

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 23, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning & Development Services

SUBJECT: Temporary Use Permit for Daytime Warming Centre – 1589 Maple Street

RECOMMENDATION

THAT Council issue Temporary Use Permit 24-025 (1589 Maple Street).

EXECUTIVE SUMMARY

For the previous three winter seasons the City of White Rock has operated a Daytime Warming Centre at Centennial Park. This year, the property owners for 1589 Maple Street have offered their site as an alternative location for the 2024/2025 Daytime Warming Centre. To authorize its use at this location, a Temporary Use Permit (TUP) is required.

INTRODUCTION/BACKGROUND

Since February 2022 the City has operated a daytime warming centre at Centennial Park. In its first winter the centre operated for approximately six weeks in February and March 2022. In 2022/2023 the centre operated between November 9, 2022, and March 31, 2023, and in 2023/2024 the centre operated from November 27, 2023, to March 15, 2024.

In previous years, the White Rock South Surrey Baseball Association have shared their concerns regarding the location of the site at Centennial Park, particularly with the anticipated construction of a new year-round indoor batting cage facility at the same location. This year while the location did not impact baseball activities, staff did hear concerns expressed from representatives of the Semiahmoo Minor Lacrosse Association regarding the interface of Centre guests with the lacrosse box at the park.

Recognizing that community concerns indicated that the Centennial Park location was not ideally suited to the operation of a daytime warming center on an on-going basis, staff advised Council in June 2024 report to Council that they would continue to investigate other location opportunities for the 2024/2025 season.

The owners of the property at 1589 Maple Street (where the Altus sales centre has been located) came forward this summer to offer their site as an alternative location for the 2024/2025 winter season, while they continue to work on the multi-family rezoning application that is currently in process for the subject property.

Site Context

The subject property is located on the southwest corner of the intersection of Maple Street and North Bluff Road. The site is zoned **RS-1 SSMUH Residential Zone** and designated as **East Side Large Lot Infill** area lands. Immediately surrounding property uses are as follows:

North: City of Surrey, vacant lands under development for multi-family residential

South: Multifamily development under construction at 1539 Maple Street

East: Single family residential

West: BC Hydro Sub-station

Southwest: Altus mixed use development

Peace Arch Hospital is located west of Finlay Street, and the area is serviced by transit, with a bus stop located adjacent to the north property line of the subject property, serviced by the #321 and #375 routes. The site is within walking distance from services located in the Town Centre.

Please refer to the subject location map in Figure 1 below.

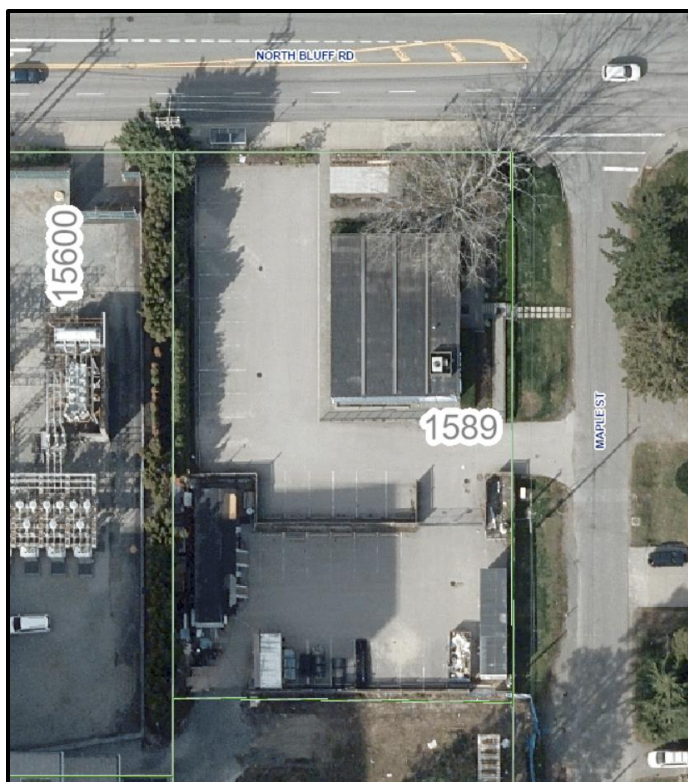


Figure 1 – 1589 Maple Street Location map

The property owners have been clear that this offer is for the Winter 2024/2025 season only as they will need access to the site for future development, so this would not be a permanent location for the daytime centre. A new location will need to be assessed for the 2025/2026 winter season if Council determines that the City wishes to continue to provide this service to the community through the 2025 Financial Planning process.

Proposed Uses

Currently, the site houses a temporary sales centre, associated parking and landscaping on the northern portion of the property, and a gated area for a temporary construction office trailer and associated parking on the southern portion of the property. These uses have been permitted through previously issued (and now expired) TUPs 18-001 and 21-019. The temporary sales centre is scheduled to be removed from the site at the end of September. The property owner has requested that they be able to continue to utilize the temporary construction office and associated parking, so the City would have access to the northern portion of the site where the temporary sales centre parking area is located. Through TUPs 18-001 and 21-019 the City holds securities to ensure that the site is either remediated if development does not proceed, or the securities would be returned once development approvals are granted for the property. Please refer to Figure 2 below:



Figures 2: Current uses at 1589 Maple Street

Draft TUP 24-025 includes the following proposed uses:

- (i) A temporary emergency daytime warming centre;
- (ii) Associated portable washroom facilities, parking, and storage; and
- (iii) A temporary construction site office for nearby developments under construction and associated off-street parking.

The property owner will be responsible for site remediation as per the previously issued TUP 2018-001 and 2021-019, with the exception that the City is responsible for the placement and removal of the temporary daytime warming centre structures. The permit is also drafted to allow the temporary construction offices and parking to remain for the duration of TUP 24-025 and should the property owner wish to extend those uses further a separate application will be required. TUP 24-025 is valid from date of issuance to April 30th, 2025, with the emergency

daytime warming centre operating no later than March 31st, 2025 to align with the winter 2024/2025 season, and to provide time for structure removal should extra time be required. This timeline also aligns with the property owner’s offer of use.

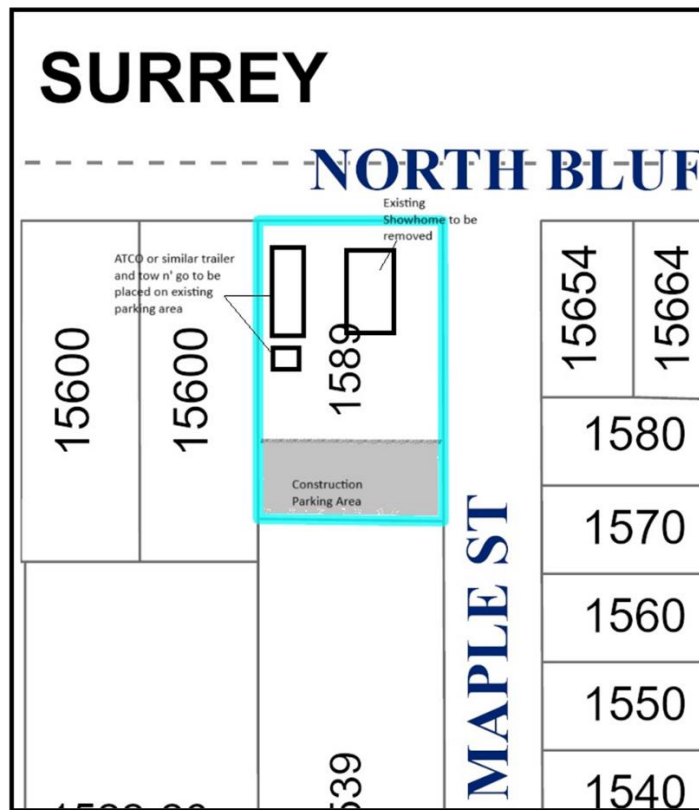


Figure 3: Proposed use locations (not to scale)

Structures for the daytime warming centre would be consistent with those used for the daytime warming centre at Centennial Park, using temporary trailer and washroom facilities. The City is reviewing responses to a Request for Proposals for an operator for the 2024/2025 season, so the size of the structures will ultimately be based on that approval, but will be temporary in nature as outlined in the attached draft permit, appended to this report as Attachment A. Copies of previously issued TUPs 18-001 and 21-019 are Appended as attachment B.

FINANCIAL IMPLICATIONS

There are no financial implications identified with the temporary use permit for the use of 1589 Maple Street as a daytime warming centre site for the 2024/2025 winter season. The City has absorbed nominal costs for the installation of the Development Application signs, mailout, and newspaper notification. A separate corporate report has been prepared for Council regarding the retention of an operator for the daytime warming centre and the related budgetary implications for the operation of the centre itself.

Although unsuccessful for 2024/2025, staff will continue to request support from the City of Surrey to recoup the costs for the operation of the warming centre, as centre guests come from both communities to seek relief from the cold.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Generally speaking, the Centre has been operated with limited impact to the surrounding area, due to careful and timely responses from the centre operators. In previous years, as noted earlier in this report, with the Centre operating at Centennial Park, Council has received concerns from both the White Rock South Surrey Baseball Association and the Semiahmoo Minor Lacrosse Association regarding impacts to their user groups and the baseball and lacrosse facilities.

A public information meeting has not been held for this application, due to time constraints and the experience the three previous seasons has provided. A mail-out notifying surrounding properties of the application and the September 23, 2024 Public Meeting was sent to White Rock and Surrey properties/property owners within 100 metres of the subject property. Newspaper advertisements were published in the September 12, 2024, and September 19, 2024, editions of the Peace Arch News. Development Application Signs were installed on each frontage of the site on September 11, 2024, notifying passers-by of the TUP application.

The Public Meeting provides the community with the opportunity to submit comments regarding the proposed TUP to Council and meets the legislative requirements of the *Local Government Act*.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred to the City's Building Division, the Engineering and Municipal Operations Department and to the Fire Department.

A Temporary Building Permit will be required for the structures associated with the use. Inspections by both Building and Fire departments will be required to ensure compliance with the BC Building and Fire Codes.

CLIMATE CHANGE IMPLICATIONS

As winter weather extremes become more frequent there is greater need for the provision of emergency response services for the vulnerable populations living in the White Rock and South Surrey area. The provision of the daytime warming centre helps fill this need.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

There are no changes proposed to the current site conditions with regard to trees. Trees have been identified within the draft permit for protection, in accordance with previously issued TUPs 18-001 & 21-019.

ALIGNMENT WITH STRATEGIC PRIORITIES

The issuance of TUP 24-025 is consistent with the following Council Strategic Priority:

- *Plan for adverse weather impacts to protect community safety.*
Assess future location, annually seek to secure grant funding, and continue to partner with the City of Surrey to operate the Warming Centre each winter from November – March

OPTIONS / RISKS / ALTERNATIVES

The following alternative options are available for Council's consideration:

1. Deny issuance of Temporary Use Permit 24-025

Should Council choose not to issue TUP 24-025, the City will need to consider an alternative location for the 2024/2025 emergency daytime warming centre.

Staff notes that a daytime warming centre operation on the subject property may draw concern from nearby residents, as concerns have previously been raised at Centennial Park. Finding an ideally suited location in the City of White Rock is challenging and any location will have merits and deficiencies in the eyes of the surrounding community.

CONCLUSION

The property at 1589 Maple Street is proposed to be used as a temporary site for the winter 2024/2025 daytime warming centre. Its proximity to nearby services and transit make it a suitable location for the proposed use, which comes at no additional land costs for the operation of the centre. The proposed location will help to alleviate the concerns raised by local sports associations in previous years at Centennial Park. Staff recommends that Council consider the issuance of TUP 24-025 for the winter 2024/2025 season.

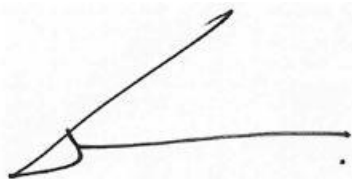
Respectfully submitted,



Anne Berry
Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report for Council's consideration and direction to staff.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Temporary Use Permit No. 24-025

Appendix B: Temporary Use Permit Nos. 18-001 & 21-019