpretive centre
- It is very important that the arts culture be looked at for the city of white rock.
- This whole plan so far negates that. AS a matter of fact, space for art SHOULD BE PART of the negotiations with developers. We need space for arts (visual/performance)
- Private-Public Partnership for a new conference/cultural centre in Town Centre
- A hotel/conference centre on the waterfront built on the City of the Sea theme, something reflecting WR's former unique character and charm, would have worked; however, the town centre looks like every other urban wasteland, so why come to White Rock?
- Partner with Semiahmoo and build a casino/hotel/conference centre on East Beach
- City Hall can be renovated as a green building. WR needs an nature interpretive centre, little nature or place celebrated in WR
- Create a proper town square, similar to those created over a century ago where 8 to 10 acres form the centre of town, with 3 to 4 storey buildings form the perimeter with courtyard for town events. Do so by trading existing city property for WR Elementary

NOT IN SUPPORT

- The City should increase density, not decrease it, and require developers to incorporate Civic Facilities into their developments, to be paid for by CAC's
- If it is not broken, do not fix it and do not go further into debt. I do not think the public has an appetite in these
- I believe a hotel in White Rock would lose money. City Hall is fine where it is
- Where would this be situated and where will the money come from. The city seems to struggle to maintain basic amenities upgraded. We need to take care of the basics before we consider this idea.
- We need to focus on the arts FIRST..create a reason for people to come to the city first. Besides tourism, arts is the second reason people come to white rock.
- Despite all assertions to the contrary, a new storey can be built over the existing city hall whereby new structure captures and reinforces the old structure in a manner that addresses current seismic issues. The greenest building is the one already
- The town centre is now a blight on our community. City hall is fine where it is, closer to 5 corners which bears a resemblance to an uptown City By the Sea. A hotel/conference centre would be good, why would anyone come to ubiquitous ugliness?
- I do not support a new City Hall at the time. Sorry.
- The city always needs to set target densities. I object to the building of a new city hall. Upgrade the old one. Use other space to house more employees if necessary. The tax burden on us is already too high. Do not waste money on new fancy buildings
- Not for city hall. Extend the "town centre" definition down to Five Corners on Johnston Rd to Buena Vista to ensure plans consider all uptown
- City hall is fine where it is, we do not need more civic facilities we need more parks. Leave the conference center to the private sector
- I like the current city hall
- Re-use or repurpose the facilities we already have

RECOMMENDATION
7

A Strong and Connected Community: Identify Transit Exchange Options

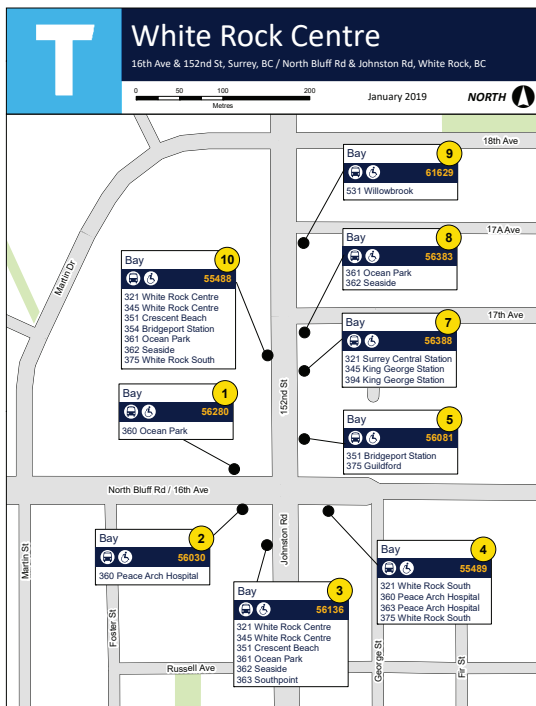
CONTEXT AND RATIONALE

Convenient and accessible transit contributes to sustainable, affordable and healthy lifestyles. As the Town Centre evolves, the need for good access to transit will also grow. By identifying a location for appropriate long-term facilities, the City of White Rock, City of Surrey and TransLink will safeguard the land for this important facility to be integrated into the urban fabric in the future.

QUICK FACTS:

The OCP and Community Amenity Contribution Policy currently supports the possibility of relocating City Hall to the Town Centre as well as establishing other civic facilities.

The OCP and Zoning Bylaw currently support hotel and conference centre uses in Town Centre.



Map of the current bus exchange showing on street bus stop locations. The City of White Rock Strategic Transportation Plan recognizes that the existing bus exchange needs improvement.

RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should continue to support the establishment of a new transit exchange in the Town Centre; and, prioritize identification of long-term options for the development of a new transit exchange in collaboration with TransLink and the City of Surrey.

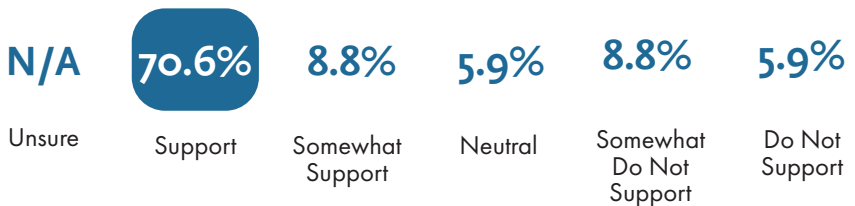
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should continue to support the establishment of a new transit exchange in the Town Centre; and, prioritize identification of long-term options for the development of a new transit exchange in collaboration with TransLink and the City of Surrey.

Level of Support for this Recommendation

The majority of participants (79.4%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- Public Transit options need to be beefed up for both residents and employers commuting to for work lowers carbon emissions
- Increasing transit options encourages business (employees) to take transit to work thus reducing dependency on providing parking spaces.
- With densification of the City Centre, a better, more efficient transportation system is needed.
- If we wish to be green we need to get more cars off the road and give folks availability.
- Public transport is even more important in an ecological society and we should make it easy to take.
- No climate change action makes sense without massive investment in public transpo.

ADDITIONAL RECOMMENDATIONS

- Improved transit needs to be factored in before more developments occur in the Town Centre rather than later when options will be more constrained.
- Transit contributes to a walkable, vibrant town centre. Designs and location of a new transit exchange should be considered in conjunction with opportunities to shut down certain streets to vehicle traffic and create adjacent parking options
- Push for skytrain to have a stop in WR. Could require future tower development to plan for skytrain station as part of structure in exchange for 3 more floors
- White Rock needs to speak up now. When we have BIG players like YVR on our side, why are we not in the news every day pushing for better service from transit?

NOT IN SUPPORT

- I think this should be addressed in conjunction with South Surrey + one transit exchange on or near the border should be established
- The exchange in Surrey serves adequately, and there is not much room for this in Town Centre.

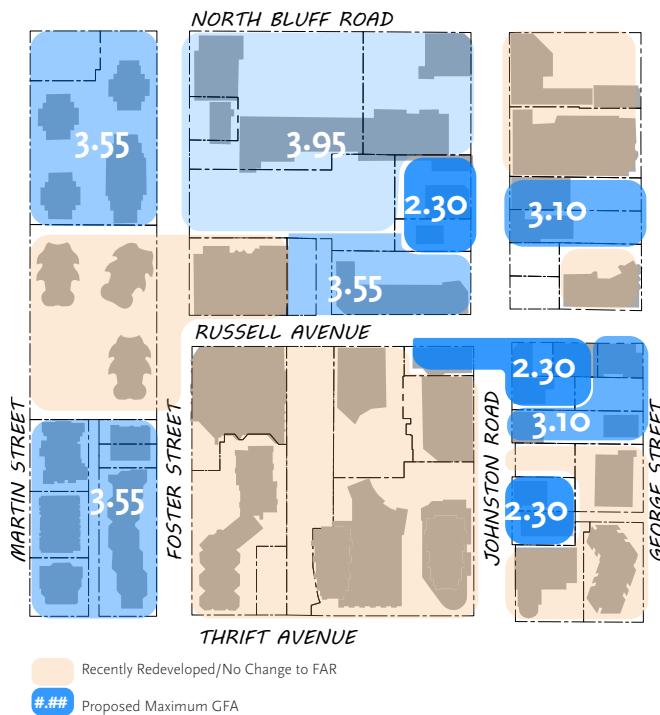
RECOMMENDATION
8

A Vibrant Sense of Place: Refine the Community Amenity Contribution Density Bonus Policy

CONTEXT AND RATIONALE

Community amenity contributions (CACs) are an important tool for delivering amenities. The Town Centre Zone currently permits a density bonus to 5.4 Gross Floor Area (GFA) for proponents who enter into a community amenity contribution agreement with the City. This GFA is in conflict with the urban design vision that is set out in the Official Community Plan (OCP) and the Urban Design Plan (2011).

PROPOSED MAXIMUM GFA



RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should consider updating the Zoning Bylaw to reduce the CAC bonus from 5.4 GFA to a GFA that would achieve an urban design vision that better aligns with the OCP and resident aspirations for Town Centre. For example, the City could consider the GFAs that are outlined in the two illustrations.

QUICK FACTS:

In White Rock the Community Amenity Contribution (CAC) policy has allowed for the creation of a new community centre in the Town Centre, upgrades to Johnston Road, and parking improvements at the Waterfront.

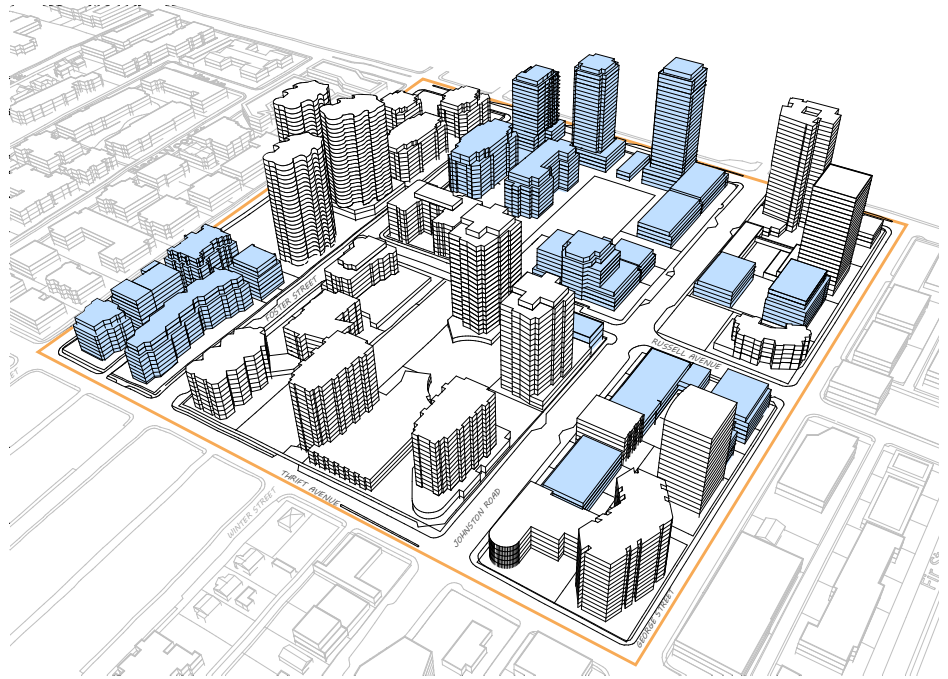
The Zoning Bylaw currently allows for a maximum gross floor area (GFA) of 1.75 times the lot area in the Town Centre (CR-1 Town Centre Area Commercial / Residential Zone) however this GFA may be increased to a maximum of 5.4 times the lot area where the proponents enter into an amenity agreement with the City.

Under current zoning buildings may not exceed a height of 10.7m (approximately 3 storeys) unless the applicant enters into a Community Amenity Contribution (CAC) agreement with the City. Under the CAC policy, height may be increased to 80.7m (approximately 25 storeys). Recommendations for updated building height restrictions are also provided as a part of this planning process. See Recommendation 9.)

HOW DID WE GET HERE?

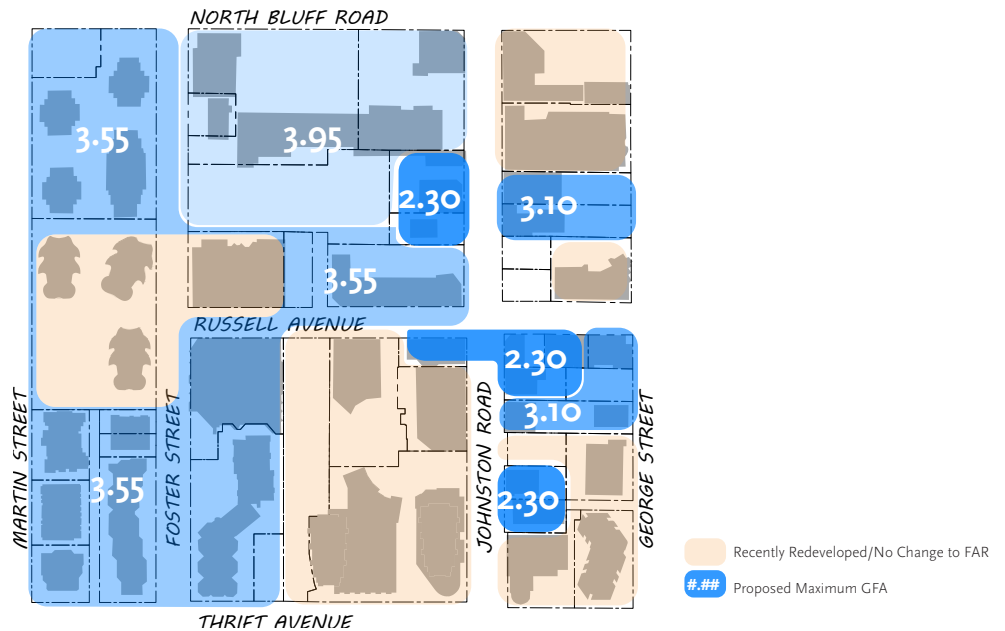
During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should consider updating the Zoning Bylaw to reduce the CAC bonus from 5.4 GFA to a GFA that would achieve an urban design vision that better aligns with the OCP and resident aspirations for Town Centre. For example, the City could consider the GFAs that are outlined in the below illustrations.



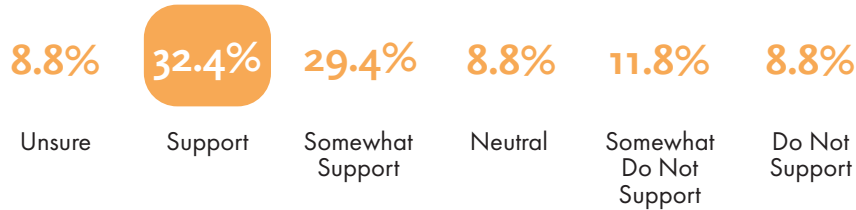
Buildings shown in blue represent the proposed maximum GFA.

PROPOSED MAXIMUM GFA



Level of Support for the Draft Recommendation

The majority of participants (61.8%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- A set formula is too restrictive for the CAC bonus. Moving to GFA's outlining on the diagrams may make sense but again the developer would need to do a cost/benefit analysis
- Strongly support this recommendation. Bonuses can destroy the feel and vision for the Town Centre.
- I'm not sure I understand the diagrams above, but support the idea of "identity of the Town Centre as a Village by the Sea."
- TOTALLY SUPPORT ALL CACs being spent within Upper town centre.
- Without attending the open house, I don't totally understand the concept.. but if it means reducing High Rises and heights I support it. Sorry I'm not up to speed with the jargon.

ADDITIONAL RECOMMENDATIONS

- you can keep the CAC the way it is but you must address the amenities needed to service everything. The size of the roads, the need for art/creative space the need for parking. build a funicular...how do you tie everything in. look at the big picture
- Update the OCP to reflect the current situation so we are not facing anymore court challenges going forward
- Continuing from #25. Our community must deal with the long term effects of allowing increased density...strain on facilities, maintenance, services. The current CAC levels are a gift to developers in my opinion.
- Keep in mind the developers will find other places to develop if the restrictions are too great. White Rock needs an increased tax base to survive or give over and become a community of Surrey again. Choices.
- Develop a town square that is at least 6-10 acres. Work with Province Min Ed to exchange the land at WR Elementary for the existing land the city hall/ annex/RCMP block. Build a new WR Elementary to include the existing library location, then build town sq
- Such considerations must translate into affordable housing for all income levels

NOT IN SUPPORT

- We need the tax base that higher densities provide
- If anything the CAC should be increased substantially. They are too low. The developers are benefiting from the current arrangement. The city must take a much stronger position.
- Overall, I'm comfortable with the current GFA for the town centre area. The city is small and we need to leverage this area to maximize growth and tax revenue generation
- Your not going to have much of a town of you cover the lots with trees and then don't allow tall buildings.
- The previous council allowed too much development, too fast. We need high denisty, though. Allow for high densities. Just slightly slow down the pace of growth and use the CAC bonus money to put the necessary infrastructure in place.

RECOMMENDATION
9

A Vibrant Sense of Place: Building Heights

CONTEXT AND RATIONALE

The following height recommendations are based on the outcomes of Phase 1 engagement, access to sunlight on future open spaces, view, neighbouring context and delivery of community amenities. The need for the recommended height limit changes are to be implemented via both OCP and Zoning amendments.

RECOMMENDATION

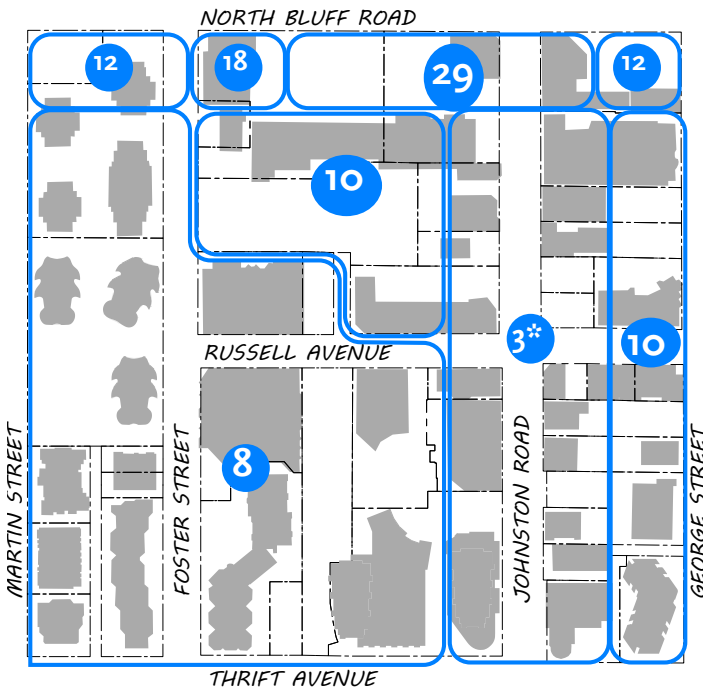
Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should consider restricting buildings to the height outlined in the diagram and perspective below.

QUICK FACTS:

Under current zoning buildings may not exceed a height of 10.7m (approximately 3 storeys) unless the applicant enters into a Community Amenity Contribution (CAC) agreement with the City. Under the CAC policy, height may be increased to 80.7m (approximately 25 storeys).

PROPOSED MAXIMUM HEIGHTS



Summary of Height Recommendations:

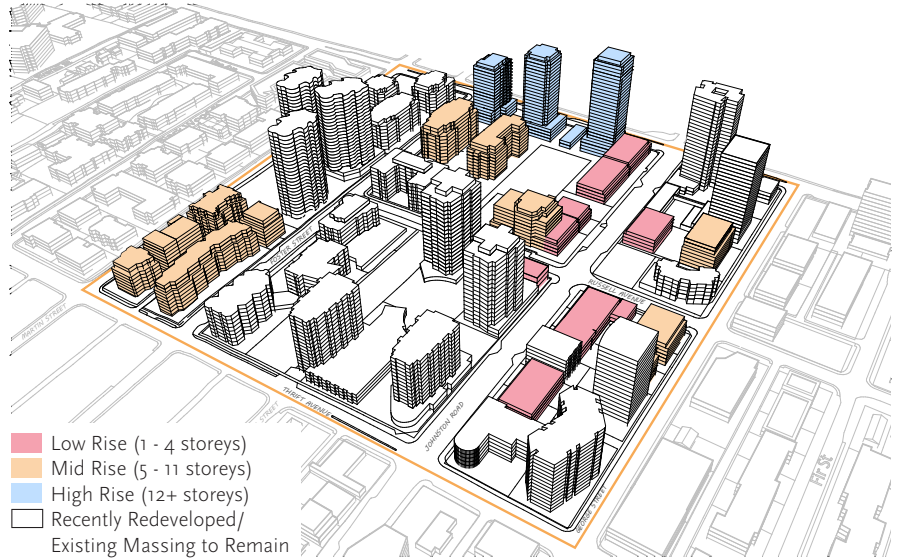
- Low rises retain the village quality of Johnston Road;
- Johnston Road is limited to 3 storeys (see Recommendation 10 for suggested variance);
- Mid-rises are the predominant neighbourhood form;
- High rises are permitted along North Bluff Road. These taller buildings allow for flexibility so that generous open spaces and community amenities can be provided.

Proposed Maximum Heights (*indicates where a variance is recommended - see Recommendation 10)

HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

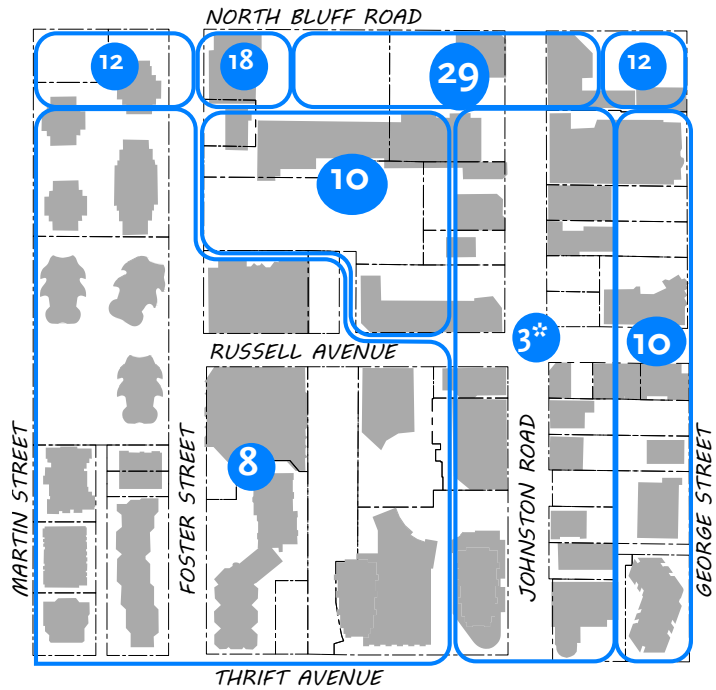
The City should consider restricting buildings to the height outlined in the diagram and perspective below.



PROPOSED MAXIMUM HEIGHTS

Summary of Draft Height Recommendations:

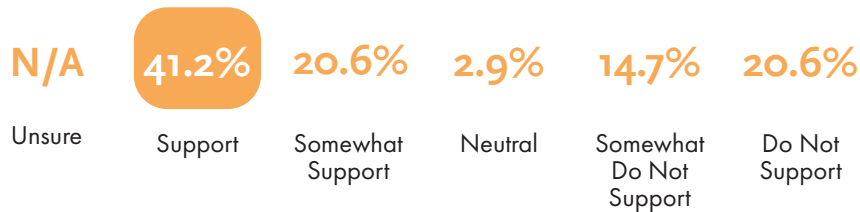
- Low rises retain the village quality of Johnston Road;
- Johnston Road is limited to 3 storeys (see Recommendation 10 for suggested variance);
- Mid-rises are the predominant neighbourhood form;
- High rises are permitted along North Bluff Road. These taller buildings allow for flexibility so that generous open spaces and community amenities can be provided.



Proposed Maximum Heights (*indicates where a variance is recommended - see Recommendation 10)

Level of Support for the Draft Recommendation

The majority of participants (61.8%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- I agree with densification of the Centre as displayed, but I question the use of CAC's agreements - does this mean that developers can build to 25 stories simply by entering into a CAC with the City
- Street front lower scale with set back of floors 3 or 4 or more helps reduce the sense of over bearing that towers impose
- I do agree to a "stepped down" building height for buildings south of 16th towards 5 corners
- I totally support keeping Johnston Road as a low rise venue. Again my level of trust in what is being proposed is sketchy, having been burned so often in the past by various administrations.
- I agree with high rises on the stipulation there is more connected green space

ADDITIONAL RECOMMENDATIONS

- Once again, if developers want to build, they need to be 1)green 2)mixed used 3)provide art space 4) look at infrastructure to support the increased density
- Development on level ground is fine but on sloping ground, views must be maintained
- 1) Maintaining the Village by the Sea image. 2) Need to ensure that the infrastructure can support the rapid increase in population.
- Some development is desired in the Town Centre but needs to maintain a small community feel.
- Development on level ground is fine but on sloping ground, views must be maintained

NOT IN SUPPORT

- Building height + density need to be correlated to the cost of land, construction & return on investment for the developer. Developers will allocate their invested dollars to the North side/Surrey side of 16th if that Council allows greater height + density
- Because the previous OCP recently adopted & we support the existing OCP
- It is obvious that the City does not want anymore development in Town Centre. With the cost of property developers cannot afford to develop with such low heights and densities
- A higher tower will allow a larger tax base while still allowing much more green space than lower buildings
- We need way higher densities to increase the tax base so that our taxes can be lowered. Allow much greater density along 16th.
- I think the current OCP and Town Centre needs to get with the times and reallocate the height restriction to preserve the beach area and not worry about the Johnson Road area between 5 Corners and Town Centre - 3 stories is too low I'm a bigger fan of 12

RECOMMENDATION
10

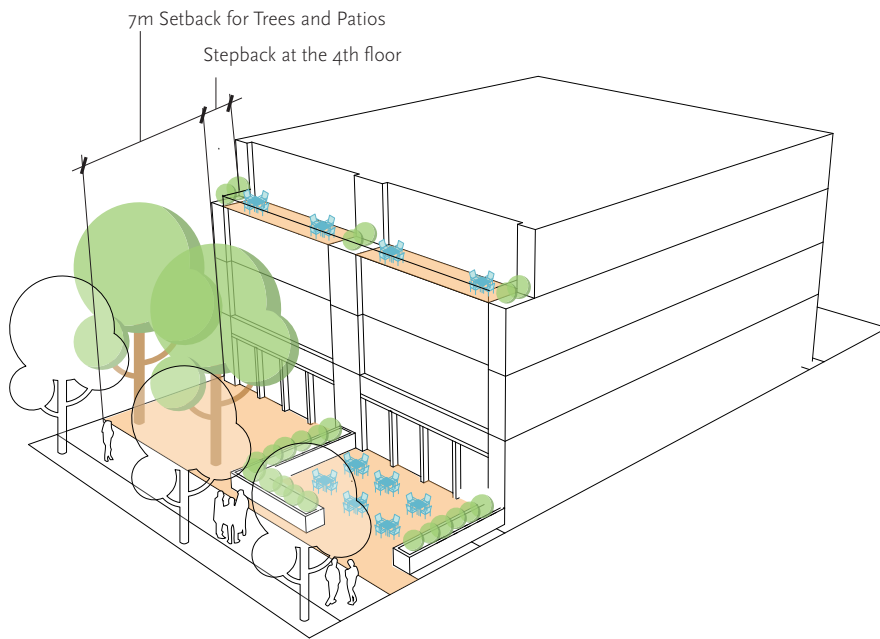
A Vibrant Sense of Place: Plazas, Patios and Green Space

CONTEXT AND RATIONALE

A generous public realm for plazas, patios and green space is desirable in retail areas; however, it can be difficult for smaller sites to deliver these amenities. A relaxation on building heights from 3 to 4 storeys* would provide an incentive for more public spaces. *This assumes that building heights are guided by those outlined in Recommendation 9.

QUICK FACTS:

Under current zoning buildings may not exceed a height of 10.7m (approximately 3 storeys) unless the applicant enters into a Community Amenity Contribution (CAC) agreement with the City. Under the CAC policy, height may be increased to 80.7m (approximately 25 storeys).



RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

Assuming Recommendation 9 on building heights is followed, the City should consider a build height relaxation to promote plazas and patios on Johnston Road. For example, the City could allow up to 13.7m (approximately 4 storeys) with a 2m stepback after the third floor if a 7m setback for patio or tree canopy is provided (e.g. trees growing to a minimum of 7m canopy diameter spaced at a maximum of 7m apart).

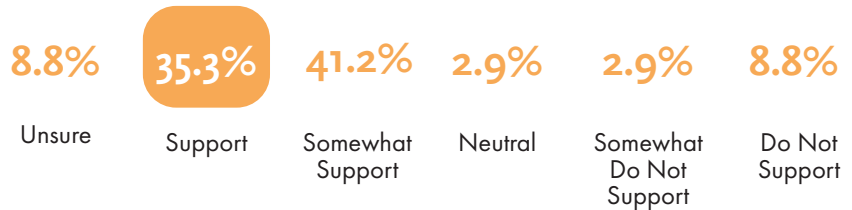
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

Assuming Recommendation 9 on building heights is followed, the City should consider a build height relaxation to promote plazas and patios on Johnston Road. For example, the City could allow up to 13.7m (approximately 4 storeys) with a 2m stepback after the third floor if a 7m setback for patio or tree canopy is provided (e.g. trees growing to a minimum of 7m canopy diameter spaced at a maximum of 7m apart).

Level of Support for the Draft Recommendation

The majority of participants (76.5%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- More public space is conducive to a more involved community downtown increasing socializing - suitable far improved mental health
- More green space incorporated into building designs is always a good idea from both an aesthetics + environmental perspective
- I agree as long as lots of green (trees, shrubs) are planted and roofs are green, not black top. Let's get into the 21st century. Too many
- I hope this can be implemented. I like the 4-story height.
- This is very reasonable in order to improve the streetscape and enjoyment.
- Better to provide more stories and keep the patio/tree canopy

ADDITIONAL RECOMMENDATIONS

- Perhaps we need to review and relax bylaws on sidewalk seating....go to Europe for reference
- We need to beautify all the old buildings so they don't look like dollar stores. you can't just have new building next to ugly buildings.
- Add a couple of more stories and create a park at least 1 block square
- creating a plaza for people to sit will naturally attract people to visit uptown to relax.

NOT IN SUPPORT

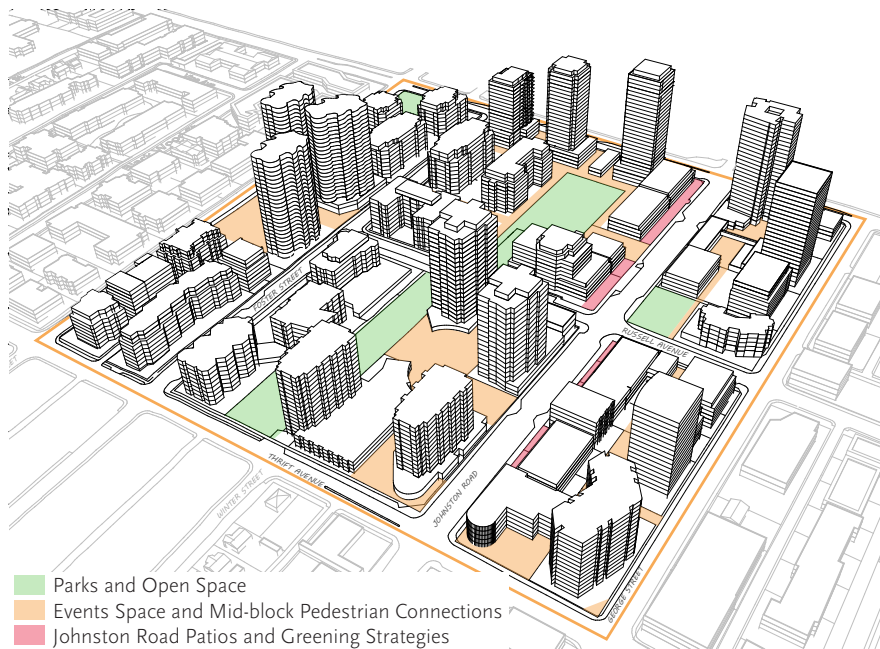
- You do not need higher buildings to have patios and plazas. In fact, it would be nice if patios and plazas had sunshine instead of shadows cast by cement towers.
- none of these spaces would be big enough to be viable, bigger spaces and bigger trees are needed

RECOMMENDATION
11

A Vibrant Sense of Place: Build the Open Space Network

CONTEXT AND RATIONALE

A complete open space network in the Town Centre provides residents and visitors with opportunities for active and passive enjoyment of the Town Centre; and, encourages an active lifestyle by promoting walking and cycling.



QUICK FACTS:

The Town Centre Urban Design plan includes a large public park, extension of Bryant Park across Russell Avenue, pedestrian connections and series of plazas.

The Town Centre Urban Design Plan is available online on the City of White Rock Website: <https://www.whiterockcity.ca/DocumentCenter/View/1132/Town-Centre-Urban-Design-Plan-PDF>

RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should continue to support the establishment of the open space network as outlined in the Town Centre Urban Design Plan (2011) through the Community Amenity Contribution Policy in the Town Centre. To date, these amenities have been delivered through a density bonus program.

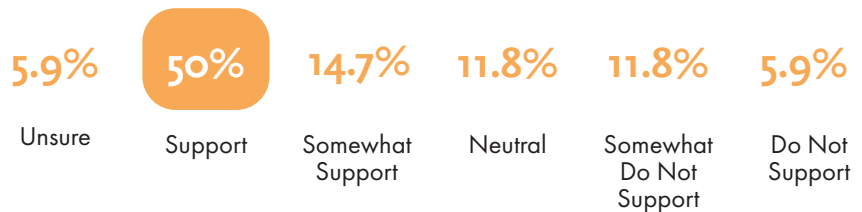
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should continue to support the establishment of the open space network as outlined in the Town Centre Urban Design Plan (2011) through the Community Amenity Contribution Policy in the Town Centre. To date, these amenities have been delivered through a density bonus program.

Level of Support for the Draft Recommendation

The majority of participants (64.7%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- This network provides a good balance versus density + heights of buildings
- There is some flow now to building. The options with trade offs for inclusive housing us parklets need weight in value & likelihood of active of passive uses
- I think the plan is great + the density bonus program makes a lot of sense

ADDITIONAL RECOMMENDATIONS

- More pedestrian only, traffic free streets would contribute a great deal to the livability of the Town Centre
- We need more indoor diverse convertible spaces for different uses such as for arts. That's more important than outdoor event spaces
- Develop green space / pathway for pedestrians, bikes, and other sports down to Marine Dr. Link with the revised Parks Master Plan
- The traffic grid should be built around pedestrian traffic not vehicles
- More pedestrian only, traffic free streets would contribute a great deal to the livability of the Town Centre
- I like that idea and the rotary park next to the farmers market

NOT IN SUPPORT

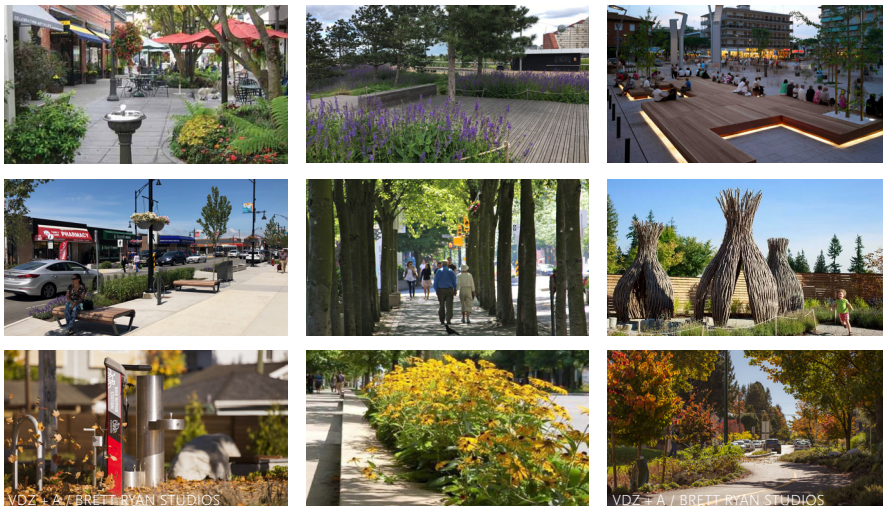
- The City should try to achieve the network through means other than density bonuses.

RECOMMENDATION
12

A Vibrant Sense of Place: Identify Town Centre Priorities

CONTEXT AND RATIONALE

Developments in the Town Centre provide the opportunity to deliver amenities. While the Waterfront is an important part of White Rock's identity and a draw for visitors and residents alike, it is important that the Town Centre and residents therein benefit from the funding that is delivered through the Community Amenity Contribution Policy.



Funding from Community Amenity Contributions can help the City to provide amenities like affordable housing, arts and cultural facilities, and open space amenities. Examples of potential open space amenities are shown above.

RECOMMENDATION

Based on participant feedback on the draft recommendations that were shared during the Phase 2 Open House and Online survey (see following summary), the following recommendation is being put forward:

The City should identify pre-determined target amenities that they intend to seek from development sites. This will allow the City to establish priorities for Town Centre that clearly identify communities needs. In addition to ensuring that the impacts of development in the Town Centre are offset through the delivery of amenities in Town Centre, this approach will provide some predictability for the community and developers before the negotiation phase.

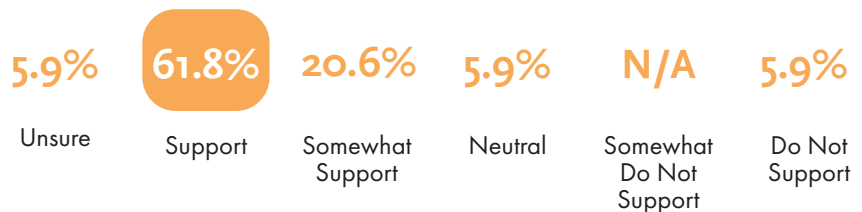
HOW DID WE GET HERE?

During the Phase 2 Open House and Online Survey, participants reviewed the draft recommendation below and shared their level of support:

The City should identify pre-determined target amenities that they intend to seek from development sites. This will allow the City to establish priorities for Town Centre that clearly identify communities needs. In addition to ensuring that the impacts of development in the Town Centre are offset through the delivery of amenities in Town Centre, this approach will provide some predictability for the community and developers before the negotiation phase.

Level of Support for the Draft Recommendation

The majority of participants (82.4%) were in support or somewhat supportive of this recommendation.



Participants also shared why they answered that way. Below is a summary of representative, verbatim comments:

IN SUPPORT

- Predict ability and certainty for developers is always helpful. Transparency of where CAC are allocation allows citizens to understand the significant contributions developers provide to the city. These contributions fund needed city infrastructure and keeps residential property taxes from increasing dramatically
- Absolutely support this approach. The previous council did nothing for our community and the results are stark and unsettling with over-development in the Upper Town Centre.
- Clarity and transparency have a high value in decision making.
- Hopefully, having the developers know what to expect will prevent any “surprises” regarding how the residents want White Rock to look and feel.

ADDITIONAL RECOMMENDATIONS

- This is a great idea - however I encourage Council to consult with the development community first to get their feedback - there won't be any CAC money based on the reduced height + densities being proposed
- There should be some thought into how next to link the waterfront (marine dr) to the Town Centre. They are pretty well separate entities now
- we need to develop a vision for the practical growth of arts activities in the Town Centre
- Get developers to fund the funicular..the funicular will help in so many levels for the city of white rock.
- Natural history should be celebrated here instead of hidden in the closet.
- Negotiations on amenities must be balanced with developers on other community needs such a designated rental and affordable housing integrated in the developments

NOT IN SUPPORT

- We don't support the changes in the existing OCP. We need more density & heights in Town centre

**Appendix:
Open House #2
Online and In-Person
Survey Responses**



A Green Town Centre: Grow the Tree Canopy and Species Mix

Complete List of Verbatim Comments:

- Tree Canopy cover - this should be 1st! It's great to consider developing the canopy on streets, etc but a 50% of the City Centre has buildings with that asphalt roofs - this is ridiculous in this day and age
- O₂/Song birds/air quality
- Would be good to have a baseline of air quality and shade temps. Now then compare as things evolve - perhaps student university partnership project
- Green Space via a tree canopy makes environmental sense, the targets. However, should be negotiating with developers depending on the layout/ configuration of the site, elevations, cost, etc
- Tree Canopy I do support
- I think it's a good idea, as long as the density on the balance of the site is high enough
- The focus for Town Centre should be a vibrant dense community that includes civic facilities and together with the Semiahmoo - Town Centre, encourages rapid transit. Building height can reduce footprint, thus encouraging more green space and community vibrancy
- Need to have more density in the town centre so we can reduce the mass of the structures so that we can have more trees
- More density in the town centres along North bluff, one block of Johnston Road
- Green roofs - grass, shrubs, whatever grows on a flat roof to increase green cover
- Develop and enforce a strong tree bylaw for both city and private properties to maintain old growth trees
- Should be the comparable height in coordination with building height
- I think the trees should be that of Portuguese Laurels and of those which do not shed leaves in the fall thereby avoiding drain clogs and people slipping and falling on wet leaves. A lot of thought should be given to the type of trees to be planted
- Incentives for private owners to add suitable trees would be helpful
- Roof level greenspace is appealing but often causes problems with roots penetrating membranes and resulting in leaks
- TO support the idea that we need trees shrubs etc. to absorb Carbon dioxide from pollution, and to make the city a more liveable place with shade and places to escape the urban jungle.
- We need more trees uptown
- We are becoming the City by the Cement instead of City by the Sea
- Trees are very important for ecological reasons but must be kept pruned
- We should strive for as much greening as physically possible. More is better. trees add to the atmosphere/feel of the city. we don't want to be known as the concrete jungle. Greenery helps transform the look and feel of a city to one that's more relaxed and peaceful
- Trees provide not only shade and environmental benefits but also provide beauty to any site.
- Benefits of tree canopy, tree diversity, tree groupings, tree biomass, tree volume, ecological services are well established. are well established
- Trees, shrubs, and greenery will give beauty and help the environment!
- Healthy urban tree canopies are over 30%, not 20% as a target.
- Ecology and appearance

- Anything to get more trees. We destroyed so many all over the town centre in the last few years.
- Greening of the town centre will give it a feel much needed beyond the concrete. And the City needs to increase its tree canopy overall.
- Trees provide oxygen and their roots maintain soil and prevent erosion
- We want greenery, but not at any cost.
- I think there are many ways to attain green - doesn't need to be trees - what about vegetable and herb plants which can be used for food sustainability?
- Trees are essential to our health and well being and for wildlife, coastal native tree species should be used
- more trees near buildings may cause more window bird deaths.
- I believe that the addition of green spaces provide better optical and lead to a more satisfactory use
- insufficient tree requirement, very few sites are over 2 acres
- The city should be a Metro Van municipal leader on green/enviro/sustainable growth and should endeavor to achieve the maximum recommended targets.
- The city can plant trees on city property and let private property owners decide whether or not they want trees
- Trees are being removed all over White Rock and South Surrey by developments. This should stop. We need to keep and plant as many trees as possible to mitigate climate change.
- Will you make the buildings taller to accommodate the 20% tree coverage?
- Will the increase the cost of housing?
- We need greenery to give us more breathing space and walkability
- Living walls and roof areas could contribute to this total as well green roofs or gardens on roofs
- I realize that many of the older trees provided hazardous walking, and I was disappointed to see that they were replaced with very young trees which will take years to provide the ambiance that our streets had before.
- Economic benefits are also well known.
- Takes the edge off and softens buildings!
- Quit putting bushes that block the view of crosswalks. It makes it dangerous for drivers and pedestrians.
- Trees not towers.
- Whatever we do please replace our tree canopy with trees that are more than ornamental. Thanks
- Don't make the bylaw too restrictive to type of tree
- Yes, also recom end coast native plant shrub layer and perennials in landscaping, over time, little or no maintenance is required
- require green rooftops, including trees
- more trees, start by stopping the cutting of existing trees
- Policies absent enforceable bylaws or a willingness to hold property developers accountable will be, ultimately, meaningless.
- Important but other issues I consider more critical
- Plant more trees everywhere possible. The empty lot at Johnston Road and Russell Avenue should be filled with trees and benches for the community to rest and relax in the busy uptown area.



A Green Town Centre: Manage Rainwater Sustainably

Complete List of Verbatim Comments:

- This practice is a good way to reduce flood risk and improve stream health
- Again White Rock is 13th on the list - should be 1st
- Best use of H₂O
- Perhaps encourage brown water, garden barrels and ways to repurpose/store in the event of any drought in decades to come
- I am not knowledgeable in this area. However I do recall places down the hill suffering from flooding several years ago, when I was not a resident. Rain gardens and permeable paving are good ideas
- It's nice idea, but we need to be careful not to drive all developers to the other side of North Bluff because of excess
- The City should match the rain water sustainability of Semiahmoo Town Centre, otherwise business and development will move to Surrey
- Planting more trees and green roofs would help
- I think 65 % is too high for high density areas. Also consideration should be given to materials used for impervious areas
- We should always try to minimize run off onto streets. As stated above it will manage rainwater in the best way possible.
- environmental concerns
- in doubt about the infrastructure of this city including the cost to do what is suggested
- Water is our most important resource
- It is an effective and workable solution
- any green ideas are working with the natural order of Nature. When we put something up that is manmade, we should take every effort to work with nature..have a symbiotic relationship with nature.
- I like the phrase "mimic nature", you can't get much better than that.
- Obviously a necessity to prevent massive future stormwater works.
- Why not save the water to use for watering the greenery and save on the runoff!
- Really no shortage of water around here
- Water is a precious resource.
- The City needs to get with it in terms of environmental practices to improve liveability in the City and beyond.
- It's important to reduce impervious surfaces, managing rainwater in a way that mimics nature.
- I like the idea, but do not have sufficient understanding to agree with a 65% figure. We should not put onerous requirements on new businesses or development coming in to the area.
- Some rainwater integration is better than none = don't make it so restrictive make it an achievable amount and encourage over achieving rather than forcing something that isn't workable
- Assume part of the 65% impervious surface area includes the building , if not, the City can do better than a 65% impervious surface area
- keeps contaminated water from flowing directly into the bay
- Rainwater collection and reuse will add to the overall reduction of water through municipal systems
- increase the 65% to 80%%
- Important but other issues I consider more critical
- This sounds like environmental B.S.

- This idea is good for our environment to reduce runoff, flooding and soil erosion.
- I guess it sounds like a good idea. Do we have an expert we could ask?
- Stored roofwater used for low-grade usages now in many parts of the world so elements added for detention of conveyance now may be used for other purposes later.
- provide opportunity for water features as street level using rainwater to be included in the scope of surface area
- There are so many options now for porous surface materials.
- Recycled water sources could be incorporated into building design ensuring maximum resource savings
- this should be done in all zones in the city, starting with no impervious treatment of city property ie boulevards
- Water catchment ?



A Green Town Centre: Improve Soil Connectivity

Complete List of Verbatim Comments:

- Good environmental impact
- While this policy makes sense from an environmental perspective, the cost to the developer in terms of lost parking and space or less commercial on the podium needs to be considered
- 10% for soil where there are trees should be reasonable. Again I am no expert
- Not sure I fully understand concept. Will it add to the aquifer
- If we have higher tree canopy requirements, this will likely happen anyways
- The City should match the rain water sustainability of Semiahmoo Town Centre, otherwise business and development will move to Surrey
- It is important to provide a liveable environment for greenspaces
- White Rock should be leading the way in managing green spaces that are environmentally friendly and sustainable for future residents. environmental concerns
- not sure if you mean trees on the street for all to enjoy or on the roof of the 21 story highrises.
- have a natural setting around the city makes the city look and feel like you are in an urban oasis..not in a concrete jungle, it will make this city an attractive place to move or just for a visit.
- Sounds like a good idea.
- I tried to establish a soil management plan for the entire city years ago. It may still be many years away but society will soon understand all soils are in degeneration or regeneration.
- I like the idea!
- How will you have 65% impervious area and a decent tree canopy with only 10% continuous soil? It doesn't add up.
- Again I support returning our "village" to an attractive nature setting as much as possible. We have far too much concrete. I think we should stop monster houses with no garden or green space as well.
- To improve tree survivability and also importantly to provide larger green spaces for people to improve quality of life.
- Same reasons as question #1
- see previous answers
- when it makes sense - sure - but not every site will make sense for this
- Agree though would like to see a greater percentage for continuous soil and planting
- consider views with tree selection. only allow trees that max height is below residential floors
- Mature tree canopies are necessary for the shade enjoyment of public spaces
- if you want legacy trees start by saving existing "heritage" trees
- In principal I'm fully supportive but parking is at a premium in and around the town centre and that's critical to local business success. Ideally, we should be looking to a fully walkable town centre w/ adjacent or u/g parking.
- Reasonable suggestion
- Without stable healthy soil trees cannot thrive and grow to their potential.
- Parking setbacks would help to achieve this.
- What are the impact of the decisions?
- don't establish policies which can't be achieved and then have to be rewritten or varianced
- plan so green space and walkways enable a path from uptown to marine drive
- This is only for town centre, correct?



A Green Town Centre: Prioritize Green Buildings

Complete List of Verbatim Comments:

- Moving to green buildings is a must. Builders/developers are/should build to a LEED Gold standard to ensure a low carbon footprint
- Have sense from an environmental point & climate change - reduce GHGs as much as possible & set an example for other communities
- Best use of environmental compounds
- I fully command forward thinking
- Just follow the BC Step Code which is already sustainable
- My concern is that the targets may be too high - then either costs are passed on to tenants resulting in higher rents, or new buildings are built elsewhere altogether
- The more restrictions the city places on Town Centre development, the higher the rental/purchase costs will be for business and residents, thus reducing affordability
- Additional rebates for solar panels? or how can we use them?
- Have a strong tree by law for City and private properties - perfect legacy (old) trees; enforce regulations
- More trees period!
- A rose garden with benches. Check out the garden at Fleetwood Park, there are some grand ideas
- Seniors are not overly impressed by grasses and modern landscaping. It is a comfort thing and wakes memories. I know this because I tend the rose garden at the White Rock lawn bowling club and the many compliments I get
- Balcony uses - from vegetables, florals & suitable growth tips & safety measures could be on City website. Getting strata boards on-side with constructive info will be useful
- I like the idea of greenery being incorporated into walking paths and outdoor restaurant patios, not just tree planting to fill up requirements
- Waste reduction should start at the source not at the retail or consumer level.
- Clamshell food packaging for fruits, tomatoes etc. are a bad culprit in this area.
- As we move towards development of the town centre we should ensure that we meet and even exceed Green building codes to ensure that we are leaders in these areas.
- cost and again does the green apply to all or only the developers and their highrises.
- until India and China improve their green strategies, we are wasting our time
- Sharing expertise from the Provincial Gov. is very important in making this goal work.
- we need to move into the 21st century with how we produce and harness our energies. There are currently lots of green technology that is cost effective and it just makes sense to incorporate those things. Be the city that is on the leading edge of LEEDS
- We desperately need to act to improve our climate.
- White Rock hosted the first solar energized (thermal technology not PV) strat building in Canada. Much later the Green Operations building was built.
- Would like to know what the total cost would be to add this into the build!
- This is a must, but don't give money to "developers"; make them do the right thing. They've been destroying our town and the rest of the Lower Mainland for profit for far too long.

- I'm no expert, but it sounds reasonable.
- This is the way the progressive world by helping to address climate change and become a more liveable city.
- Green is good
- How about rewarding developers who build under the energy step code and penalizing those that don't
- Support green building strategies, not enough soon enough.
- should require more than minimum step code
- The fact that hardly a solar panel can be seen in the city is a testimony to how badly this policy needs encouragement
- start at step 3 or better
- The city should be a Metro Van leader in green/enviro/sustainable growth.
- I wish this was for more than town centre
- Environmental B.S.
- Leave generating renewable energy for others, as this is a very different business from municipal affairs.
- New developments should have rooftop greenhouses where residents can have a vegetable garden. It's therapeutic and the produce could be given to the food bank or sold at the farmer's market.
- Most of the infrastructure "form" we are building today could be here for centuries. Yet the netzero-ready code could be here in 10. We are currently building a lot of buildings that will be relatively speaking, instantly obsolete.
- Require adaptability.
- Residential builders with "green" plans should receive city support and owners get tax breaks
- require Passivehaus or Leed certification of Gold+ for all new permits
- do not prioritize, give large incentives to do this ie density bonus
- Don't "consider" prioritizing the adoption of the BC Energy Step Code, just do it.

A Green Town Centre

Complete List of Additional Verbatim Comments:

- It is very important to have staff with expertise in this area, as well as people to maintain and monitor the results after implementation. I have concerns that we do not currently have a sufficient level of maintenance for our current green spaces
- Flower boxes along Johnston Road between Russell and 16th.
- Build an open stormwater feature right through it!!!!!!!!!!!!!!
- Yes, Stop Building High Rises that block light and create wind tunnels with concrete abounding and a few bushes, pretending to be gardenesque.
- Green roofs, green walls such as the Semiahmoo Library which is gorgeous and appreciated by the community. Use Native coastal plants to attract birds and pollinators
- Make Johnston Rd pedestrian only between Thrift and N Bluff
- Rooftop garden spaces for lease to tenants to grow their own vegetables could be designed into some dimensions of building planning
- A thriving, vibrant and fully walkable town centre should be the goal. Efforts should be made to look at ways to achieve that through closing down certain streets to traffic, providing parking alternatives at the edges of the town centre area, mandating developers provide a certain percentage of u/g parking for public use.
- Plant many more trees.



A Strong and Connected Community: Create Social and Affordable Housing

Complete List of Verbatim Comments:

- Too many people who rent are basically out on the street downtown developers and very high rental cost. (Ex - the building on the corner of First and Russel st). 18 units there and the tenants are highly stressed at this time of Christmas and good will Ha!!!! Despicable
- Also encourage developers & stratas to have “inclusive” units; perhaps incentives to sell ‘at cost’ to non-profit to oversee/manager for screened tenants (seniors; persons with intellectual or other disabilities)
- We have lived in White Rock for almost 40 years and have seen/experienced a gradual increase in the number of cars/vehicles in driveways and logging up the roads all over the City. This is directly linked to an increase in the number of renters in the community - I suspect that there are a lot of illegal suites in White Rock contributing to this issue. Also, in general, renters do not care for the community, do not participate in events like this, as much as stable White Rock citizens.
- While there is a need for social and affordable housing, the above suggested policies may cause developers to look elsewhere. Too many restrictions/ policies have a negative effect on the business case for development
- The more Council restricts development, developers will choose to take this business elsewhere, like Semiahmoo Town Centre
- The market should decide how much of a given building is rental. Also I don't feel that everyone has a “right” to live in White Rock - I had to wait a few decades before I could afford to live here
- The city needs to clearly define what it means by “affordable”. Affordability can be defined differently depending on a municipalities demographics
- Co-op housing as they have in False Creek? CMHC input?
- The moral obligation is fine, but there are several sad examples of Co-op housing. I Coquitlam a building had to be demolished due to its deplorable condition.
- A vibrant mixed community where many are welcome and can participate in the community is always going to create a more sustainable and healthy mix rather than a ghetto for the wealthy.
- where and how would the affordable housing be built. Would it really be affordable. What is affordable
- Some rental housing should be developed
- It is very important to support all segments of our community
- our city needs to be inclusive. if everything is expensive, how can people who work as servers work and live here.
- There is a need for low rental housing in this area.
- On trend!
- Because we need more affordable rentals in the area!
- In particular, we should be supporting non-profit housing organizations. We call them “non-profit” when, in fact, this simply means that communities and the public profit, not profiteers. Building a new city hall at this time is a bad idea- self-serving.
- Unfortunately we will never keep up with affordable housing. People will have to do what we did which was move to where we could afford
- I actually support all of the above, but my level of trust that this will occur meant I stepped back a bit.
- Too many HUGE new residences are not affordable for local families

- We've already seen an uptick in property and petty crime and it appears to be increasing as the population of rough looking characters is also increasing. We should not be encouraging that. Let the province or feds deal with this issue.
- I prefer the idea of an empty home tax levied against the owner of a property that is not in use
- Very long overdue
- Densify through allowing Coach houses and allowing single family lots to become duplex, triplex, or fourplex
- Unless some attention is paid to affordability, few if any workers can remain in the community to serve the coffee in shops
- again give density bonuses for permanent social and rental housing
- 1/3 of White Rock's population are renters. Smart housing policies are critical, particularly as the city continues to grow and existing rental stock is re-developed.
- Critical issue
- Left wing B.S.
- We are in a housing affordability crisis! White Rock has become a haven for the well off. Lower income seniors have little choice in any kind of affordable rentals in this city and beyond. Something has to change to address this.
- I have lived in a very successful mixed use community (South False Creek) the mix of young and old and the inclusion of every economic segment truly made that neighbourhood liveable and vibrant.
- If it means higher FARS in order to execute while capitalizing existing owners, it will not be popular with the public.
- I definitely support Co-op and non-profit affordable housing. We have little to none. This was a problem created by the Federal Government at the end of the 90's, (I think), however, anything we can do alleviate this I support.
- There should be no provisions for bonus densities. The goals for social and affordable housing should be met without giving more density.
- White Rock has less rain than Vancouver making it a more desirable location for homeless already. This is not an issue that the city should be dealing with. It needs to be dealt with on a national level. Or at least a provincial one.
- Encourage investors who buy properties in White Rock and rent them out for non-profit stock or rent controlled housing by offering them a rebate on their property taxes
- coach houses and basement suites are the easiest and cheapest way to create social and rental housing. encourage multiply basement suites and coach houses
- Badly needed
- Build more co-ops and low income rental units for seniors and families.



A Strong and Connected Community: Increase the Mix of Uses

Complete List of Verbatim Comments:

- Do not agree with relocation of City Hall but agree with civic facilities, hotel or/and conference centre
- Appreciate the age & limits of current City Hall; the potential for enhanced tourism & meeting space that's needed
- Not sure about this as there are private interests & will depend on so many other factors (eg. transit) not under the purview of the City.
- I support a hotel or conference centre within the Town Centre, but not the relocation of City Hall + Civic Facilities. These civic facilities are more suitable in the area they are in now
- The City should increase density, not decrease it, and require developers to incorporate Civic Facilities into their developments, to be paid for by CAC's
- If it is not broken, do not fix it and do not go further into debt. I do not think the public has an appetite in these
- Times of restraint
- Mixed use is good and in its own way enriching.
- A hotel and/or conference centre use would need to be required to provide, create a multi use facility/facilities to enrich the cultural life of the City. By making White Rock a destination for the Arts: Dance, theatre, Art, sculpture etc.
- If the City Hall moves into the Town Centre then maybe the existing City Hall would become an Art Centre or an art centre.
- I believe a hotel in White Rock would lose money. City Hall is fine where it is
- Where would this be situated and where will the money come from. The city seems to struggle to maintain basic amenities upgraded. We need to take care of the basics before we consider this idea.
- we need to focus on the arts FIRST..create a reason for people to come to the city first. Besides tourism, arts is the second reason people come to white rock.
- White Rock desperately needs a conference centre. The WRCC is fine, but we need a venue that can accommodate more than 220 people. The few facilities that are here are old and depressing.
- Despite all assertions to the contrary, a new storey can be built over the existing city hall whereby new structure captures and reinforces the old structure in a manner that addresses current seismic issues. The greenest building is the one already
- I like the idea of higher density in the city centre, but small town should be a small town!
- The town centre is now a blight on our community. City hall is fine where it is, closer to 5 corners which bears a resemblance to an uptown City By the Sea.
- A hotel/conference centre would be good, why would anyone come to ubiquitous ugliness?
- Also insist the first two levels of any new structure be commercial ie offices, retail etc. This is the only industry we can attract
- I do not support a new City Hall at the time. Sorry.
- It makes sense
- The city always needs to set target densities. I object to the building of a new city hall. Upgrade the old one. Use other space to house more employees if necessary. The tax burden on us is already too high. Do not waste money on new fancy buildings

- White Rock needs a conference centre/hotel which can attract overnight visitors
- Do not support moving City Hall, do not need a Conference Centre, do need a natural history interpretive centre
- Not for city hall. Extend the “town centre” definition down to Five Corners on Johnston Rd to Buena Vista to ensure plans consider all uptown
- This type of facility is badly required
- city hall is fine where it is, we do not need more civic facilities we need more parks. Leave the conference center to the private sector
- This just makes sense.
- Not of significance to me
- I like the current city hall
- Density is at it's limit already with highrise developments in the Upper Town Centre.
- By creating a cultural destination, White Rock would be able to differentiate itself from other cities in attracting people from around the Semiahmoo peninsula and benefiting businesses.
- it is very important that the arts culture be looked at for the city of white rock.
- This whole plan so far negates that. AS a matter of fact, space for art SHOULD BE PART of the negotiations with developers. We need space for arts (visual/performance)
-built. See Walrus article , <the false promise of green housing>
- Private-Public Partnership for a new conference/cultural centre in Town Centre
- A hotel/conference centre on the waterfront built on the City of the Sea theme, something reflecting WR's former unique character and charm, would have worked; however, the town centre looks like every other urban wasteland, so why come to White Rock?
- Partner with Semiahmoo and build a casino/hotel/conference centre on East Beach
- City Hall can be renovated as a green building. WR needs a nature interpretive centre, little nature or place celebrated in WR
- Create a proper town square, similar to those created over a century ago where 8 to 10 acres form the centre of town, with 3 to 4 storey buildings form the perimeter with courtyard for town events. Do so by trading existing city property for WR Elementary
- Re-use or repurpose the facilities we already have.



A Strong and Connected Community: Identify Transit Exchange Options

Complete List of Verbatim Comments:

- Public Transit options need to be beefed up for both residents and employers commuting to for work lowers carbon emissions
- Increasing transit options encourages business (employees) to take transit to work thus reducing dependency on providing parking spaces.
- With densification of the City Centre, a better, more efficient transportation system is needed.
- This is the only way to go
- Negotiate well-access yet limit iddling buses. Perhaps temp + Surrey benefactor to having name rights for funicular down to waterfront
- I myself do not take public transit downtown - a horrific experience. Taxi or Handy Dart only!
- I think this should be addressed in conjunction with South Surrey + one transit exchange on or near the border should be established
- To have the transit we need more density in the town center along North Bluff
- Eventually Sky Train should make its way to White Rock - or something similar. Highway 99 should expand to 3 lanes each way - this is inevitable as the population in South Surrey and White Rock continues to increase.
- No need more people in the town centre to revive the area and bring business back. For business we need more density in the town centre and along North Bluff
- White Rock Community Centre has been a huge boost to connect our community. Congrats on that one!!!
- Take a look at squares in small town USA. Arizona, New Mexico, etc. - they are the focal point of the community
- Community animators/embassadors for various age groups could share a storefront & workplay house to offer community info & tourism info plus do outreach on neighbourhoods
- Improved public transit should lead to lower individual car use.
- The bus exchanges on 152 and 16th block traffic and cause bottlenecks.
- They should be off road and connected to a transit stop for exchange to all buses rather than being spread around.
- If we wish to be green we need to get more cars off the road and give folks availability.
- Public transport is even more important in an ecological society and we should make it easy to take.
- I support better transit but do not believe that TransLink has the will or resources to expand transit options in our community.
- i don't take transit
- If White Rock continues to grow, it needs to address the transit facilities.
- Seniors are reluctant to go into Vancouver because they are unsure of how the system works and are used to the 351 which went straight downtown, very convenient.
- No climate change action makes sense without massive investment in public transpo.
- I don't use transit often, I think it works well now!
- The exchange in Surrey serves adequately, and there is not much room for this in Town Centre.
- works fine the way it is

- Again I have a lack of trust with regard to this point. However, I recognize we need more transit. Ours has been negatively impacted with the Canada line and Bridgeport. I understand YVR is calling for more rapid transit to our area.
- Improved transit needs to be factored in before more developments occur in the Town Centre rather than later when options will be more constrained.
- Better transit limits the need for single occupant vehicles
- We have YVR on our side. They want Skytrain to come here and direct express buses in the interim. Capitalize on that. There can be a low cost (for the city) high benefit improvement.
- White Rock needs better bus transportation period
- Improved transit can reduce car use
- Plan future needs assuming Skytrain will arrive within 20 years and will need a station
- Increased public transportation is the only way to encourage residents to abandon their vehicles
- We need more and more convenient transit,
- Folks in affordable housing and those decreasing energy footprint must be able to access transit
- Shouldn't spend so much on transit. People prefer cars
- White Rock needs to speak up now. When we have BIG players like YVR on our side, why are we not in the news every day pushing for better service from transit?
- Push for skytrain to have a stop in WR. Could require future tower development to plan for skytrain station as part of structure in exchange for 3 more floors
- Transit contributes to a walkable, vibrant town centre. Designs and location of a new transit exchange should be considered in conjunction with opportunities to shut down certain streets to vehicle traffic and create adjacent parking options.

A Strong and Connected Community

Complete List of Additional Verbatim Comments:

- As stated develop a multi use theatre/conference centre building with smaller rooms accommodating artists of varying disciplines. This would enhance the cultural life of the City.
- Get that funicular. Then you will really connect the community from uptown to the waterfront. The funicular satisfies 1) parking situation at the beach 2) business development 3) art development 4) waterfront development 5) tourism development. There is no other funicular in Canada besides one in Quebec. You want people from uptown to go downtown and to the waterfront. That's how you connect the town centre to the rest of White Rock
- The Arts community needs to be a focus for the development of the Town Centre. There is no central venue where artists can show and sell their art. Currently, there is the pop up gallery which is fine, but we need a much larger place that artists can call "home".
- Traffic calming on Johnston Road similar to Morgan Crossing, pedestrian friendly
- Yes, I have been a proponent of closing Johnston from North Bluff to Russell as a minimum, even better to Thrift to make the roadway a pedestrian, planted green way with sitting areas and cafes.
- In that Bosa buildings will benefit significantly from improvements in adjacent area I hope there is an expectation for cooperation and contributions to the improvements to City centre



A Vibrant Sense of Place: Refine the Community Amenity Contribution Density Bonus Policy

Complete List of Verbatim Comments:

- A huge impact on the pedestrian realm is that many drivers must think its fair game. I myself have been almost hit. Several other walking folks have shook their head after almost being run over. Yes, I now make eye contact with drivers. But a lot of the drivers look too stoned. God help us all!
- A set formula is too restrictive for the CAC bonus. Moving to GFA's outlining on the diagrams may make sense but again the developer would need to do a cost/benefit analysis
- Part of the quality of life here is the calm tranquility with nature, listening to birds and gentle vibe. People fled Vancouver, New West, other places to get away from party town 24/7 noise & traffic
- We need the tax base that higher densities provide
- In order to maintain the "Village by the Sea" image
- I'm not sure I understand the diagrams above, but support the idea of "identity of the Town Centre as a Village by the Sea."
- Because I wasn't at this meeting I have no idea what the resident aspirations are or were.
- If anything the CAC should be increased substantially. They are too low. The developers are benefiting from the current arrangement. The city must take a much stronger position.
- i don't have a issue with the buildings in that area... we are growing and we need more living space.
- The residents have expressed their disapproval of the Foster/Martin and also Bosa Towers previously. We were listened to, but not heard. Whatever ambiance White Rock has will be lost with all the high-rise development and look like Metrotown.
- TOTALLY SUPPORT ALL CACs being spent within Upper town centre.
- Otherwise courting failure of the entire enterprise.
- Not sure how this works
- This question is unclear. If you are suggesting that we no longer allow developers to buy us off so they can further ruin our city for their profit, then I strongly agree. Don't allow any bonus GFA. Stop building towers.
- Review the charette that was complete about 7/8 years ago
- Without attending the open house, I don't totally understand the concept... but if it means reducing High Rises and heights I support it. Sorry I'm not up to speed with the jargon.
- Strongly support this recommendation. Bonuses can destroy the feel and vision for the Town Centre.
- We need to consider residential needs
- Can't really tell what's being asked.
- Update the OCP to reflect the current situation so we are not facing anymore court challenges going forward
- To be used in upper town centre for green space
- Such considerations must translate into affordable housing for all income levels
- density bonuses should be used to achieve green housing and social affordable housing not to line the pockets of city hall to waste on vanity projects as we have continued to see in the past
- Overall, I'm comfortable with the current GFA for the town centre area. The city is small and we need to leverage this area to maximize growth and tax

revenue generation.

- It is logical to update and avoid poor judgment in recent past
- Too vague. What amenities? I prefer to stick to agreed density levels
- Density is at the maximum this small city can handle. With Semiahmoo Centre highrise development on our doorstep our city will be undriveable and unwalkable.
- Your not going to have much of a town if you cover the lots with trees and then don't allow tall buildings.
- I have been a resident since 1984. When we first moved here it was a little eclectic and we are totally loosing that vibe. What aspirations are going to be left if we remove all the artstions do we have left
- Continuing from #25. Our community must deal with the long term effects of allowing increased density....strain on facilities, maintenance, services. The current CAC levels are a gift to developers in my opinion.
- you can keep the CAC the way it is but you must address the amenities needed to service everything. The size of the roads, the need for art/creative space the need for parking. build a funicular...how do you tie everything in. look at the big picture
- Do we really need 24/25 story condos? They may be selling, but are people going to move into them?
- I couldn't help but chuckle when I read "enhance the identity of the Town Centre as a Village by the Sea." What a very sad joke! City Hall should be ashamed of what it has allowed developers to do.
- Yes, sorry I'm not more coherent with my comments.
- The previous council allowed too much development, too fast. We need high density, though. Allow for high densities. Just slightly slow down the pace of growth and use the CAC bonus money to put the necessary infrastructure in place.
- Keep in mind the developers will find other places to develop if the restrictions are too great. White Rock needs an increased tax base to survive or give over and become a community of Surrey again. Choices.
- develop a town square that is at least 6-10 acres. Work with Province Min Ed to exchange the land at WR Elementary for the existing land the city hall/ annex/RCMP block. Build a new WR Elementary to include the existing library location, then build town sq
- Don't you have 13M burning a hole in your pocket from CAC's?



A Vibrant Sense of Place: Building Heights

Complete List of Verbatim Comments:

- Too many high rises in White Rock. Downtown that fool --> Wayne Baldwin, such a dirty rotten trick. Just more money from the developers into the coffers of City Council
- I agree with densification of the Centre as displayed, but I question the use of CAC's agreements - does this mean that developers can build to 25 stories simply by entering into a CAC with the City
- Street front lower scale with set back of floors 3 or 4 or more helps reduce the sense of over bearing that towers impose
- Building height + density need to be correlated to the cost of land, construction & return on investment for the developer. Developers will allocate their invested dollars to the North side/Surrey side of 16th if that Council allows greater height + density
- Because the previous OCP recently adopted & we support the existing OCP
- It is obvious that the City does not want anymore development in Town Centre. With the cost of property developers cannot afford to develop with such low heights and densities
- A higher tower will allow a larger tax base while still allowing much more green space than lower buildings
- I do agree to a "stepped down" building height for buildings south of 16th towards 5 corners
- Doing this by paying a lot of dollars or whatever ?? This still needs to conform to the OCP
- Thank you to the present mayor Darryl Walker. Finally the sense of intelligence to involve the tax payers (your public)
- 1) Maintaining the Village by the Sea image. 2) Need to ensure that the infrastructure can support the rapid increase in population.
- Overdevelopment and too many high rises will destroy the concept of White Rock as a friendly liveable city. Increase density and all the inherent problems associated with that: traffic waste disposal, schooling etc.
- The high rises do allow for flexibility. What generous open spaces? Really? Only for the few who have a view or to be shortly taken away from another high rise to take away another view. We have no village left. Where is this village?
- High rises have no place south of Thrift Ave. We must maintain some ocean view to be considered a "Village by the Sea"
- Stick to the Plan!
- it's already done.
- As above, the Foster/Martin project will block sunlight, ocean views, and create another wind tunnel--regardless of what the planners say.
- Residents were promised lowering of heights in all directions from Bosa 1 apex. Not respecting this is lowering public trust.
- Every property in TC should have same rights
- This diagram reflects the continued manipulation in this process. How can anyone think that what is proposed here has anything to do with a "Village by the Sea"? I wish you were joking, but I know you aren't. This is a flawed process. Do you live in WR?
- we are too small to be a concrete jungle
- I totally support keeping Johnston Road as a low rise venue. Again my level of trust in what is being proposed is sketchy, having been burned so often in the

- past by various administrations.
- Some development is desired in the Town Centre but needs to maintain a small community feel.
 - It is foolish to blot out sun and views with too many tall large buildings
 - We need way higher densities to increase the tax base so that our taxes can be lowered. Allow much greater density along 16th.
 - I think the current OCP and Town Centre needs to get with the times and reallocate the height restriction to preserve the beach area and not worry about the Johnson Road area between 5 Corners and Town Centre - 3 stories is too low I'm a bigger fan of 12
 - I agree with high rises on the stipulation there is more connected green space
 - protecting views by reducing heights towards the bay is the right way to protect owners equity in current and future projects
 - Tradeoffs will need to be made for affordable housing
 - building heights should be used to create more light and open space, of course this is never done so low rises seem to be an alternative
 - As stated in the previous question. We're small, we need to leverage the town centre to maximize growth & tax revenue.
 - If current 3 floor rentals and older buildings are to be replaced the new buildings must be affordable and not luxury
 - Keep the Lower Town Centre low-rise and less congested.
 - 3 stories on Johnston? Have you seen 24th ave? No thank you
 - Development on level ground is fine but on sloping ground, views must be maintained
 - No Exceptions!
 - once again, if developers want to build, they need to be 1)green 2)mixed used 3)provide art space 4) look at infrastructure to support the increased density
 - I can only hope that residents of WR manage to get their vision of our "village by the sea" directly to Council and that they put a stop to the madness that will likely result from your flawed process. You are looking for the results you want.
 - Count how many chain stores are located in White Rock. Very few. That's because most of them rate the cost of rental (of which taxes are a large component) highly in their formula's for determining profitability. We need our taxes lowered.
 - Poor decision for heights on Oxford developments
 - Let the community decide on density, not developers.
 - I don't want to live in an ocean of townhomes like fleetwood thanks



A Vibrant Sense of Place: Plazas, Patios and Green Space

Complete List of Verbatim Comments:

- More public space is conducive to a more involved community downtown increasing socializing - suitable far improved mental health
- More green space incorporated into building designs is always a good idea from both an aesthetics + environmental perspective
- I agree as long as lots of green (trees, shrubs) are planted and roofs are green, not black top. Let's get into the 21st century. Too many
- Some broad side walks adequate, yet pocket parklets in the care likely not well used have sense of flow/connections versus many hiccups like are at saltair with Hilcrest Bakery way way back from walk by customers
- It is obvious that the City does not want anymore development in Town Centre. With the cost of property developers cannot afford to develop with such low heights and densities
- Building in White Rock have flat, asphalt roofs - the City should be demanding that existing (old) buildings plant greenery - are there roofs (if possible engineering wise)
- To beautify and green space the city.
- What is actually left on Johnston Road to promote patios etc.? At this point and time parking is also a major problem and where would all these people be from to enjoy these patios. The owners of the high rises on Johnston Rd.
- Okay but not south of Thrift Ave
- Confusing language
- creating a plaza for people to sit will naturally attract people to visit uptown to relax.
- I hope this can be implemented. I like the 4-story height.
- Lack of attention to green& open space will ultimately make UTC less attractive than what Surrey will do across the street. Long term but likely.
- You do not need higher buildings to have patios and plazas. In fact, it would be nice if patios and plazas had sunshine instead of shadows cast by cement towers.
- again see the charette
- Sounds good, but lack of trust....and not schooled enough to feel confident in what I'm understanding.
- This is very reasonable in order to improve the streetscape and enjoyment.
- Makes ecological sense
- Obviously we want pretty spaces. Not just density.
- Better to provide more stories and keep the patio/tree canopy
- But if go higher with step backs, would allow for more connected green space and pedestrian areas
- Max 4 stories would be good to keep open feel of Johnston
- The fourth level could itself provide green space, plazas, etc.
- none of these spaces would be big enough to be viable, bigger spaces and bigger trees are needed
- I like concept but believe it should extend to beyond city centre where open space is also desirable
- We need more public space to live in simply put.
- Green space good short buildings bad
- Perhaps we need to review and relax bylaws on sidewalk seating....go to Europe for reference
- we need to beautify all the old buildings so they don't look like dollar stores.

- you can't just have new building next to ugly buildings.
- Your questions assume your own answers.
 - lack of trust .
 - Sell 1510 Johnston Rd as it is way too small for a proper town square, and cost too much for only 0.33 of an acre. Invest the cash in building a new WR Elementary on the existing City Hall / Annex/RCMP, etc block (cost \$25MM?), and build new town square
 - add a couple of more stories and create a park at least 1 block square



A Vibrant Sense of Place: Build the Open Space Network

Complete List of Verbatim Comments:

- This network provides a good balance versus density + heights of buildings
- Goes without saying
- There is some flow now to building. The options with trade offs for inclusive housing us parklets need weight in value & likelihood of active of passive uses
- I think the plan is great + the density bonus program makes a lot of sense
- It is obvious that the City does not want anymore development in Town Centre. With the cost of property developers cannot afford to develop with such low heights and densities
- On one hand – City wants to reduce the CAC on the other hand - wants to build the open space network with CAC money. Doesn't make any sense
- Did not review the 2011 plan
- With control of density.
- Where would one park in order to enjoy these spaces on this drawing?
- It's a good mix.
- The traffic grid should be built around pedestrian traffic not vehicles.
- outdoor event spaces don't work if not thought out properly such as the bosa outdoor performance space where you can't even use it because of noise complaints. green spaces and places to sit are good.
- I feel that the downtown area will look bland and boring with too many highrises.
- All design should start with open space network. Had Rykon followed this principle, many future options would not have been closed off.
- If the Town Centre Urban Design Plan (2011) has created the ugliness of the present town centre and will continue with the ugliness reflected in your diagram above, then absolutely not.
- In the past it was so easy to shop and park uptown. I have lived here for over 30 years. I can't hike like I used to and I fear, I will soon have to park underground everywhere with no surface parking and shopping under this plan.
- The City should try to achieve the network through means other than density bonuses.
- It agrees with my view of a small town plan
- see previous answers
- As long as the money is used to create open space network and not used for archways across the road!
- Not a Village by the Sea, WR is a city with a lot of high rises, with 7 going up as this survey is being conducted. The City over the years has allowed the removal of all character buildings such as heritage cottages and decomodern. Since we are here now
- Make it better planned than current patchwork of development's green space, that seem disjointed currently.
- we need even bigger spaces
- Does this preclude CAC contribution toward affordable units?
- I don't want high density
- I like that idea and the rotary park next to the farmers market
- More pedestrian only, traffic free streets would contribute a great deal to the livability of the Town Centre

- we need more indoor diverse convertible spaces for different uses such as for arts. That's more important than outdoor event spaces.
- Develop green space / pathway for pedestrians, bikes, and other sports down to Marine Dr. Link with the revised Parks Master Plan



A Vibrant Sense of Place: Identify Town Centre Priorities

Complete List of Verbatim Comments:

- This is a great idea - however I encourage Council to consult with the development community first to get their feedback - there won't be any CAC money based on the reduced height + densities being proposed
- Just makes a lot of sense!
- Again SAA
- Predict ability and certainty for developers is always helpful. Transparency of where CAC are allocation allows citizens to understand the significant contributions developers provide to the city. These contributions fund needed city infrastructure and keeps residential property taxes from increasing dramatically
- Have a few in mind to negotiate yet allow for evolving innovation, including inclusive housing
- I support this idea, as long as the priorities identified are amenities that can be enjoyed by all, such as open space amenities. I don't see that affordable housing fits in this category
- There should be some thought into how next to link the waterfront (marine dr) to the Town Centre. They are pretty well separate entities now
- Community resource info drop-in hub staffed by area non-profits & volunteers
- We don't support the changes in the existing OCP. We need more density & heights in Town centre
- Yes. Increase density and height - this will encourage the development of vibrant, affordable housing and rental rates that local, independent businesses can afford, and will encourage young families to move into White Rock
- The basic skills that all humans are capable of; 1)be kind 2) Be forgiving 3) Be helpful 4) Offer verbal support 5)Offer/give baked goods 6) End a arm or leg of support 7) Support others with anything they need 8) Pay/play it forward 9) Be forgiving 10) We must help other human kind + the wild life
- Balance the active & passive elements facilitate 'beating' west stops & conversation opportunities
- Provides a clearer, up front direction for potential developers.
- To support the concept of "enhance the identity of the Town Centre as a Village by the Sea."
- we need to develop a vision for the practical growth of arts activities in the Town Centre
- nice images and if White Rock was able to create something even close to them that would be amazing. My experience living here is where on earth would be have such open space with seating and trees and a meandering road. And where would a visitor park?
- I'd like to see an upmarket permanent "market place" similar to covered markets in Europe, containing restaurants, food courts, fish stalls, meat stalls etc.
- Hard not to support this initiative. The City must take an aggressive stance in negotiating with developers. Our vision of this must be well formed, articulate and not "slap dash"
- We are in dire need of art/performance/convertible spaces in development sites which wasn't even addressed in this survey.
- Hopefully, having the developers know what to expect will prevent any "surprises" regarding how the residents want White Rock to look and feel.

- And those amenities should prioritize green/open space.
- Again, this is a leading question. Of course this should be done, but I think you think you've been doing this and you haven't. Look at the pictures. Only one of them is possible with the mess you've made and especially the mess your diagram reveals.
- It sounds reasonable, but again....not sure my level of trust links to the language.
- Amenities should be required from developers as part of their plans without any bonuses.
- Taxpaying current residents need the opportunity to share their views
- Clarity and transparency have a high value in decision making.
- Let's figure out first what we want - then find developers who support the vision rather than letting developers give their vision and we are left to either support or not
- Agree though the greatest missing amenity is connected green space with trees, shrubs and perennials attracting polinators and birds. The green space should be connecting throughout the city to road ends.
- Negotiations on amenities must be balanced with developers on other community needs such a designated rental and affordable housing integrated in the developments
- I am unsure about how the money would be spent, I do not trust council will do the right thing in the long run
- If amenities include significant affordable housing, not just enhancing town centre
- Absolutely support this approach. The previous council did nothing for our community and the results are stark and unsettling with over-development in the Upper Town Centre.
- arts spaces cannot be secondary uses or multi-use spaces, they must be dedicated space available for the community to grow into
- If we want a truly vibrant sense of place, time, staffing and sufficient funding must be in place.
- get developers to fund the funicular..the funicular will help in so many levels for the city of white rock.
- Notice there is sunshine and mature trees in your pictures. Why would you mislead residents to think that these things are possible in the town centre your diagram envisions? Only shadows if you are allowed to continue to collude with developers.
- Natural history should be celebrated here instead of hidden in the closet.
- Nature viewing is the top economic driver in North America yet where is WR on this front?
- Implement dedicated bike paths and more parks where street vendors can set up. ie. like a year round farmers market type vendors allowed and planned for all year

A Vibrant Sense of Place

Complete List of Additional Verbatim Comments:

- Cultural activities are beneficial to businesses as they attract residents and visitors.
- to be vibrant, you need people, and what would attract the people? the people want to feel like they want to be there ... so arts, green spaces, outdoor seating, a funicular are essential to creating a vibe for uptown which is currently dead. People want their senses satisfied with sight, sounds smells and feel. address these needs and wants from people and it will be vibrant.
- No more nail salons, acupuncture clinics--there are 4 within a 4-block radius of where I live. Also, local coffee shops only--no franchises. How about a movie theatre in White Rock and as I mentioned before, an Arts Community place.
- It also depends upon the type of business we attract. I think we have an over abundance of hair and nail salons. We used to have a well used vibrant plaza with easy access. Now we don't And I imagine Central Plaza's days are numbered...so people leave to shop at Morgan Crossing where is it still possible to surface park and shop. White Rock should look more like that.
- But I realize it's too late . We were sold out. Apologies for the negative attitude. I know it's not helpful.. Please make it as easy to get around as possible and with much greenery as you can foster!
- Build a tram to the beach from the Town Centre
- Said above, connected green spaces, interpretation, open air events and cafes
- Require new developments to include more parking for public use. Currently many new developments do not even build an equal number of parking spaces as strata units. Then the City would manage the public parking sections
- More open space, plazas and trees. At the very least.

FINAL COMMENTS

Participants were asked if there was anything else they would like to add. Below are their verbatim comments:

- Don't forget about Marine Drive! The waterfront is important & considerations should be given to closing down traffic or making it go one way in the summer months. Other cities have done this & it improves the quality of life.
- More enforcement of by-laws is needed - noise (loud motorcycles), dogs, tree cutting, etc
- I am so pleased to be able to attend a meeting that welcomes the public input
- Have you added up the number of residents from these high rises when they are fully occupied? Assuming that at least of/these people will not be driving will there be enough green space and activities for them? I am sure that many of them would like to stay fit and walk as much as possible, so free shuttle to the waterfront would be an incentive for better health and quality of life. Just a suggestion

- Will promote engagement with neighbours. We all need to take initiatives to engage neighbours more
- Missed these engagement workshops because I attended these a few years back and was a waste of energy and the city did what they were going to do anyway. Which is build high rises - too many too fast and too high. We are left with out space for what this council deems to do and we also have lost the intended arts corridor to White Rock. Without a community that supports the arts the art is just another commodity.
- address the arts!!! and get that funicular
- White Rock is still struggling to find its identity. Hopefully, the new administration and the residents can define what that looks like and make White Rock a place to go to all year round.
- Given the current situation of all properties and zonings, I read all of the staff recommendations as positive.
- I hope others who are participating in this process are as attuned to its flaws as I am.
- Concern I have it will be another expensive study and then shelved as the previous ones have
- I think I took part in the earlier workshops, but frankly, I can't be sure. I've been out to many events. One with the consultant required more time that night than I could give and so I had to depart. I apologize for not being more helpful. Hoping for the best. Not a negative individual at heart....but trust is so broken.
- Thank you for the work so far. The OCP review is the most important initiative of the City.
- I am very pleased with the willingness (and the interest) that the new council has in obtaining feedback from the residents. I am a resident, an owner of commercial property and an owner of a business (in that commercial property). We want a vibrant, safe and fun city without the insanely high taxes we now pay. To do that we need to allow a lot of development, but do it in a well planned way and in a way that does not encourage the "freeloaders" in our society.
- Look forward to the next phase
- Hope to see the City move forward with green infrastructure, green buildings and greenways planted with coastal native plants. Long overdue.
- Please ensure that the bylaws are modified to protect existing residents and taxpayers of the City so we do not have to pay more taxes to subsidize new developments that are not contributing enough fees to cover the increase in services, including traffic, water, parking, roadworks, parks, etc.
- I have never seen a public engagement in White rock or Surrey where the results were not manipulate to suit the powers that be or their supporters
- Thank you for consulting
- I appreciate the approach involving the whole community our new mayor and council has taken since being elected. Please continue your thoughtful approach to the needs of our citizens. Thank you for your hard work.
- Are we doing another recon 2024?

WHITE ROCK
City by the Sea!

**LU & P AGENDA
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be beneficial that this policy be introduced as an “aspirational” policy (i.e., not a requirement).

- ii) Amendments to the Town Centre Development Permit Area (DPA) Guideline could recognize the policy targets and provide direction regarding the types of tree species likely to thrive in White Rock. The DPA Guidelines may also recognize a period over which the tree canopy would be expected to make up the 20% canopy (ground and/or roof coverage) as noted in the policy.

DIALOG Recommendation 1b):

The City should consider requiring that a minimum percentage of trees be coniferous trees (e.g. 10%).

Staff Comment on Recommendation 1b):

Concur with recommendation. Appropriate species and tree selection at the time of planting, based on soil conditions, solar exposure, etc. will be essential for long-term health of trees.

Implementing Mechanisms:

- a) OCP Amendment
- b) Town Centre Development Permit Area Guidelines

Considerations:

This could be effectively implemented within the Town Centre DPA Guidelines with a corresponding, enabling, OCP Policy.

DIALOG Recommendation 2:

The City should consider amending its Zoning Bylaw to require a maximum effective impervious surface area (e.g. 65%). To achieve 65% effective impervious area, on-site stormwater best management practices such as rainwater harvesting, porous paving and on-site infiltration would be required to reduce the effective impervious area on the site overall.

Staff Comment on Recommendation 2:

Concur with recommended regulation, but propose that it be implemented through Development Permit Area Guideline to allow flexibility and allow proponents to demonstrate through their design how the performance target is achieved (rather than a Zoning Bylaw regulation with less flexibility).

Implementing Mechanisms:

- a) Town Centre Development Permit Area Guidelines

Considerations:

- i) The intention of this DPA guidelines would be to allow for the controlled infiltration of stormwater into the municipal stormwater management system and/or to allow for stormwater to be absorbed naturally into the land.
- ii) The recommendation could be introduced as an amendment to Guideline 22.3.2(j), which currently reads “Incorporate Low Impact Development Techniques for stormwater

management, where appropriate and in accordance with the City’s Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.”

The amendment would establish a maximum effective impervious surface of 65% within lands designated Town Centre in the Official Community Plan. The standard would ultimately quantify that 35% of newly developed private lands within the Town Centre remain effectively pervious.

- i) Would want to create a definition of “effective impervious surface” to recognize components that would be applied in determining compliance with the standard.
- ii) There may be a need to recognize exemptions to the standard in circumstances such as the redevelopment of small, constrained sites, where it may be impractical to achieve 35% pervious surface while accommodating the core components of development (e.g., driveway access, building footprint, parking, etc.).
- iii) The City may also wish to exclude lands subject to a Statutory Right-of-Way (SRW) from the calculation of the percentage of effective impervious surface when these lands accommodate infrastructure such as pedestrian paths and bike lanes, recognizing that pervious surface treatments (e.g., permeable concrete, interlocking stone, etc.) can come with higher costs.
- iv) **Note:** In the Town Centre context, the ability to achieve 65% effective impervious surface may result in substantial costs to redevelopment as impervious surfaces, in some cases covering 100% of an existing property, would need to be replaced with pervious surfaces. In defining “effective impervious surfaces” there may be a means of recognizing (exempting) surfaces that allow for the retention of stormwater (e.g., rooftop retention) thereby acting to support the overall intention of the standard.

DIALOG Recommendation 3:

The City should consider a policy requiring continuous soil for tree health and rainwater infiltration on medium to large sites (3,035 m² (0.75 acres) or more). For example, the City could establish a minimum percentage of continuous soil for sites (e.g. 10%) which would be achieved by reducing the size of the podium and by providing parkade setbacks.

Staff Comment on Recommendation 3:

Concur with recommendation. Coniferous trees particularly would require areas of continuous soil to achieve healthy lifespans.

Implementing Mechanisms:

- a) Official Community Plan Amendment
- b) Zoning Bylaw Amendment

Considerations:

- i) The recommendation could be introduced as an OCP policy which identifies the intention behind establishing continuous soil while a zoning standard could be introduced to require a minimum percentage of continuous soil for sites greater than 3,035 m².

- ii) A definition of “continuous soils” would need to be added to the Zoning Bylaw to ensure the standard can be effectively, and consistently, implemented.

DIALOG Recommendation 4a):

The City should consider prioritizing the development of a Green Building Strategy requiring targets for building performance. This strategy could take a holistic approach to include other sustainable design considerations such as operational and embodied greenhouse gas (GHG) emissions, renewable energy generation, water efficiency, integrated rainwater management, healthy materials and indoor air quality, and waste reduction strategies.

Staff Comment on Recommendation 4a:

Concur with recommendation. As Energy Step Code implementation is already endorsed as a Council Strategic Priority, staff proposed that a separate Green Building Strategy be deferred until after the Energy Step Code is implemented.

Implementing Mechanisms:

- a) Existing: Official Community Plan contains enabling policy to pursue Strategy (12.5.3)
- b) Town Centre Development Permit Area Guidelines
- c) Amendment to Density Bonus / Amenity Contributions Policy (No. 511)

Considerations:

- i) The preparation of a stand-alone Green Building Strategy may require additional resources. It is noted that some municipalities have retained an Environmental / Sustainability Coordinator responsible for reviewing measures to achieve enhanced levels of building efficiency and to provide in-house oversight in the implementation of such measures.
- ii) Efforts are underway to implement the BC Energy Step Code which will allow for the realization of improvements in building performance (sustainability) and may lessen the urgency / need for a Green Building Strategy specific to White Rock.
- iii) Changes to the Town Centre DPA Guidelines could allow for the recognition of sustainability measures that would allow for improved building performance. Recognizing these features within the DPA Guidelines would provide some flexibility not otherwise available in a municipal bylaw.
- iv) Amendments to the Density Bonus / Amenity Contributions Policy could allow for the recognition of enhanced building performance measures (i.e., those that go beyond the requirements of the BC Building Code) as a basis for the reduction in amenity contributions and/or the basis for an increase in density being exempt from a contribution requirement.

DIALOG Recommendation 4b):

The City should consider prioritizing the adoption of the BC Energy Step Code to incentivize and enforce incremental improvements in energy efficiency for new construction.

Staff Comment on Recommendation 4b):

Concur with recommendation. This work is at early stages but underway with the addition of the Building Official III position.

Implementing Mechanisms:

- a) White Rock Building Code Bylaw, 2012, No. 1928

Considerations:

- i) The BC Energy Step Code establishes different levels, or “steps”, of energy-related building design measures applicable to different types and scales of development. The determination of which step to go to will be the focus of future review.
- ii) City staff are working on the implementation of the BC Energy Step Code. The work will require amendments to the White Rock Building Bylaw. As this work proceeds Council will be provided periodic updates.

DIALOG Recommendations 5a) to 5d):

- 5a. Rental Zoning – Negotiate a target Floor Area Ratio (FAR) (e.g.. 1.0 FAR) be preserved as rental housing after development;
- 5b. Density Bonus Policy – Negotiate a target FAR (e.g.. 1.0 FAR) or a percentage of new developments be affordable housing as a part of the existing Community Amenity Contribution density bonus policy;
- 5c. Non-profit Housing Organization – Support the establishment of a non-profit housing organization (or work with an existing regional housing organization) that would provide and manage non-market housing stock; and,
- 5d. Housing Needs Report and Action Plan – The City’s Housing Needs Report could be the basis for a Housing Action Plan.

Staff Comment on Recommendations 5a) to 5d):

Generally concur with recommendation 5a) and 5b), with additional specifics to be discussed in presentation to Land Use and Planning Committee. Support intent of recommendation 5c) and 5d), no further action required to implement these items at this time.

Implementing Mechanisms:

- a) Official Community Plan Amendment
- b) Zoning Bylaw Amendment
- c) Amendment to Density Bonus / Amenity Contributions Policy (No. 511)
- d) Housing Needs Report

Considerations:

Regarding Recommendations 5a & 5b:

- i) Policy amendments to the OCP may be used to enable greater density subject to the dedication of a specific amount of floor area (e.g., 1.0 FAR) to rental and/or affordable housing.
- ii) Policy amendments within both the OCP and the Density Bonus Policy (No. 511) may also be made to enable a waiver of a portion of the required community amenity contribution, perhaps being automatic, when the density is tied to either, or both, rental and affordable housing. The current policy allows for the waiver of up to 100% of the CAC when tied to “affordable rental” and up to 50% when tied to “rental” housing.

- iii) Policy amendments to the OCP and Density Bonus Policy may benefit from the introduction of a formal definition of “affordable” as the term relates to rental and ownership housing.
- iv) Amendments to the Zoning Bylaw could be made to require that specific proportions of development tied to a rezoning application for which a density bonus is sought be subject to specific allocations of density to rental housing and/or affordable housing.

Regarding Recommendations 5c and 5d:

- i) It may be advantageous to leverage the expertise that exists within established non-profit housing organizations such as Metro Vancouver Housing Corporation (MHVC), taking advantage of economies of scale, rather than directing resources to establishing a non-profit housing organization specific to White Rock.
- ii) The preparation of a Housing Needs Report is scheduled to occur this year. Note that UBCM has recently announced a new intake deadline for grant funding, being October 16, 2020. The City’s application for this funding has been submitted. Resource limitations and the ongoing COVID-19 crisis have hindered the ability of staff to advance the Housing Needs Report in accordance with the timelines referenced in the original funding application. As the deadline for submissions draws nearer staff will provide UBCM with an updated work plan to reflect the status of the undertaking, at that time, and any adjustments that will be made to ensure the project continues to move forward.
- iii) The Housing Needs Report will ultimately be used to identify areas of local housing need. Stemming from this work, staff will seek direction from Council to implement measures that will help to address these areas of need. These measures may include, but are not limited to: policy and regulatory incentives to support affordable housing and the construction of various housing types; efforts to establish collaborative partnerships with local housing providers and agencies that deliver housing-related services; and, the creation of funding mediums (e.g., reserve funds, tax abatement programs, etc.) that make it more cost efficient for the development industry to address needs within the non-market housing sector.

DIALOG Recommendation 6:

The City should set a target for some of the density entitlement in the Town Centre (e.g. 1.0 FAR) for use as new civic facilities, including a hotel or conference centre.

Staff Comment on Recommendation 6:

Concur with intent of recommendation, with additional specifics to be discussed in presentation to Land Use and Planning Committee (see also recommendation 9). As the floor area of City owned community facilities (i.e. “community amenity space”) does not count towards a property’s maximum floor area, staff recommend that these types of facilities be incentivized at strategic locations near existing and future civic facilities through consideration of additional building height for properties incorporating these facilities.

Implementing Mechanism(s):

- a) Official Community Plan Amendment
- b) Zoning Bylaw Amendment
- c) Amendment to Density Bonus / Amenity Contributions Policy (No. 511)

Considerations:

- i) A review of how existing community amenity contributions (funds) ought to be spent was the focus of a recent review to help identify local interests as they relate to potential amenity investments. The results of this work were presented to Council on March 30, 2020. Investing in “civic facilities” was identified as the “most important” amenity project by only 12 percent of the 523 people who completed a survey related to the review.
- ii) Amendments to the OCP and Density Bonus Policy could be made to dedicate a portion of any amenity contribution, or space within a development which benefits from a density bonus, to the creation of civic facilities, including a hotel or conference centre.
- iii) Amendments to the Zoning Bylaw would be needed to ensure any pre-determined allocation of FAR (if it is not owned by the City) towards a specific facility or amenity is realized (i.e., make the allocation a clear requirement and not something to be negotiated through policy).

DIALOG Recommendation 7:

The City should continue to support the establishment of a new transit exchange in the Town Centre; and, prioritize identification of long-term options for the development of a new transit exchange in collaboration with TransLink and the City of Surrey.

Staff Comment on Recommendation 7:

Concur with recommendation.

Implementing Mechanisms:

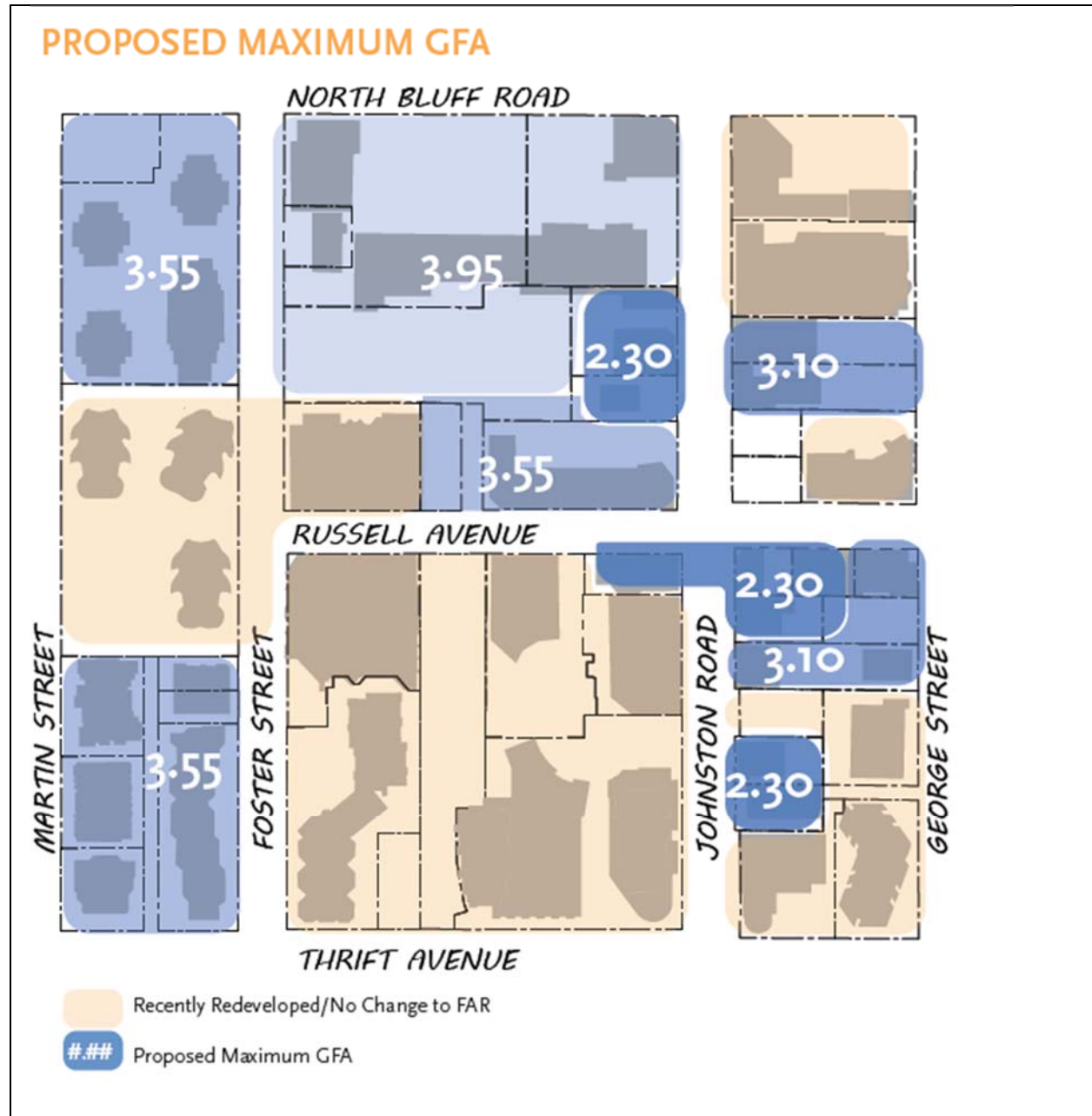
- a) Consultation and facilities planning with staff at both TransLink and the City of Surrey to look at opportunities for a transit exchange in the Town Centre
- b) Official Community Plan Amendment
- c) Zoning Bylaw Amendment

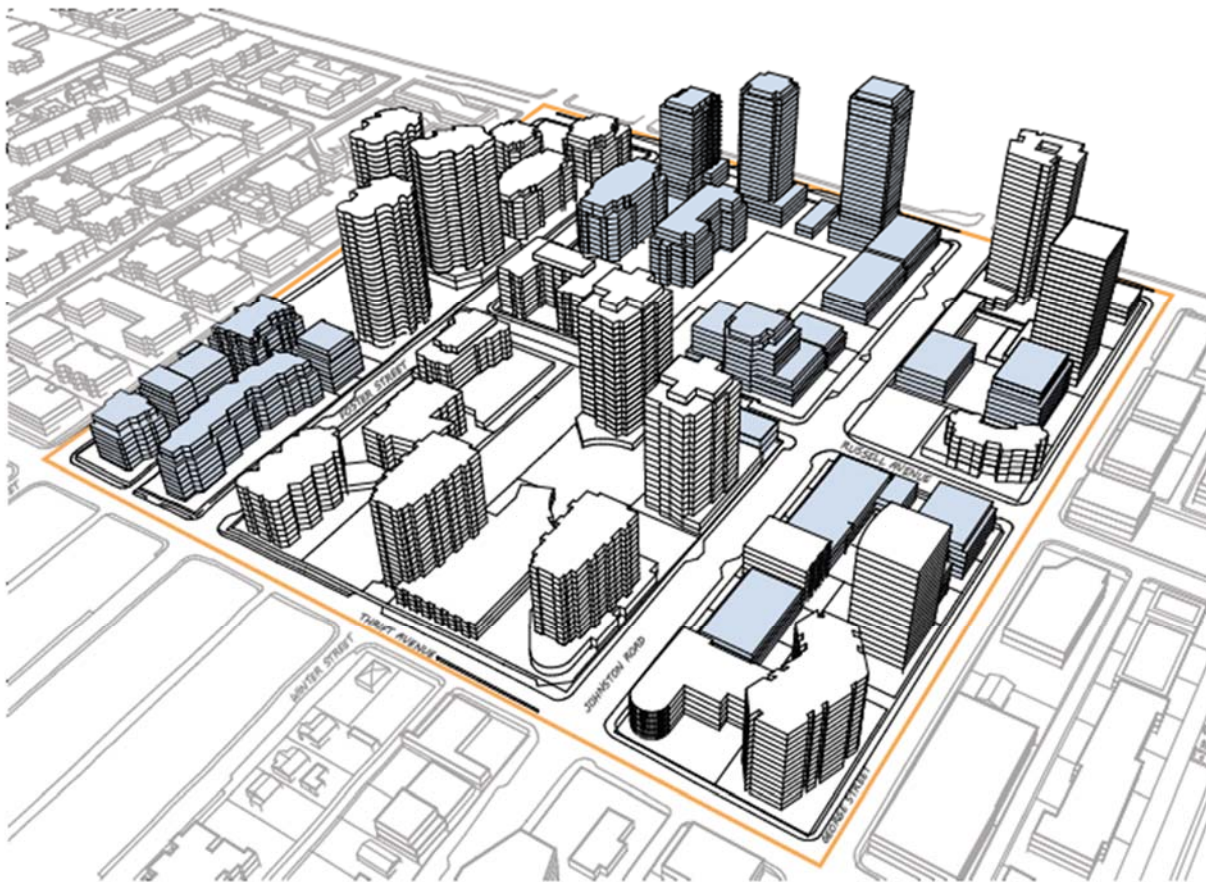
Considerations:

- i) City of White Rock staff have been working with planning staff at the City of Surrey as a plan for the Semiahmoo Town Centre continues. It will be important to collaborate on efforts to centralize a transit exchange, within approximately 500 metres of the northern portion of the City of White Rock’s Town Centre to take advantage of the population density (ridership) that is likely to be generated through the realization of the Semiahmoo Town Centre Plan and on-going development within White Rock’s Town Centre.
- a) Staff will circulate a copy of the minutes of this meeting to transportation / land use planning staff at the City of Surrey and TransLink as an indication of Council’s support for a transit exchange being situated within 500 metres of the Town Centre’s northern boundary (i.e., North Bluff Road or 16 Avenue).

DIALOG Recommendation 8:

The City should consider updating the Zoning Bylaw to reduce the CAC bonus from 5.4 GFA to a GFA that would achieve an urban design vision that better aligns with the OCP and resident aspirations for Town Centre. For example, the City could consider the GFAs that are outlined in the two illustrations below.





Buildings shown in blue represent the proposed maximum GFA.

Staff Comment on Recommendation 8:

Generally concur with intent of recommendation (lowering of maximum GFA from what is currently identified as allowable in the Zoning Bylaw), but propose that the implementation mechanism be more broad (i.e. the same density allocation applying over an entire block, versus property by property) and that smaller sites be encouraged to be consolidated with larger adjacent parcels to provide more opportunities for the development to incorporate public open space (plazas, pedestrian pathways, landscaped areas, etc.) on the ground level. Smaller parcels would have the opportunity to transfer their development potential. The proposed densities (in the revised Figure 9 below) represent a reduction of approximately 12-25% from the level of density currently permitted in the OCP (with the exception of the block in the south-east corner, which has a potentially 16% increase), with further reductions if sites are not assembled into larger parcels. This reduction in development potential, whether at the level in the DIALOG recommendation or as proposed by staff, may result in some property owners delaying the redevelopment of their property.

Implementing Mechanisms:

- a) Official Community Plan Amendment
- b) Zoning Bylaw Amendment
- c) Amendment to Density Bonus / Amenity Contributions Policy (No. 511)

Considerations:

- i) The maximum Gross Floor Area Ratio (FAR) figure by DIALOG should be considered against the maximum FAR currently recognized in Figure 9 of the OCP. The portion of the Town Centre north of Russell Avenue currently considers a maximum (FAR) of 5.4, if developed in accordance with the City’s 2011 Town Centre Design Plan (which does not illustrate a 5.4 FAR on all parcels) whereas DIALOG’s figure, if implemented through amendments to the Official Community Plan and Zoning Bylaw, would lower the maximum FAR to between 2.30 and 3.95 FAR. For some land owners the reduction in what they understand to be their maximum FAR may render redevelopment plans financially unfeasible, leading to the stagnation of the properties.



* indicates 2.0 FAR

- ii) South of Russell Avenue and north of Thrift Avenue the OCP considers maximum FAR of 4.0. For the most part, DIALOG’s recommendation has excluded lands which have been recently redeveloped or where no change to the FAR is recommended as existing development would largely align with the current maximum. Lowering FAR permissions south of Russell Avenue, from 4.0 to between 2.30 and 3.10, would help to achieve the massing vision as communicated by members of the public but it may also render redevelopment of these lands financially unfeasible.
- iii) Tying zoning standards such as a minimum lot area and frontage requirements to increased density permissions may incent land assembly, thereby helping to realize a more cohesive build out of the Town Centre and its open space network. For example, land assembly may not only support the realization of the height and density permissions recommended by DIALOG but it may also enable developers to provide contiguous open spaces and urban design features as contemplated in the Town Centre Urban Design Plan.

For example, the following base density (i.e. FAR) provisions could be built into the CR-1 Zone to incent land assembly by allocating the density available to land based on its size:

i. Base Density by Minimum Lot Area:

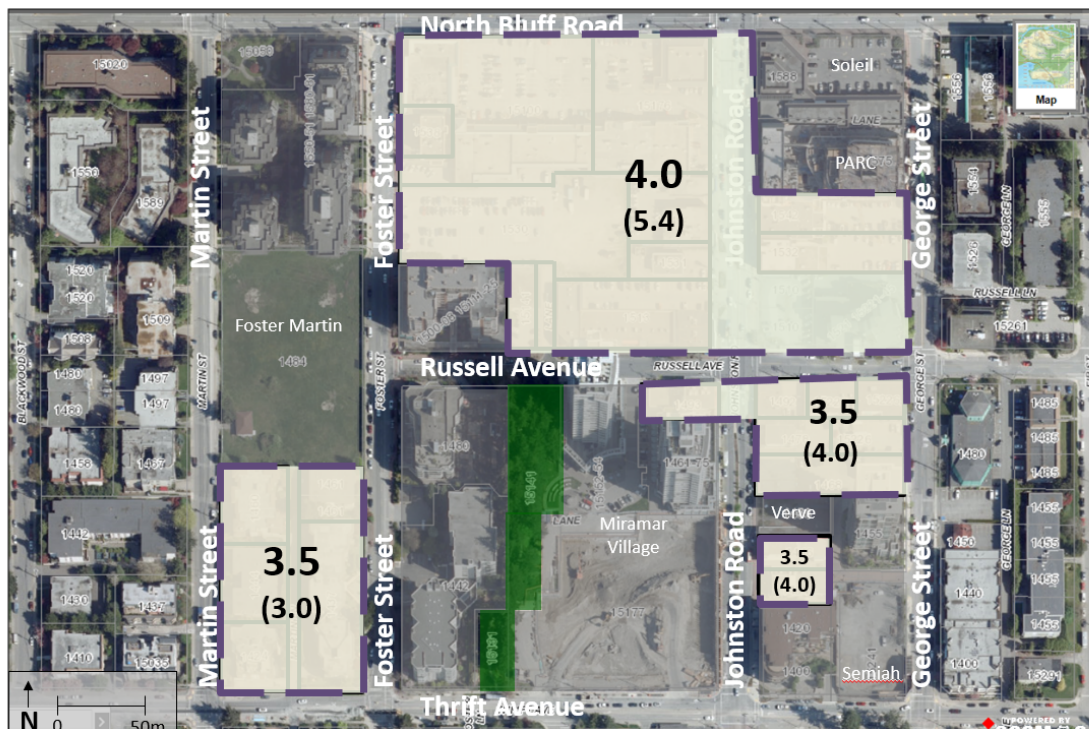
1. 1.75 FAR base with no minimum lot area;
2. 2.3 FAR base with minimum lot area of 0.75 acres;
3. 3.5 FAR base with minimum lot area of 1.25 acres;
4. 4.0 FAR base with minimum 2.0 acres

Additional requirements for accessing density above 1.75 FAR could include a minimum provision of rental units, a fully office/employment development to encourage local job opportunities, amenity contribution, and achievement of Energy Step Code levels.

The actual density achieved by the sites under the above size criteria may be similar to what is presented in Recommendation 8, due to the existing parcel configuration (smaller parcels along Johnston Road), but would be fairer to owners of smaller parcels who could transfer their development potential to adjacent redevelopments.

- iv) Alternative to the FAR figures presented by DIALOG, planning staff propose the following FAR figures which applies the same density allocation over an entire block, versus property by property. While still an overall reduction in allowable density (generally), this will encourage smaller sites to be assembled with adjacent parcels to allow the density to be shifted on the site and allow additional public green/open space at the street level. This is also a means of enabling some renewal of undeveloped properties in the Town Centre. The following Figure illustrates potential amendments to Figure 9 of the OCP.

(Revised Figure 9 from OCP – previous FAR in brackets)

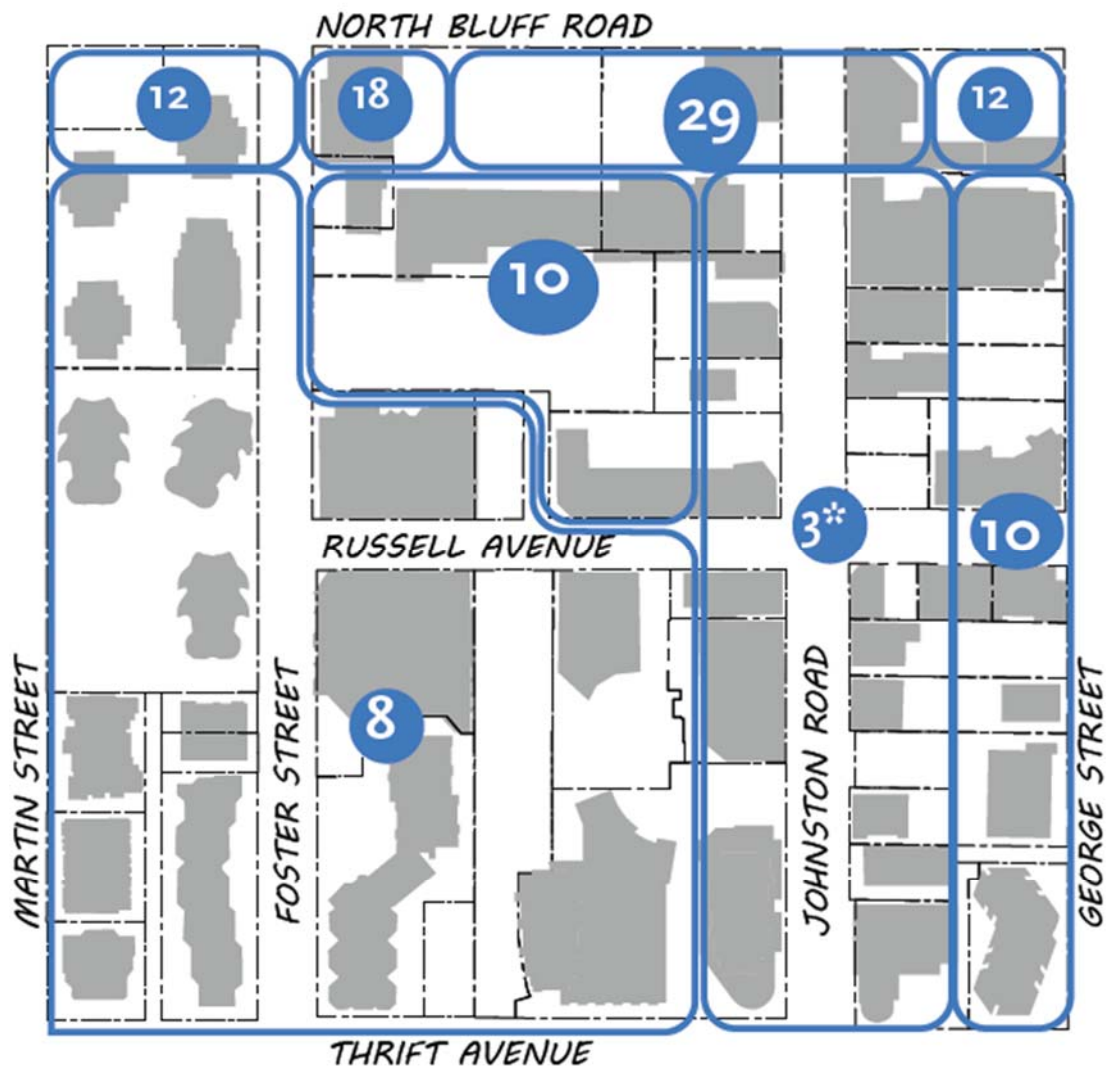


DIALOG Recommendation 9:

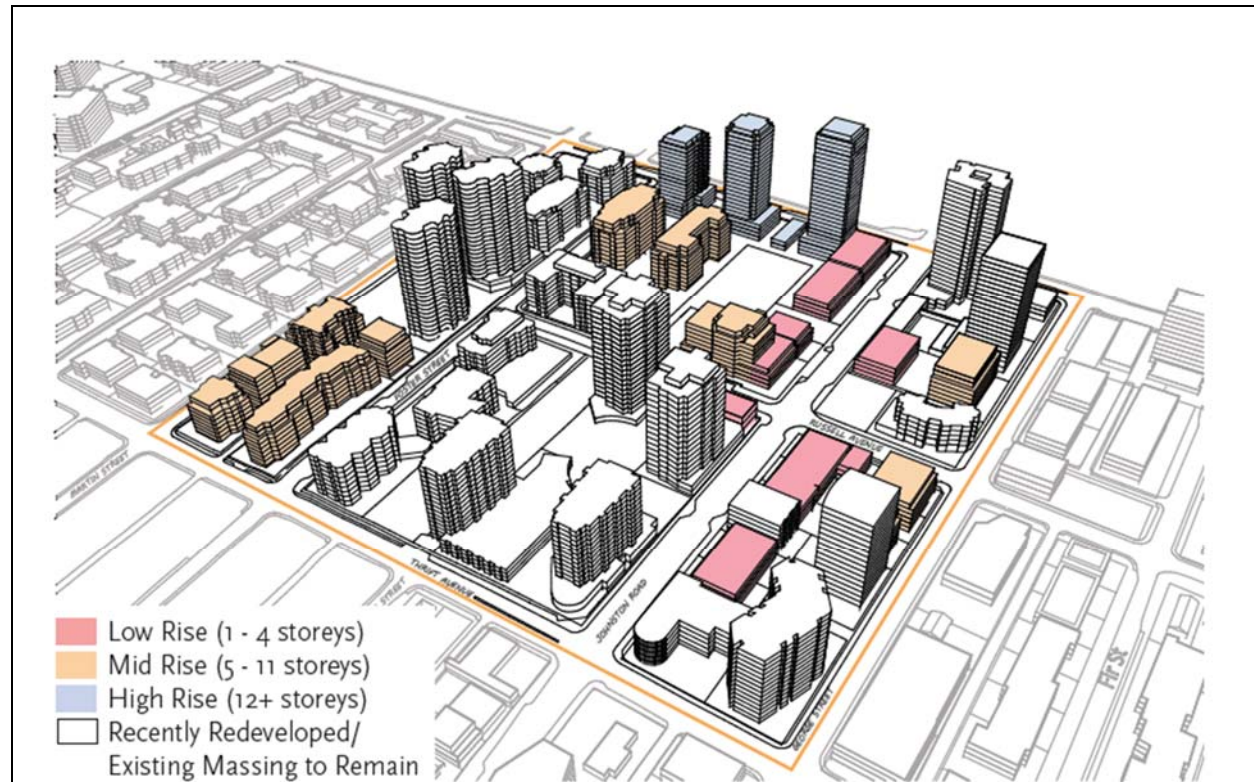
The City should consider restricting buildings to the height outlined in the diagram and perspective below. Summary of Height Recommendations:

- Low rises retain the village quality of Johnston Road;
- Johnston Road is limited to 3 storeys (see Recommendation 10 for suggested variance);
- Mid-rises are the predominant neighbourhood form;
- High rises are permitted along North Bluff Road. These taller buildings allow for flexibility so that generous open spaces and community amenities can be provided.

PROPOSED MAXIMUM HEIGHTS



Proposed Maximum Heights (*indicates where a variance is recommended - see Recommendation 10)



Staff Comment on Recommendation 9:

Generally concur with intent of recommendation, and believe that it captures the general consensus of public input in Phase 1 and 2 of this Town Centre Review. For clearer policy direction and graphical clarity, given that existing 8/9 storey buildings are unlikely to redevelop to 12 storeys and that sites with existing 23 storey buildings would not redevelop as 10 storey buildings, staff propose that sites which are not anticipated to redevelop in medium term (20+ years) do not have a maximum height specified in the diagram, and instead the maximum height for those properties is noted as the maximum allowed in the Zoning Bylaw at the time the building permit for the property was issued. Staff further propose that any taller buildings around the block bounded by Russell Avenue, Foster Street, North Bluff Road, and Johnston Road, including a taller building on Russell Avenue which was not illustrated in the DIALOG diagram, be required to incorporate a significant civic/public amenity (such as a theatre / art gallery / new City Hall) to access their maximum height, as a means to encourage a variety of uses in the Town Centre and complement the Community Centre facility.

Implementing Mechanisms:

- a) Official Community Plan Amendment
- b) Zoning Bylaw Amendment
- c) Amendment to Density Bonus / Amenity Contributions Policy (No. 511)

Considerations:

- i) The heights recommended by DIALOG reflect, to an extent, the build out of the maximum FARs discussed in Recommendation 8. The heights as shown in the “Proposed Maximum Heights” figure do not, however, align with the existing height of buildings in the Town Centre which, in several instances, greatly exceed those proposed. For example, existing

buildings in the Miramar Village development range from 15 to 21 storeys whereas the height mapping proposed, if implemented through amendments to the OCP and Zoning Bylaw, would “enable” heights ranging from 3 to 8 storeys. This change would also necessitate amendments to Figure 10 in the OCP, being a schedule that illustrates “conceptual height transitions in the Town Centre, Town Centre Transition, and Lower Town Centre Areas”.



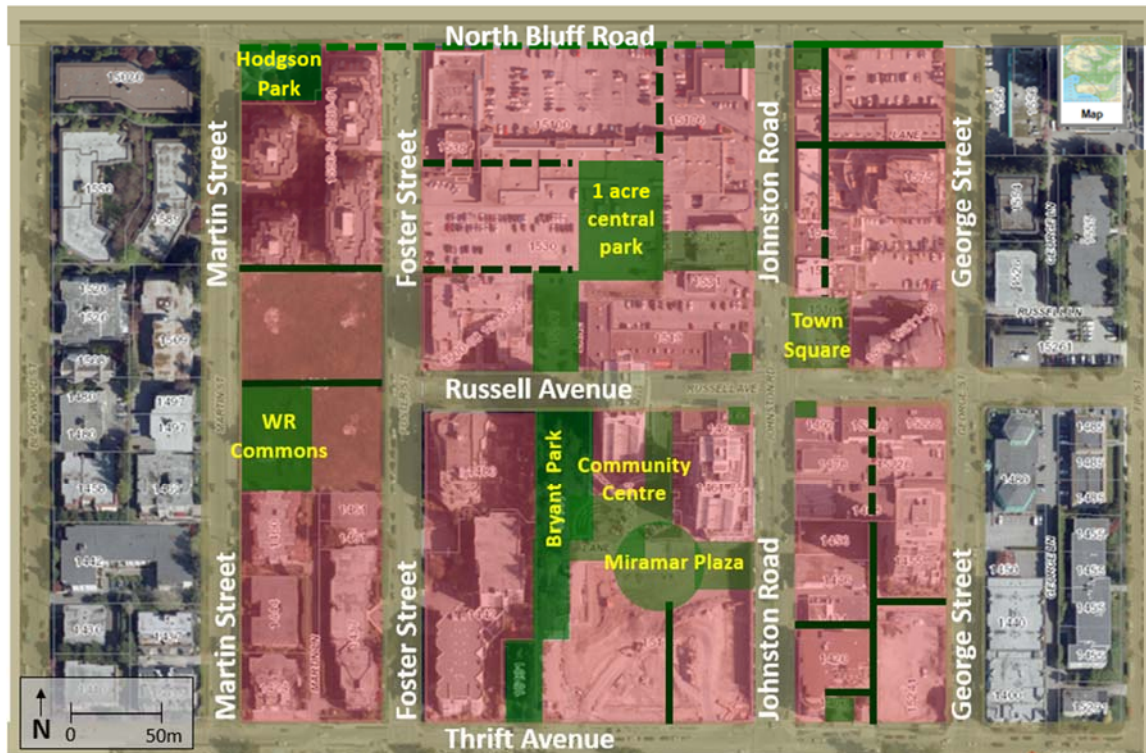
- ii) Similar to the notes in the section above, the downgrading of height permissions recognized in the OCP and implemented through the underlying Zoning Bylaw, may limit the feasibility of any future redevelopment scheme on those lots that have not been the subject of more recent development.
- iii) Alternative to the building heights presented by DIALOG, planning staff propose the following heights. The following Figure illustrates potential amendments to Figure 10 of the OCP.

(Revised Figure 10 from OCP)



Note: the “^” symbol identifies where additional density and height would only be enabled if a significant on-site amenity / civic facility (e.g., hotel / conference centre, City Hall, etc.) were provided to complement the Community Centre and future central park within the block as contemplated by the 2011 Town Centre Urban Design Plan (see figure below). The base height would otherwise be 10 storeys.

Town Centre Design Plan (2011) Green Space Network



- iv) If Council supports the changes to maximum FAR and height as recommended by DIALOG, additional changes to similar standards ought to be considered around the perimeter of the Town Centre so as to ensure an appropriate transition in building heights moving out of the City's downtown core. For example, at present, Figure 10 of the OCP contemplates heights of 18 storeys at the southeast corner of George Street and North Bluff Road and between Blackwood and Martin Streets at North Bluff Road. Opposite the abutting streets in these two locations, the height mapping recommended by DIALOG proposes heights of 12 storeys, creating a somewhat staggered interruption to the transition of heights moving east and west from the Town Centre.

DIALOG Recommendation 10:

Assuming Recommendation 9 on building heights is followed, the City should consider a building height relaxation to promote plazas and patios on Johnston Road. For example, the City could allow up to 13.7m (approximately 4 storeys) with a 2m step back after the third floor if a 7m setback for patio or tree canopy is provided (e.g. trees growing to a minimum of 7m canopy diameter spaced at a maximum of 7m apart).

Staff Comment on Recommendation 10:

Concur with recommendation. This would assist in enabling reasonable scale development on smaller parcels at the base density (1.75 FAR) if they are unable to be assembled with adjacent parcels, while achieving modest open space at street level.

Implementing Mechanisms:

- a) Official Community Plan Amendment

b) Zoning Bylaw Amendment

Considerations:

- i) The recommendation could be implemented by way of introducing an enabling policy into the OCP, generally recognizing the desire to step buildings back away from Johnston Road where doing so is undertaken concurrent with greater step backs from the street, used to accommodate spaces for patios and plantings.
- ii) Amendments to the Zoning Bylaw would be undertaken to limit building heights in accordance with the recommendation.

DIALOG Recommendation 11:

- 11) The City should continue to support the establishment of the open space network as outlined in the Town Centre Urban Design Plan (2011) through the Community Amenity Contribution Policy in the Town Centre. To date, these amenities have been delivered through a density bonus program.

Staff Comment on Recommendation 11:

Concur with recommendation.

Implementing Mechanism:

None required at this time. Staff could consider updates to the Density Bonus Policy to incorporate explicit reference to the open space network and eligible on-site amenities if additional emphasis/clarity on achieving the open space network is desired by Council (see recommendation 12 below), but staff do not consider this to be necessary.

Considerations:

The open space network identified in the 2011 Town Centre Plan is part of the existing OCP policies for the Town Centre area, and is discussed with applicants as part of the pre-application process. Staff

DIALOG Recommendation 12:

- 12) The City should identify pre-determined target amenities that they intend to seek from development sites. This will allow the City to establish priorities for Town Centre that clearly identify community needs. In addition to ensuring that the impacts of development in the Town Centre are offset through the delivery of amenities in Town Centre, this approach will provide some predictability for the community and developers before the negotiation phase.

Staff Comment on Recommendation 12:

Concur with recommendation. Actual implementation of this recommendation should follow Council's workshop on the use of Community Amenity Contributions (anticipated Fall 2020), and any direction that comes following the workshop.

Implementing Mechanisms:

- a) Community Facilities and Amenities Study (if requested by Council following workshop)

- b) Public Engagement
- c) Official Community Plan Amendment
- d) Amendment to Density Bonus / Amenity Contributions Policy (No. 511)

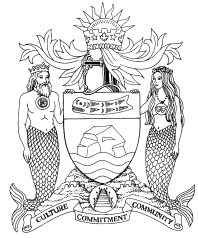
Considerations:

- i) The “ear-marking” of eligible/candidate on-site amenities can be beneficial in setting clear expectations for both developers, staff and the public. The approach can also contribute to a more transparent negotiation process while allowing for a phased approach to obtaining higher-cost amenities (i.e., those that would not be covered by a single amenity contribution but may require multiple contributions to overcome cost constraints). Council has already requested a workshop to further discuss the outcomes of public engagement taken on Community Amenity Contribution priorities in January 2020.

Should further information be required following the Council workshop, the approach could benefit from the completion of a “Community Facilities and Amenities Study” (i.e. a detailed evaluation of the supply of existing and planned facilities and amenities relative to current and planned population of the catchment area of such facilities and amenities so as to determine whether there are gaps that may be addressed through targeted amenity investments).

- ii) If specific facilities and amenities are identified as being needed, the OCP could be amended to recognize these facilities and amenities as “priorities” in the Town Centre. Similar amendments could be made within the Density Bonus Policy, to further incentivize projects that contribute to facilities and amenities not just desired by the community but recognized as being of localized need.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 27, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Consideration of Policy for Purchase of Municipal Property

RECOMMENDATION

THAT Council direct staff to prepare a Council Policy regarding the Sale of Municipal Property.

EXECUTIVE SUMMARY

Staff periodically receive inquiries from interested property owners and prospective developers regarding the possibility of purchasing undeveloped municipal road allowance (“right of way”) or other City-owned parcels, as a means of consolidating such lands with adjacent property. The current process for formally receiving and reviewing these requests is outlined in the Planning Procedures Bylaw, 2017, No. 2234. These requests for consideration require a \$250 application fee, and typically the applicant would be required to submit an appraisal they have paid for along with their offer.

Council does not currently have a policy regarding the sale of municipal property (including road allowances) that would provide guidance to applicants on what criteria Council would consider in deciding whether to sell City land. In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that may ultimately not be supported by Council, it may be beneficial for Council to establish a related policy. This report includes the existing procedures for the sale of a municipal right of way/property, and identifies several alternatives for Council’s consideration. Staff recommend that Council select base criteria that can be used to establish a policy for the sale of City lands.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to provide Council with options for identifying the circumstances it would consider in selling an interest in City land. The current process, identified in Schedule O of the Planning Procedures Bylaw, is attached to this report as Appendix A. The process set out in the Bylaw is silent on the reasons that Council may consider when evaluating a request to dispose of City-owned property.

Maintaining the current process will require applicants to pay a fee and provide an appraisal before staff complete a report for Council’s consideration in a closed meeting of Council. These non-refundable costs for making an offer help ensure that only serious offers are presented,

however the application fees do not cover the full cost of staff time in preparing the report or in Council reviewing the offer.

In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that would not be supported by Council, Council may establish a policy by which to identify to prospective purchasers whether or not their proposal is likely to be supported.

This policy may include the following principles, or others identified by Council:

1. The property/right of way is deemed surplus to the City's current and future needs, including for infrastructure and civic requirements;
2. The proposed use of the City property by the purchaser is consistent with the Official Community Plan land use designation, or maintains the existing public use in perpetuity; and
3. The sale or transfer of the property is either a matter of practical convenience (e.g. stranded sections of laneway without future purpose) or serves a Council Strategic Priority, such as:
 - a. exchanging the land with an owner for a site suitable for affordable housing or City park;
or
 - b. providing the City with funds to acquire property for affordable housing or City park.

FINANCIAL IMPLICATIONS

None related to the development of the policy.

If Council decides to proceed with the sale of any particular property, the financial implications would be analyzed with regard to the specific details of the proposed sale/transfer/exchange.

While land costs fluctuate over the short-term, as our region's population grows it is likely that acquiring land in the future to replace land that is sold now will come at a higher cost, therefore the disposition of land should be considered carefully and strategically to ensure that it is not being done only for short-term purposes.

LEGAL IMPLICATIONS

The disposal of City land or improvements is primarily regulated by Division 3 of the *Community Charter*. When Council intends to dispose of land it must publish notice in accordance with section 94 of the *Community Charter*. Further restrictions apply to the exchange or disposal of park land (section 27).

Where the City land being disposed of is undeveloped road allowance, before it can be transferred the "highway" must be closed and title raised in accordance with the procedures noted in steps (h) through (n) in Section O of the Planning Procedures Bylaw (Appendix A).

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The acquisition, disposition or expropriation of land or improvements is one of the subject matters that may be considered in a Council meeting that is closed to the public, per section 90(1)(e) of the *Community Charter*. Establishing a general policy regarding the sale of City land may provide an additional level of transparency to the public regarding how Council considers proposals for the purchase of municipal property.

As the mandated process for the sale of municipal land includes public notice, the public will always have an opportunity to provide feedback to Council before a transfer is completed.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

If Council's criteria in a policy regarding the sale of municipal land includes the requirement that the land be deemed unnecessary for civic or infrastructure purposes, any consideration of disposition would be reviewed by the relevant departments (e.g. Director of Engineering and Municipal Operations and Director of Recreation and Culture to obtain their comments on the current and possible future uses of the property, Fire Chief and RCMP Detachment commander for requests that may impact emergency vehicle response routes, etc.).

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposed policy is not directly related to any of Council's 2018-2022 Strategic Priorities, however Council may direct staff to prepare the policy with content that advances the Strategic Priorities.

OPTIONS / RISKS / ALTERNATIVES

Council can choose to continue the status quo process for consideration of the sale of municipal land and right of way. This may result in frustration for potential purchasers if Council is not interested in their offer for reasons they could have been appraised of before they incurred the application fee and related costs (e.g., appraisal, conceptual design, etc.).

Council could also direct staff to revise the Planning Procedures Bylaw, or by resolution request that staff bring forward a letter of offer from prospective purchasers to a closed meeting of Council prior to an application being made, to allow Council to give a preliminary indication if it would be willing to consider the proposal.

CONCLUSION

The current process for formally receiving and reviewing requests to purchase City property (including road allowances) is outlined in the Planning Procedures Bylaw, 2017, No. 2234, and requires a \$250 application fee, and (typically) a property appraisal provided by the applicant.

In order to avoid applicants going through the process, incurring costs and occupying staff and Council time with a proposal that would not be supportable by Council, it may be beneficial for Council to establish a policy regarding the sale of municipal property (including road allowances) that would provide guidance to applicants on what criteria Council would consider in deciding whether to sell City land. This report includes the existing procedures for the sale of municipal right of way/property, and identifies several alternatives for Council's consideration. Staff recommend that Council identify principles, as proposed in this report or as further amended by Council, that can be used to establish a policy for the sale of City lands.

Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer:

I concur with the recommendation of this report.

A handwritten signature in black ink, consisting of a series of connected loops and a horizontal stroke at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Schedule "O" of the Planning Procedures Bylaw
Appendix B: Division 3 of the *Community Charter* (Municipal Property)

APPENDIX A
Schedule “O” of the Planning Procedures Bylaw

Schedule O Request for Purchase of Municipal Right-of-way Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff determine an appropriate price for the land that would be going to the property owner, and if a land exchange is proposed, a price for the land that is to be dedicated to the City. This would be based on an appraisal or by the square footage of the additional land based on the most recent available tax assessment of the owner’s property.
- (d) If the municipal right of way requested for purchase is adjacent to multiple properties, staff will attempt to make contact with adjacent property owners to determine if they are interested in purchasing a portion of the right of way. In exceptional circumstances, such as where current policy does not support the sale of the right of way, or where the purchase of the right of way is an integral component of a comprehensive urban redevelopment project, staff may determine that it is not necessary to contact adjacent property owners.
- (e) Staff prepare a report and recommendation for Council regarding the requested purchase of the right of way. In accordance with the Community Charter, the disposition of municipal land is discussed in a closed meeting of Council. Council may direct staff to proceed with preparation of a road closure bylaw and notice of land disposition, or reject the application. If the application is rejected, notify owner/Applicant of Council’s decision.
- (f) If Council directs staff to prepare a road closure bylaw and notice of land disposition, A notice of the (road closure and) land disposition under Section 26 of the Community Charter is posted and published, informing residents of the intention to close the road and sell the property. If the proposed price of the land is less than fair market value, a notice of assistance is also required under Section 24 of the Community Charter.
- (g) Following the required notice period, an agreement is drafted for the sale of the right of way, and if a land exchange is proposed for the purchase by the City of the applicant’s land, to be approved by Council. Once Council approves of the agreement the agreement is signed by both parties.
- (h) The property owner makes an application for a lot line adjustment subdivision to incorporate the former municipal right of way with their adjacent property, and if a land exchange is proposed the application must include road dedication and road closure plans. Staff will determine how costs associated with the surveys will be shared or divided.
- (i) A Preliminary Layout Approval is issued with the condition that the road closure and dedication is approved. Staff obtain confirmation that the Province will not resume the portion of highway to be closed.

- (j) Staff prepare a road closure bylaw that also removes the road dedication from the parcel, and if a land exchange is proposed, a highway dedication bylaw for the property to be dedicated to the City. The bylaws go before Council for 1st, 2nd, and 3rd readings.
- (k) A notice of the road closure under the Community Charter is posted and published. An opportunity for persons who are affected by the bylaw to make representations to council is provided at a Public Meeting. Council considers final adoption of the road closure bylaw.
- (l) A notice of land disposition under Section 26 of the Community Charter is posted and published, including a Section 24 notice of assistance if the price is less than fair market value.
- (m) Council, by resolution, approves the sale of the land.
- (n) The Approving Officer approves the lot line adjustment, or subdivision plan if required. The following documents are registered:
 - (i) Application to Deposit Bylaw/Road Closure Plan and Form Declaration attaching the City of White Rock road closure bylaw
 - (ii) Form 17 – Application for Title to Road
 - (iii) Form 17 – Cancellation of Right of Resumption
 - (iv) Form A – Transfer of ‘Parcel’ and Property Tax Transfer
 - (v) Application to Deposit Subdivision Plan
 - (vi) Extension of Mortgage (if applicable) (and removal of mortgage from dedication portion, if applicable).

Minimum Submission Requirements – Purchase of Municipal Right of Way Application

Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Site Profile
<i>Additional studies/information may be required based on specifics of an application</i>

APPENDIX B

Division 3 of the *Community Charter* (Municipal Property)

Notice of proposed property disposition

- 26** (1) Before a council disposes of land or improvements, it must publish notice of the proposed disposition in accordance with section 94 [*public notice*].
- (2) In the case of property that is available to the public for acquisition, notice under this section must include the following:
- (a) a description of the land or improvements;
 - (b) the nature and, if applicable, the term of the proposed disposition;
 - (c) the process by which the land or improvements may be acquired.
- (3) In the case of property that is not available to the public for acquisition, notice under this section must include the following:
- (a) a description of the land or improvements;
 - (b) the person or public authority who is to acquire the property under the proposed disposition;
 - (c) the nature and, if applicable, the term of the proposed disposition;
 - (d) the consideration to be received by the municipality for the disposition.

Exchange or other disposal of park land

- 27** (1) This section applies to land vested in a municipality under
- (a) section 29 [*subdivision park land*] of this Act,
 - (b) section 510 (13) [*provision of park land in relation to subdivision*] of the [*Local Government Act*](#), or
 - (c) section 567 (5) (a) [*provision of park land in place of development cost charges*] of the [*Local Government Act*](#).
- (2) A council may, by bylaw adopted with the approval of the electors,
- (a) dispose of all or part of the land in exchange for other land suitable for a park or public square, or
 - (b) dispose of the land, provided that the proceeds of the disposal are to be placed to the credit of a reserve fund under section 188 (2) (b) [*park land acquisition reserve fund*].
- (3) Land taken in exchange by a municipality under this section is dedicated for the purpose of a park or public square and the title to it vests in the municipality.
- (4) A transfer of land by a municipality under this section has effect free of any dedication to the public for the purpose of a park or a public square and section 30 (3) [*removal of park dedication*] does not apply.

Disposal of water systems, sewage systems and other utilities

- 28** (1) This section applies to works for one or more of the following:
- (a) the supply, treatment, conveyance, storage and distribution of water;
 - (b) the collection, conveyance, treatment and disposal of sewage;
 - (c) the supply and distribution of gas or electrical energy;
 - (d) a transportation system;
 - (e) a telephone system, closed circuit television system or television rebroadcasting system.

- (2) A council has unrestricted authority to dispose of works referred to in subsection (1) if
- (a) the works are no longer required for the purpose described in subsection (1), or
 - (b) the works are disposed of to another municipality in the same regional district or to the regional district.
- (3) In the case of works referred to in subsection (1) (a) or (b) that are used by a municipality to provide a water or sewer service, the council may only dispose of the works if
- (a) an agreement under which the water or sewer service will continue for a period specified in the agreement is in effect, and
 - (b) the intended disposition and agreement receives the assent of the electors.
- (4) In the case of works other than those referred to in subsections (2) and (3), the council may only dispose of the works with the approval of the electors.

Municipal ownership of subdivision park land

- 29** (1) Land in a municipality that is dedicated to the public for the purpose of a park or a public square by a subdivision plan, explanatory plan or reference plan deposited in the land title office is vested in the municipality for that purpose.
- (2) The vesting under subsection (1) is subject to the exceptions described in section 107 (1) (d) of the [*Land Title Act*](#) as if the vesting were under that section.

Reservation and dedication of municipal property

- 30** (1) A council may, by bylaw, reserve or dedicate for a particular municipal or other public purpose real property owned by the municipality.
- (2) As a restriction, a bylaw under subsection (1) that reserves or dedicates property
- (a) as a park or public square, or
 - (b) for purposes related to heritage or heritage conservation,
- may only be adopted by an affirmative vote of at least 2/3 of all the members of council.
- (3) A bylaw that removes a reservation or dedication referred to in subsection (2) may only be adopted with the approval of the electors.
- (4) A bylaw that removes a reservation or dedication under subsection (1), other than one referred to in subsection (2), may only be adopted after the council
- (a) gives notice of its intention in accordance with section 94 [*public notice*], and
 - (b) provides an opportunity for persons who consider that they are affected by the bylaw to make representations to council.
- (5) Bylaws adopted or works undertaken by a council that directly affect property reserved or dedicated under this section must be consistent with the purpose for which the property is reserved or dedicated.
- (6) A reservation or dedication under this section does not commit or authorize a council to proceed with implementation of the purpose for which the property is reserved or dedicated.