



WHITE ROCK
City by the Sea

FIVE CORNERS IMPROVEMENT PROJECT

What We Heard Report

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Executive Summary

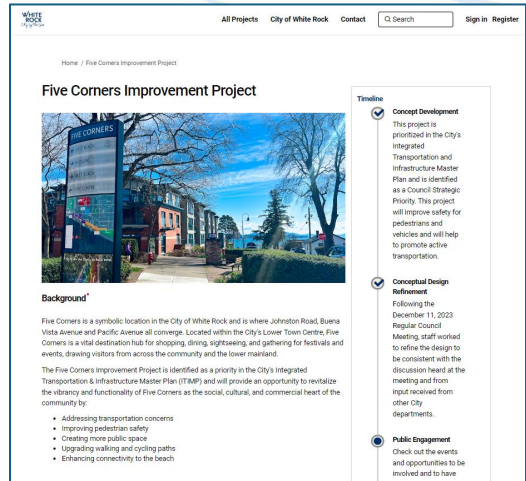
This report summarizes public engagement activities that were conducted for the Five Corners Improvement Project. The engagement took place between May to July 2024.

The purpose of the outreach and engagement was to:

- Inform residents about the project and the proposed improvements to the area.
- Gather feedback on the proposed features and amenities.

The feedback may be used to inform decision makers and to support planning and design of potential improvements to the Five Corners area. The City took many steps to inform the public and key stakeholders including: postcard mailouts to impacted local residents, letter mailouts, establishing a dedicated project website, social media posts, newspaper ads, and an insert on the July energy bill. As well, several in-person engagements were coordinated including two open house sessions, a White Rock Business Improvement Association meeting, and presentations to White Rock Elementary School PAC and the Public Art & Culture Advisory Committee. The initial concepts were shared with City Council in December 2023.

The public engagement was designed to reach a wide range of residents and interested parties. The most successful engagement was the Talk White Rock project website which was visited by approximately 1,400 individuals with over 600 responses received to the project survey (both online and printed).



Executive Summary



Feedback from all engagement activities revealed the following key findings:

- The public are highly invested in the work being undertaken.
- The survey (both online and hard copy) received 600+ responses, and the two open houses were well attended.
- Social media posts also had active engagement with many commenting on the project and being directed to fill out the survey.
- Comments received from the survey and open house reflected similar feedback which focused on the impact to small businesses, public washrooms and vehicle amenities. In contrast social media feedback focused on the intersection and the timeliness of communication.
- The public were opposed to some elements of the proposed concept designs. Some were not in favour of the Johnston Road closure citing the challenges faced by local businesses on Marine Drive who had trouble attracting customers to their business when the road was reduced to one-lane of traffic in 2021; and quickly reverted to two-lanes of traffic.
- The **public washroom** was contentious with some noting that it would be useful to have a public washroom available for events and visitors to the area, and others citing that the washroom would attract unwanted patrons and increase crime.
- Business owners were concerned that the **vehicle lane closure on Johnston Road** would impact access and their economic prospects.
- With regard to a **connecting multi-use pathway**, participants were concerned that the area was quite steep for pedestrians and cyclists and would not be used. Others noted the benefits of improved connectivity to the beach.
- Participants were also concerned about **preservation of the trees** in the Five Corners plaza and the availability of green space.





Background and Overview



The Five Corners Improvement Project is identified as a priority in the City's Integrated Transportation & Infrastructure Master Plan (ITIMP). Being the heart of the community, the overall goal of the project is to create public space along with upgrading active transportation facilities, improving traffic safety and enhancing connectivity. The project will provide an opportunity to revitalize the vibrancy and functionality of Five Corners as the social, cultural, and commercial heart of the community.

Key benefits of a revitalized Five Corners Area include:

- Improved multi-modal connectivity;
- Stronger linkages to key destinations;
- Improved livability;
- Contributions to the local economy;
- Improved traffic and pedestrian safety; and
- Creation of more public space.

This aligns with the City's vision for a sustainable, accessible, and complete community.

From May to July 2024, the City of White Rock carried out a public engagement campaign. The purpose of this outreach and discussion was to:

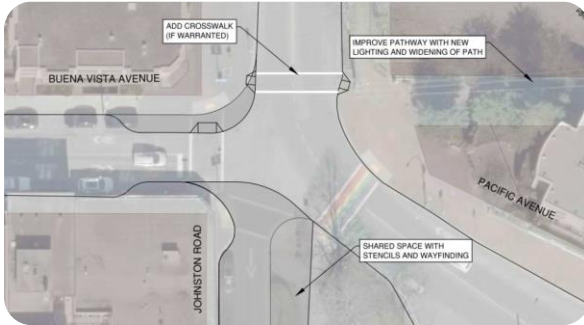
- Inform residents about the project and the proposed improvement to the area.
- To share conceptual designs of the Five Corners plaza area and gather feedback from the public, local businesses and key stakeholders.

This report summarizes the engagement conducted and key findings that emerged from the in-person and virtual activities.

Concept Development

The concept development phase was underpinned by data collection and technical analysis. Data included peak hour turning movement counts at Buena Vista Ave & Johnston Road intersection and an automatic counter for daily volume, class and speed on Johnston Road. Data was captured in the Fall (Nov 2023) and Summer (Aug 2024). The data informed the understanding of existing conditions of the area (for example traffic volumes), as well as observations examining how the area is being used and will be used in the future. Three concepts were initially developed as a baseline which were presented to City Council on December 11th, 2023.

Feedback from Council indicated a preference to focus the project on the **Five Corners Plaza**. The concept was subsequently refined with consideration of the following: network and land use, active transportation, truck routes, on-street parking, transit, cycling routes, and existing landscape and urban design.



Concept Development

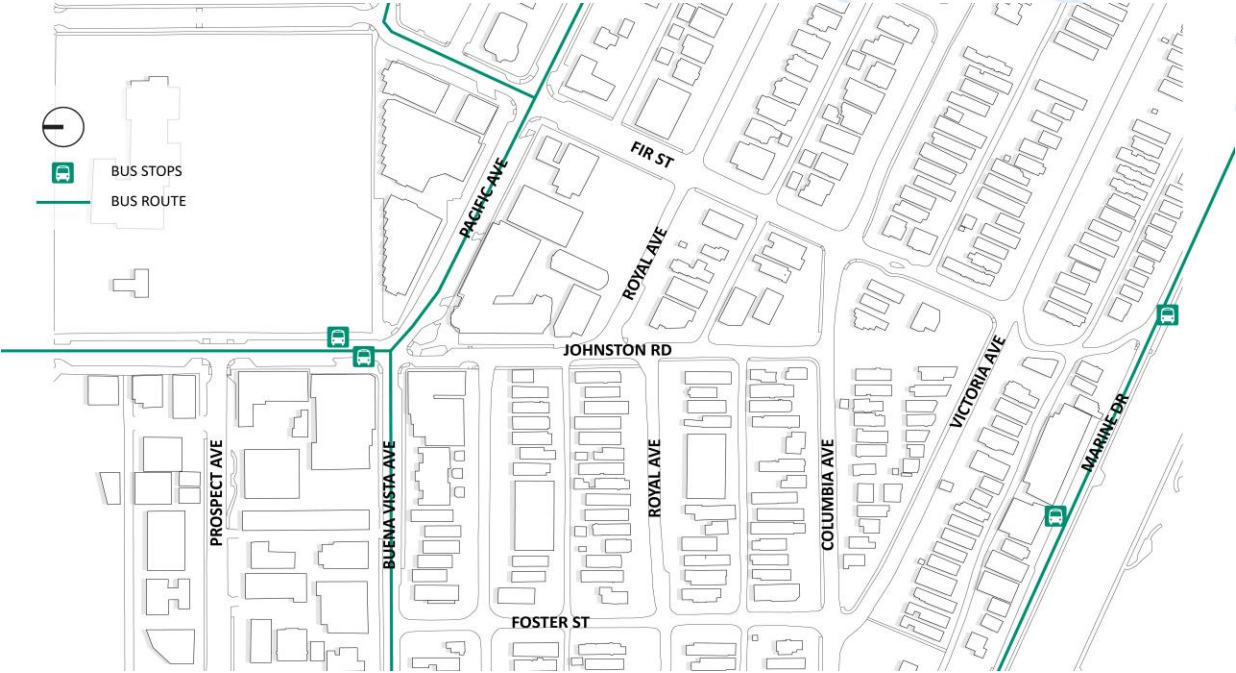


Existing Truck Routes

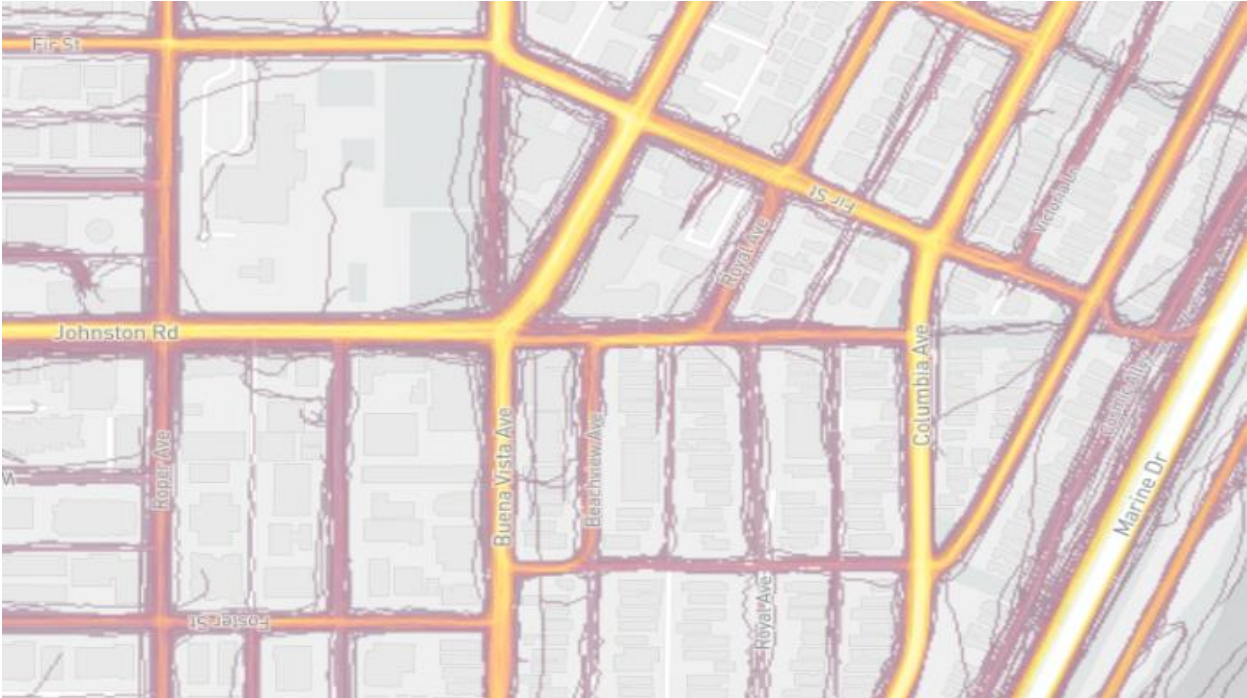


Existing On-Street Parking

Concept Development



Current Transit Routes



Cycling Heat Map

Timeline



Evolution of the Concept Design



Concept Plan

The concept plan includes many improvements to the Five Corners Plaza area. These features aim to achieve an overall goal of enhancing public space along with upgrading active transportation facilities, improving traffic safety and enhancing connectivity. The features include:

- An enhanced public gathering space and improvements to place making potential with the larger plaza.
- The centre of the plaza features new pavers to define the area as a unique space.
- Retention of the existing plaza tree with seating around it.
- The closure of the southbound travel lane opens opportunities for event / patio space for local businesses and will drive additional foot traffic through the area.
- Several improvements to traffic safety including converting the southbound vehicle lane to an expanded pedestrian realm helps to minimize vehicle/pedestrian interactions and provides a safety buffer.
- A new crosswalk on the north leg of the Five Corners intersection.
- Dedicated bike lanes connecting Buena Vista greenway to the Plaza.
- Potential for new intersection controls (signals or new stop controls).
- Gently raised intersection crossing to promote safety and awareness for drivers of the plaza space.
- Opportunities for public art including new artistic bike racks.
- A public washroom on the north side plaza.
- Future proofs for further improvements to the corridor including connections to improved sidewalks and new multi-use paths.



Concept Plan

Bird's Eye



Perspective South

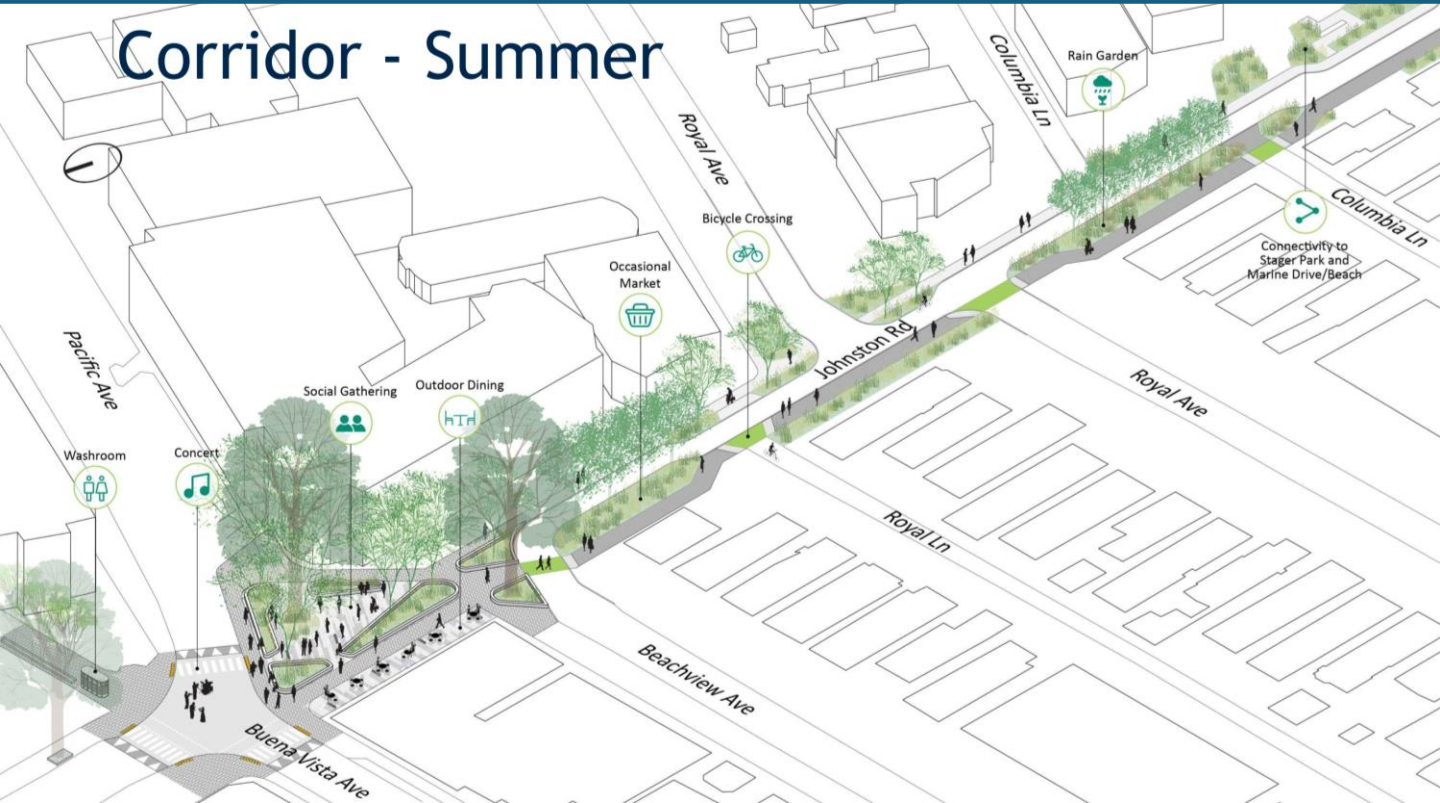


Concept Plan

Perspective East



Corridor - Summer



Communications



From May - July 2024, staff conducted communications and community engagement initiatives to share information about the Five Corners Improvement project and to promote engagement events and activities. Both online and in-person materials were developed and include:

- *TalkWhiteRock.ca* project website
- Online and Hard Copy Survey
- Targeted Letters
- Postcards
- Brochures
- Social media posts
- Emails
- Water Bill Insert
- Peach Arch News Article
- Mayor's State of the City Address



Online Materials

Project Website

Project information was hosted on <https://www.talkwhiterock.ca/fivecorners>.

The website included a background about the project, a timeline of events, FAQs, early conceptual design images, and links to engagement materials.

The dedicated TalkWhiteRock.ca project website was launched on May 30, 2024.



All Projects City of White Rock Contact Search Sign in Register

Home / Five Corners Improvement Project

Five Corners Improvement Project



Background¹

Five Corners is a symbolic location in the City of White Rock and is where Johnston Road, Buena Vista Avenue and Pacific Avenue all converge. Located within the City's Lower Town Centre, Five Corners is a vital destination hub for shopping, dining, sightseeing, and gathering for festivals and events, drawing visitors from across the community and the lower mainland.

The Five Corners Improvement Project is identified as a priority in the City's Integrated Transportation & Infrastructure Master Plan (ITIMP) and will provide an opportunity to revitalize the vibrancy and functionality of Five Corners as the social, cultural, and commercial heart of the community by:

- Addressing transportation concerns
- Improving pedestrian safety
- Creating more public space
- Upgrading walking and cycling paths
- Enhancing connectivity to the beach

Timeline

✓ Concept Development

This project is prioritized in the City's Integrated Transportation and Infrastructure Master Plan and is identified as a Council Strategic Priority. This project will improve safety for pedestrians and vehicles and will help to promote active transportation.

✓ Conceptual Design Refinement

Following the December 11, 2023 Regular Council Meeting, staff worked to refine the design to be consistent with the discussion heard at the meeting and from input received from other City departments.

○ Public Engagement

Check out the events and opportunities to be involved and to have

Aware, Informed, Engaged | What it means on the web

AWARE: An aware visitor has made at least one single visit to the project webpage project.

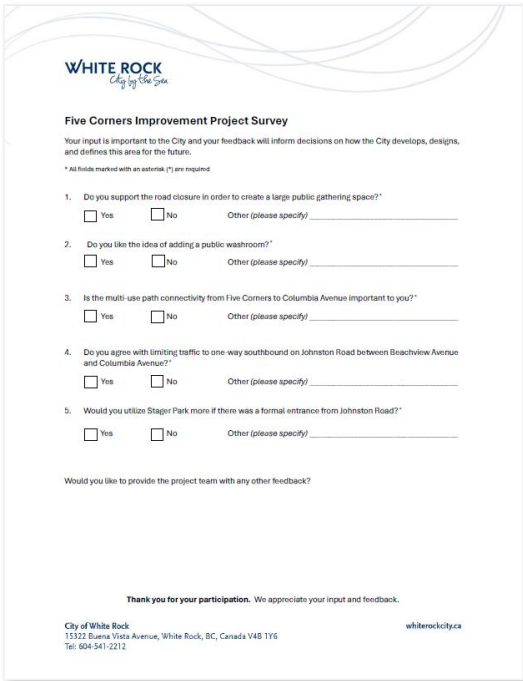
INFORMED: An informed visitor has taken the 'next step' from being aware if they:

- Viewed a video
- Viewed a photo
- Downloaded a document
- Visited the Key Dates page
- Visited a FAQ list page
- Visited multiple project pages (that means clicking from one project into the next or clicking on pages within the project, for example into a forum discussion)

ENGAGED: Every webpage visitor that contributes to a tool is noted as being 'engaged' if they:

- Contributed to a Forum
- Participated in a Survey
- Participated in Quick Polls
- Posted a comment on the guestbook
- Asked Questions
- Contributed to Ideas





Survey

The website also hosted an online survey where interested visitors could provide feedback.

The survey was live from **May 30, 2024 to July 30, 2024.**

The survey consisted of five (5) questions and an open comment section. The questions were:

1. Do you support the road closure in order to create a large public gathering space?
2. Do you like the idea of adding a public washroom?
3. Is the multi-use path connectivity from Five Corners to Columbia Avenue important to you?
4. Do you agree with limiting traffic to one-way southbound on Johnston Road between Beachview Avenue and Columbia Avenue?
5. Would you utilize Stager Park more if there was a formal entrance from Johnston Road?

Frequently mentioned words from the online survey



Print Materials

Letters

Physical letters were sent to businesses and the White Rock Business Improvement Association (WRBIA) to invite stakeholders to attend the open house and to sign up for the mailing list.



Post Cards

Post cards were created to inform and direct people to project information on the dedicated TalkWhiteRock project site and the project open houses. In total 240 postcards were distributed to residents and businesses within one block of the project site before the open house.

Brochures

Brochures were created and distributed at the open house events. The brochure included information about the project, the timeline, and engagement opportunities. The brochure also included the conceptual design for the plaza.



Social media and other communication channels

Social Media Posts

Five (5) Facebook posts were shared on the City's social media accounts to advertise the project website, promote attendance for the open house, and encourage people to fill out the survey.

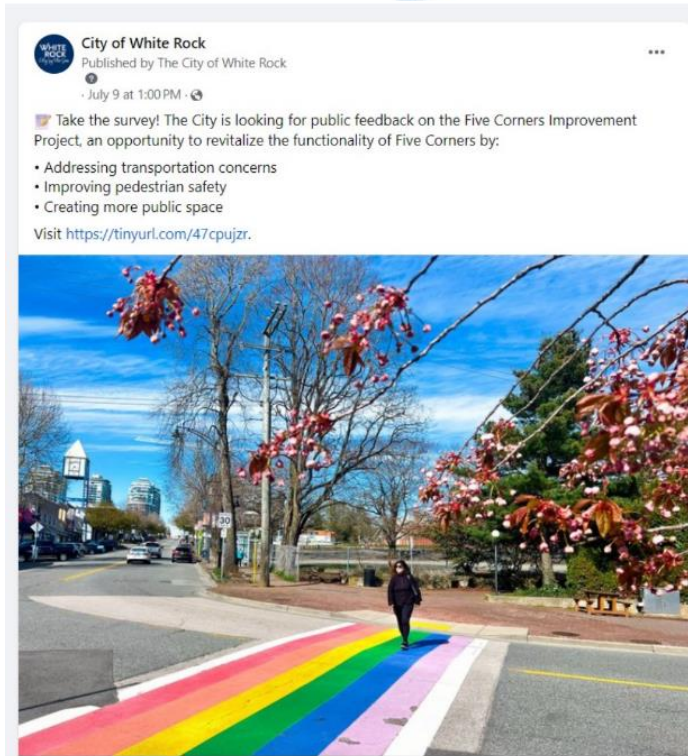
Emails

Interested parties were also invited to email capitalprojects@whiterock.ca to connect with the Project team.

Water Bill Insert

An insert advertising the project was included in the July 2024 Water Bill. The insert included highlights of the project and a link to the TalkWhiteRock.ca website and online survey.

The City also promoted the project and invited stakeholders to participate through Peach Arch News, and during the Mayor's State of the City Address.



Tips to conserve water this summer

According to metrovancouver.org, **water use is outdoors, and in the summer water use can increase by 50% due** to outdoor watering.

Here are some tips for conserving water your home:

Outdoor:

- Only water your lawn once a week
- Have a rain barrel to water your garden
- Sweep your driveways, decks, and sidewalks of cleaning with a hose
- Water your shrubs, flower beds, and tree canopies in the early morning or late evening to reduce evaporation

Indoor:

- Turn off the tap while brushing your teeth
- Keep a pitcher of cold water in the fridge until the water cools
- Use fewer dishes during the day so you can wash them together
- Use washer settings such as 'eco' or 'water save'
- Reducing your shower by two minutes can save 20 gallons of water in one month

For more tips on water conservation, visit whiterockcity.ca/water

Stage one watering restriction May 1 to October 31

- Residential lawn watering is permitted on green numbered addresses on 5's
- Odd numbered addresses on 5's
- Automatic lawn watering is allowed
- Manual lawn watering is allowed 6 a.m. to 6 p.m. on days that end in 1, 3, 5, 7, or 9
- Watering trees, shrubs and flowers is permitted at any time if hand water or using drip irrigation

City seeking feedback on Five Corners Improvement Project

The City is looking for public feedback on the Five Corners Improvement Project, an opportunity to revitalize the vibrancy and functionality of Five Corners as the social, cultural, and commercial heart of the community by:

- Addressing transportation concerns
- Improving pedestrian safety
- Creating more public space
- Upgrading walking and cycling paths
- Enhancing connectivity to the beach

Five Corners is a symbolic location in the City of White Rock and is where Johnson Road, Buena Vista Avenue and Pacific Avenue all converge. Located within the City's Lower Town Centre, Five Corners is a vital destination hub for shopping, dining, sightseeing, and gathering for festivals and events, drawing visitors from across the community and the lower mainland.

A conceptual design has been created and the City is seeking input on key design components. Your input will inform decisions on how the City develops, designs, and defines this area for the future.

Take the survey and learn more at whiterockcity.ca/fivecorners
Survey submissions close July 31, 2024.

Complete the Budget 2025 Survey

Take the City of White Rock's 2025 budget survey to let Council know which services are most important to you and what your priorities are.

Take the online survey at talkwhiterock.ca/budget2025
Survey submissions close on Sunday, August 15, 2024 at 4:30 p.m.

Results will be shared with Council in a Corporate Report and will include a summary of all contributions collected and recommendations for future action in the 2025 budgeting process.

whiterockcity.ca/water

In-Person Activities



ACTIVITY TYPE	EVENT DETAILS	SUMMARY
<p>Open Houses In Person</p>	<p>June 17, 2024 White Rock Community Centre - Gallery Room 5:00 - 8:00 PM</p> <p>June 20, 2024 White Rock Community Centre - Gallery Room 3:00 - 6:00 PM</p>	<p>Attendance for the two sessions consisted of 55 attendees (46 residents and 9 business owners - with 2 business owners attending twice). The sessions consisted of a presentation by a project team member followed by a Q&A session. After the presentation attendees could walk around the room, look at informational printing boards, and interact with Project team members.</p> <p>Printed boards were utilized to provide project information.</p>
<p>Stakeholder Engagement Business Meeting In Person</p>	<p>June 4, 2024</p>	<p>City Staff met with the White Rock Business Improvement Association (WRBIA) on June 4, 2024. Letters were sent to 7 business owners. Businesses showed up to the open house and some collected surveys and petitions regarding the project. Following the open house, City Staff sent an email to confirm contact information and discuss the need for future meetings to explore options and to address the concerns that they have brought up to date (accessibility/parking). These meetings may take place after more engineering work has been completed.</p>

ACTIVITY TYPE	EVENT DETAILS	SUMMARY
White Rock Elementary PAC In Person	June 4, 2024 White Rock Elementary School	Staff met with the White Rock Elementary PAC on June 4 to provide project information and solicit feedback.
Public Art and Culture Advisory Committee (PACAC)	June 2024	<p>City Staff presented at the June 2024 committee meeting.</p> <p>A future session will be held with PACAC to brainstorm and finalizes spaces and public art / placemaking opportunities.</p>
Accessibility Advisory Committee	N/A	<i>New membership established in October 2024. At time of report preparation, first meeting yet to be held.</i>



Key Stats

Communication

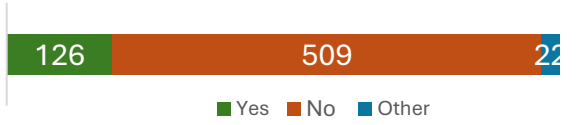


Engagement

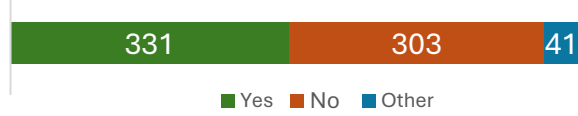


Surveys

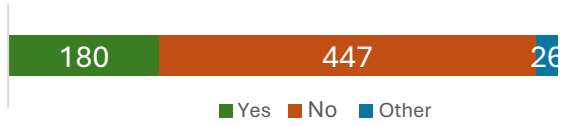
1) Do you support the road closure in order to create a large public gathering space?



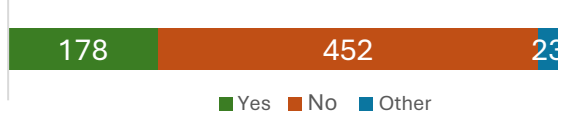
2) Do you like the idea of adding a public washroom?



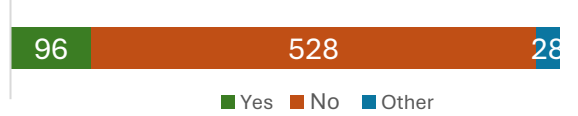
3) Is the multi-use path connectivity from Five Corners to Columbia Avenue important to you?



4) Do you agree with limiting traffic to one-way southbound on Johnston Road between Beachview Avenue and Columbia Avenue?



5) Would you utilize Stager Park more if there was a formal entrance from Johnston Road?



Key Findings



Feedback from all engagement activities revealed the following key findings:



The public is aware of the project and have strong opinions about the work being undertaken.

The survey (both online and hard copy) received 600+ responses and the two open houses were well attended.

The website also received 1,700 total visits.

Social media posts also had active engagement with many commenting on the project and being directed to fill out the survey.

Comments received from the survey and open house reflected similar themes which focused on the impact to small businesses, the washroom and the need for traffic access. In contrast social media feedback focused on the crosswalk and the timeliness of communication.

“*These is SO MUCH good stuff here! The raised intersection, now limitations to vehicles access, a great emphasis on active transportation etc. It is incredibly refreshing to see something like this being proposed for White Rock!*”



The public has mixed reviews about the project and the proposed revisions to the Five Corners plaza.

The public were opposed to some elements of the proposed concept designs. Many were not in favour of the Johnston Road closure citing the challenges faced by local businesses on Marine Drive who had trouble attracting customers to their business when the road was reduced to one-lane of traffic in 2021; and quickly reverted back to two-lanes of traffic.

The public washroom was contentious with some noting that it would be useful to have a public washroom available for events and when visiting the area; and others citing that the washroom would attract unwanted visitors and crime to the area.

Business owners were concerned that the closure would impact local businesses and residents; especially from an access and parking perspective.

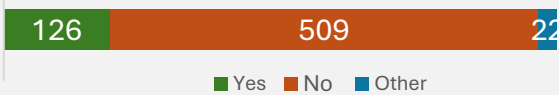
Regarding connecting multi-use pathways, participants were concerned that the area was quite steep for pedestrians and cyclists and would not be used.

In addition, participants were concerned having a walking only area would be a deterrent to come to the neighbourhood. They were otherwise happy for events to be held in the area with temporary closures.

Participants were also concerned about preservation of the three trees in the plaza and the availability of green space.



Question 1) Do you support the road closure in order to create a large public gathering space?



Digital Survey

Yes: 118
No: 182
Other: 19

Hard Copy Survey

Yes: 8
No: 327
Other: 3

“
Am concerned even with road closure the traffic/pedestrian is not managed enough for this heavy use corner. Perhaps a three way stop or lights should be installed.”



In Support

Some respondents noted that having **more events** would be nice and that the Five Corners area is a **lovely space for tourism opportunities**.



Neutral

Some residents noted that they were happy with the events if **traffic flow would be maintained** so residents could access their home efficiently.



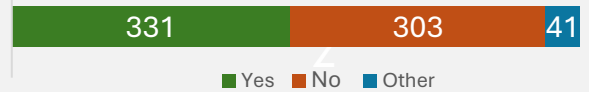
Against

Others were less enthusiastic about events and preferred the community to **remain as it is** without the draw of tourism and events.

They noted that there is currently **vacant space elsewhere** that could be used.



Question 2) Do you like the idea of adding a **public washroom**?



Digital Survey

Yes: 137
No: 149
Other: 33

Hard Copy Survey

Yes: 174
No: 154
Other: 8



In Support

Some respondents were in favour of the washroom noting that:

- The public washroom is **needed for public gatherings** in the area.
- The washroom is a needed alternative compared to back lanes that are currently being used.



Against

The washroom elicited some unfavourable comments including:

- The washroom would be **costly** to maintain and keep clean.
- There are **many alternative public washrooms** available within a nearby radius.
- Many were worried that the washroom would **attract transients** to the neighbourhood and be a forum for illicit activity which would subsequently lead to more crime and vandalism.



Neutral

Others had conditions and alternatives for accepting the washroom including:

- Placing the washroom **closer to the RCMP and the fire hall**
- Including an easy to access washroom in a **visitor's Information centre** located by/near Five Corners
- Setting up and removing **portable washrooms** during events
- Building **coin operated washrooms** that do not provide opportunities for people to gather.

Others noted that instead of having a public washroom, the public should support local businesses and make a small purchase to use the washroom in stores. Conversely, store owners noted that they were in favour of the public washroom to provide an alternative instead of store washrooms for visitors to use.

Existing Public Washroom Context

The area in and around Five Corners is a built-up, established part of the community. Thus, the placement of an alternative public washroom location would require consideration of surrounding land uses, opportunity for municipal sewer connection (depending on facility type), and access for maintenance. Opportunities to put the public washroom in a location with good visibility to main roads would promote positive Crime Prevention through Environmental Design (CPTED) principles.

Public Washrooms provide a dedicated facility for members of the public to use the washroom in a safe, reliable, and convenient location.



Benefits

- ✓ They support hygienic practices and promote inclusivity and accessibility for all.
- ✓ Public washrooms generally encourage visitors to stay longer when visiting an area compared to if no washroom facilities were available
- ✓ Do not rely on local businesses to provide that support.



Drawbacks

- x Public washrooms require a financial investment to implement and maintain ongoing operations;
- x The desire for year-round operations also requires additional considerations to “winterize” the facilities.
- x The potential for increased congregation, drug use, crime, and vandalism are common concerns raised with the implementation of public washrooms.

Existing Public Washroom Context

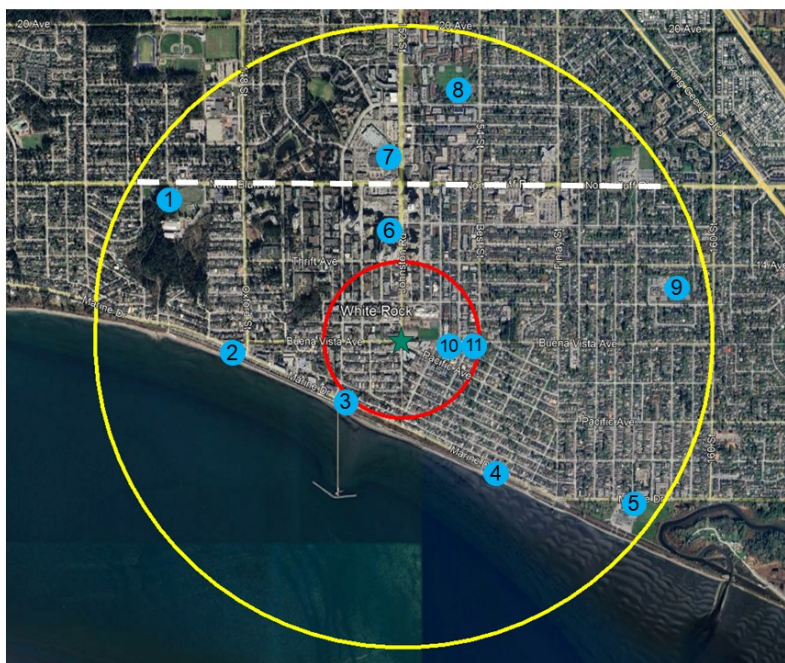
Nine existing public washroom facilities in White Rock and two public washroom facilities in Surrey were identified within a 1.6 km radius of Five Corners, representing an approximate 5-minute drive, or a 25-minute walk (illustrated below).

Of the public washroom locations, Memorial Park Comfort Station is geographically the closest public washroom “as the crow flies” to Five Corners and provides a walking time of 10 minutes (650m). However, the route includes a hill and stairs and may not be easily accessible for all to use.

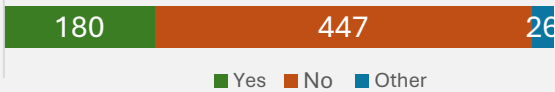
Nearby, White Rock City Hall and White Rock Public Library provide the shortest travel for drivers (300m / 2-minute drive) and a similar distance for pedestrians (230m / 3-minute walk).

To enhance the promotion of existing facilities, wayfinding could be applied to direct residents and visitors to the closest public washroom locations. It is acknowledged that a 10-minute walk may not be possible for all ages and abilities, and thus alternative washroom options could be explored such as portable washrooms for rent during festivals and events at Five Corners.

- Public Washrooms**
-  400 m radius (standard 5-minute walkshed)
 -  1.6 km radius (5-minute drive)
 -  Five corners intersection
- White Rock Public Washrooms**
-  1 Ruth Johnson Comfort Station (Ruth Johnson Park)
 -  2 Oxford Comfort Station (waterfront)
 -  3 Memorial Park Comfort Station (waterfront)
 -  4 Balsam Comfort Station/East Beach Washroom (waterfront)
 -  5 Public Washroom at Marine Drive / Kent Street
 -  6 White Rock Community Centre
 -  7 Semiahmoo Shopping Centre (Surrey)
 -  8 Sunnyside Community Hall in Bakerview Park (Surrey)
 -  9 Kent Street Activity Centre
 -  10 City Hall
 -  11 White Rock Library



Question 3) Is the **multi-use path connectivity** from Five Corners to Columbia Avenue important to you?



Digital Survey

Yes: 127
No: 168
Other: 24

Hard Copy Survey

Yes: 53
No: 279
Other: 2



In Support

Some supported the multi-use path with comments including:

- The public would like direct access from Five Corners to the Beaches
- Accessibility upgrades would be welcome



Against

Many others were less enthusiastic about the path:

- **Alternatives** to the multi-use path are currently available including a sidewalk that goes to Marine Drive with stairs and Fir Street
- The area is **too steep** for the multi-use pathway to be useful.
- The pathway will attract people to park in the Five Corners area because it is free instead of at the paid parking on Marine Drive.



Question 4) Do you agree with limiting traffic to **one-way southbound on Johnston Road** between Beachview Avenue and Columbia Avenue?



■ Yes ■ No ■ Other

Digital Survey

Yes: 137
No: 159
Other: 23

Hard Copy Survey

Yes: 41
No: 293
Other: 2



The road closure on lower Johnston from Buena Vista is VERY important to myself and my neighbours who live in the Oceanridge Condos on Pacific Ave and lower Johnston. The one way as it exists is extremely dangerous.



In Support

Some were in favour of the changes and noted that the area is dangerous as **drivers are unsure how to navigate through the neighbourhood.**



Neutral

One property owner liked the idea of improving Johnston Road, but not the one-way option. They said their access is on the steeper section of Johnston Road and **during winter they cannot drive out of their driveway** because the road is slippery and unsafe.

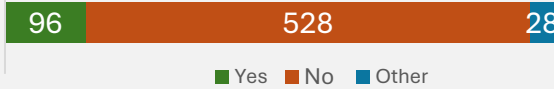


Against

There was concern about the proposal to limit traffic on Johnston Road. Comments included:

- The closure may **impact residents of the Oceanridge Condo**. The condo complex’s driveway intersects Johnston Road, south of Beachview Avenue, and the one-way proposal would impact access.
- A respondent suggested that the closure would increase westbound car traffic on Buena Vista and increase the difficulty for pedestrians around Foster Street and Buena Vista Avenue.
- Respondents noted the road is regularly used and must be kept open **to maintain a good flow of traffic** for those traveling towards the beach.
- Small business owners had concerns about receiving deliveries.

Question 5) Would you utilize **Stager Park** more if there was a formal entrance from Johnston Road?



Digital Survey

Yes: 86
No: 211
Other: 22

Hard Copy Survey

Yes: 10
No: 317
Other: 6

I love the idea of beautifying Stager Park with planters and pavers, and would love the road by the stop sign closed to limit noisy cars and motorcycles from using Johnston as a raceway...

The question generated discussion around the park and its usage.

 **Neutral**

Some respondents were hesitant about the space noting that:

- The area needs to be **better maintained** and would **benefit from landscaping**.
- The park is **not easily accessible** due to the steepness of the surrounding area.
- **Parking** around the area needs to be readily available so that people can access the area.

Some respondents had some suggestions for improvement including

- Making the park dog friendly
- Adding shade and / or infrastructure to make the space more inviting
- Adding a crosswalk into the area so that it would be easily accessed. This suggestion was coupled with the recommendation to make the southbound Johnston Road one-way, noting that by limiting traffic the City could convert street space into walkable, public green-space connecting to Stager Park.

 **Against**

Many respondents were not in support of changes and cited:

- They **did not know that the park existed** and would not regularly visit the area even if it was revitalized.
- The park is primarily used for **residential purposes** and would not be good for events or tourism.
- The entrance to the area is fine as is and funds could be better allocated.



Other Emergent Themes

Many topics emerged beyond the initial five survey questions. These topics or themes are discussed in this section.

Impact to Small Business

Small business concerns included:

- Proposed changes would detract potential customers from visiting their establishments.
- The Johnson Road closure and lack of parking could impact deliveries.

Approximately 25% of the responses mentioned businesses in their comments.



Business Impact - Context Review

In response to the feedback, additional research to understand the business impacts and potential opportunities was conducted. From similar placemaking / pedestrianization projects across Metro Vancouver and other justifications across Canada, projects were shown to:



Increase the number of people frequenting the area



which in turn would increase visibility for local businesses



and generates additional foot traffic.

Five on-street parking spaces are proposed to be impacted by the changes to Johnston Road at Five Corners Plaza. Potential mitigations to offset the parking reduction include improved wayfinding signage and communication on alternative parking locations, establishment of dedicated loading zones, and improving access through transit, walking, and cycling.





Vehicles access to the business on Johnson south of Pacific is essential for them and their patrons with mobility issues. This steep street it not good for walking.

Parking in the Area

Many comments echoed the sentiment that they did not want the parking in the area to be removed.

Some cited that with the steep incline, walking around the area was difficult and that a car was needed to enter the area.

Business owners indicated that the parking directly in front of their establishment was essential.

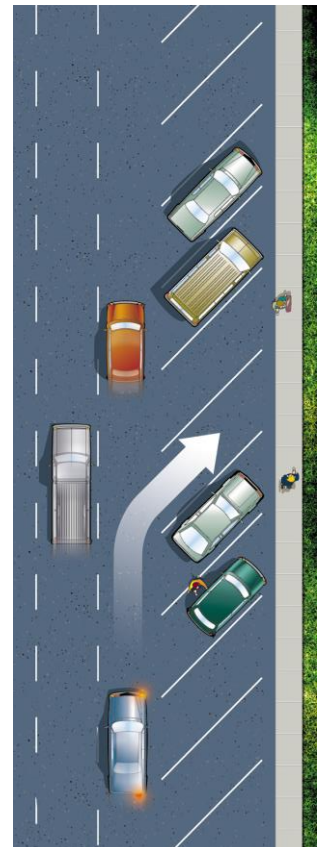
Impacts of Geometric Changes & Opportunities for Increasing Supply:

The plaza design with the full closure of Johnston Road would impact approximately five on-street parking spaces adjacent to the plaza and approximately 2 off-street parking spaces near the intersection of Johnston Road and Beachview Avenue. Relocating the 7 displaced parking spaces elsewhere within proximity to Five Corners would require tradeoffs with road width and/or pedestrian space to accommodate.

For example, the north side of Pacific Avenue between Johnston Road and Fir Street uses approximately 75m of curb length for 12 parallel stalls. If converted to angled parking, this section could accommodate approximately 19 angled parking stalls, an increase of 7 spaces. However, the existing boulevard and pedestrian space would be impacted, as well as lighting and trees.

Other opportunities that may be considered which avoid geometric changes and utilize existing parking facilities include:

- Reducing the parking duration indicated on signage in key locations to encourage parking turnover.
- Converting parallel on-street parking to dedicated loading zones to support local businesses. Loading zones may be limited to peak loading hours (e.g. 7am to 11 am) and then serve as general parking at other times.





Traffic

Traffic and congestion was a frequent concern, especially regarding the potential road closure. A respondent noted that there is a bus stop north of the Five Corners plaza that acts as a bottleneck at the intersection

Speed Management

Some respondents indicated that they are concerned about the traffic and speeding in the area and **proposed the implementation of speed bumps** to slow the flow.



Summer traffic volume is approximately 20% higher than Fall traffic volumes

Tree Protection

Some comments indicated that they would like the **trees** currently in the middle plaza **protected**.

Green Space

Some were in support of green space and liked the idea of additional gathering spaces.

Others thought that there was no need for additional green space and felt that the area could be better used for other services.



Accessibility

Many of the comments noted that the clientele of the area was older and that they needed **well maintained sidewalks** and flat surfaces to be able to traverse the area.



When creating the Five Corners space, it's crucial to utilize plain pavement / surface instead of optically pleasing surface such as brickwork or stamp like on the promenade. Plain flat concrete allows for less barriers and inclusion.



Noise Management

Some respondents indicated that they would appreciate **the noise levels**, especially from events, **to be managed**.

Transparency and Communication

Some of the attendees noted that they did not receive adequate notification of the open house, and others indicated that on social media, the posts were not appearing in their feed quickly enough and that by the time they saw them they had limited time to respond.

Do Nothing

Some respondents indicated that they were happy with the current look and feel of White Rock and urged the team to leave it as it currently is.

Alternative Concept - Flexible Space

Following aggregation and analysis of feedback, an alternative concept has been developed to reflect the input received. Key elements of this **Flexible Space Alternative** concept include:



Placemaking

The alternative concept proposes a more fluid / flexible approach to plaza improvements by building in features that allow the road space to be both open for vehicles or converted (temporarily) to an extension of the plaza space for pedestrians.

While decisions on public art and culture will be up to the designated committee, a low tide motif was included in the concept design to show what may be possible.



Public Washroom

The support for the public washroom was 50 / 50 for opposed / against. Research was conducted regarding the availability of alternatives to determine the need for another washroom.

The Flexible Space Alternative does not include a public washroom.



Limiting traffic to one-way southbound on Johnston Road

The feedback for limiting traffic on Johnston Road indicates a preference to retain vehicle access.

The Flexible Space Alternative provides southbound access for traffic parking with the provision for the road to be temporarily converted to a pedestrian space (flexible).



Traffic and speed management

The feedback indicated concern about traffic speeding in the area with requests to slow the flow of traffic.

The Flexible Space Alternative provides safety improvements including a raised intersection, new intersection traffic control (for example signalization or enhanced stop controls), visually striking pavement materials, and mountable curbs to improve traffic calming.

Alternative Concept - Flexible Space



Multi-use path connectivity, cycling benefits and accessibility



There was debate on the provision for a multi-use path with respondents acknowledging the benefit of a direct connection to the beach while others noted the steepness of the road and existing parallel routes. Improving safety and accessibility for all modes (walking, cycling, vehicle) was also highlighted in the feedback.

Another consideration is the rise of e-bikes making previous challenging routes more accessible to a broad range of users.

The Flexible Space Alternative provides clearly defined paths for pedestrians and cyclists. Features include a bike box, marked area of the road dedicated for cyclists, and crossrides, lanes for cyclists to cross intersections, to facilitate direct cycling connections across intersections. The bike boxes also enable bikes to move through traffic safely and efficiently. The bicycle path will be on Buena Vista Ave and run from Johnston Road to Best Avenue.

In addition, sharrows are proposed on Johnston Road between Buena Vista Ave and Beachview Ave, to facilitate cycling connectivity between Five Corners Plaza and a new multi-use pathway running along the west side Johnston Road to Columbia Ave.

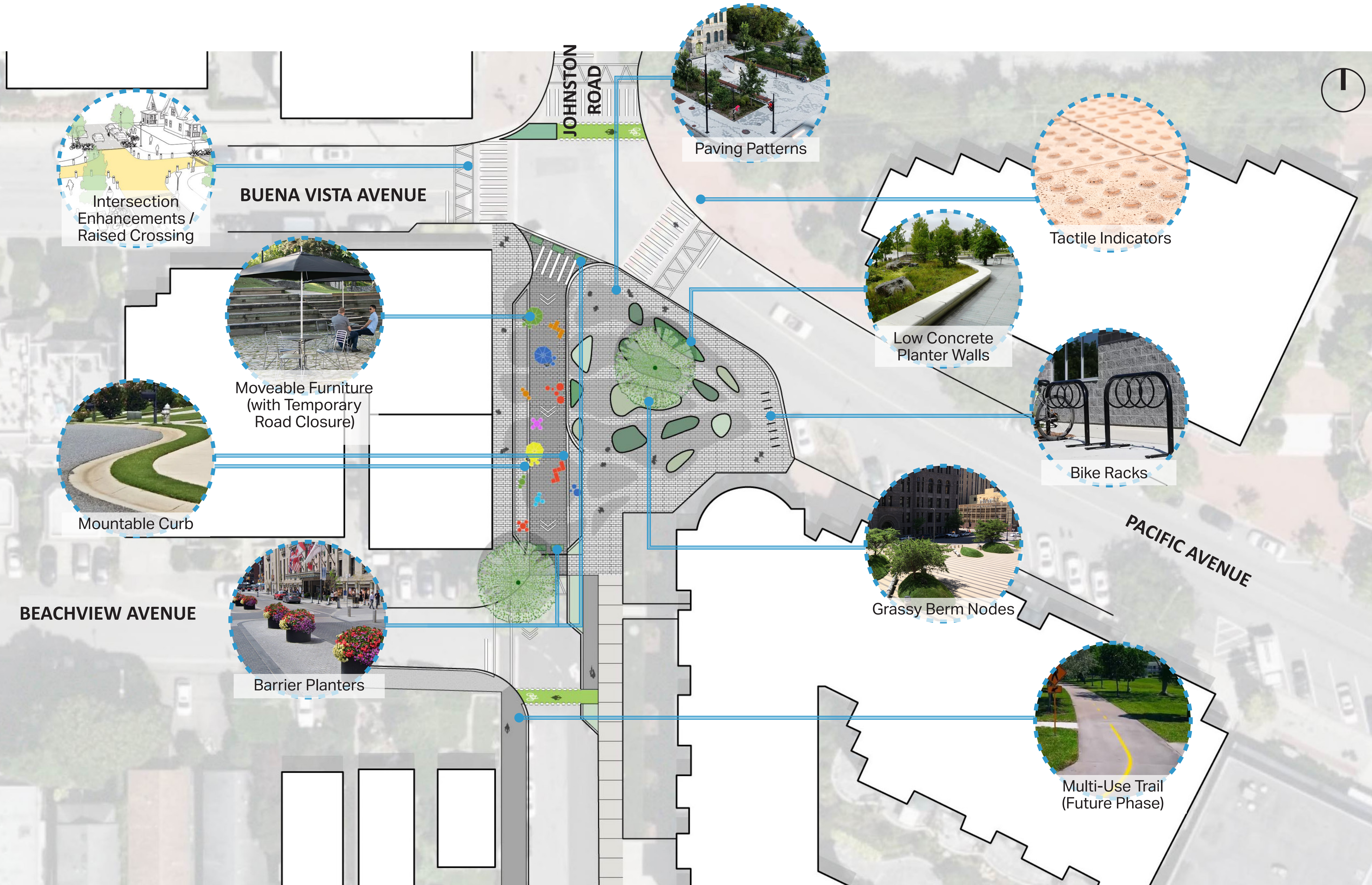
Tree Protection

Respondents expressed a desire to retain existing large trees at the intersection of Pacific Avenue and Johnston Road.



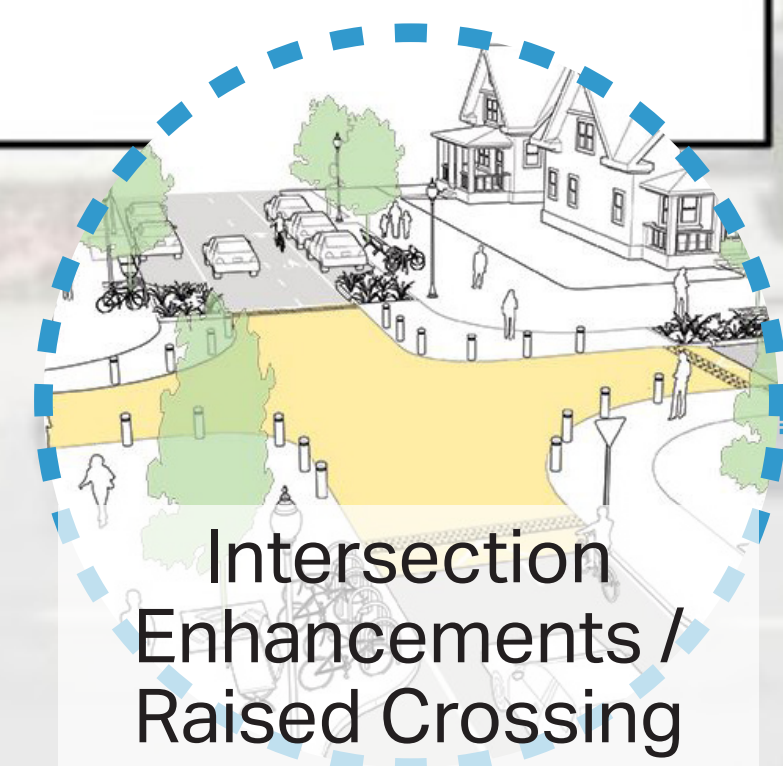
The Flexible Space Alternative retains existing large trees.

ALTERNATIVE CONCEPT PLAN: FLEXIBLE SPACE (PEDESTRIAN FOCUS)

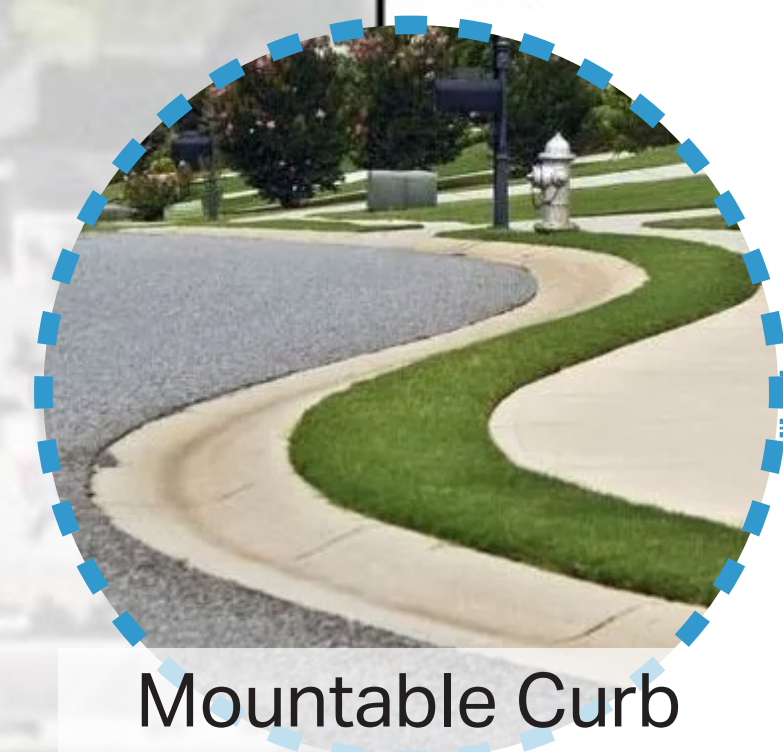


ALTERNATIVE CONCEPT PLAN: FLEXIBLE SPACE (VEHICLE FOCUS)

CITY OF WHITE ROCK

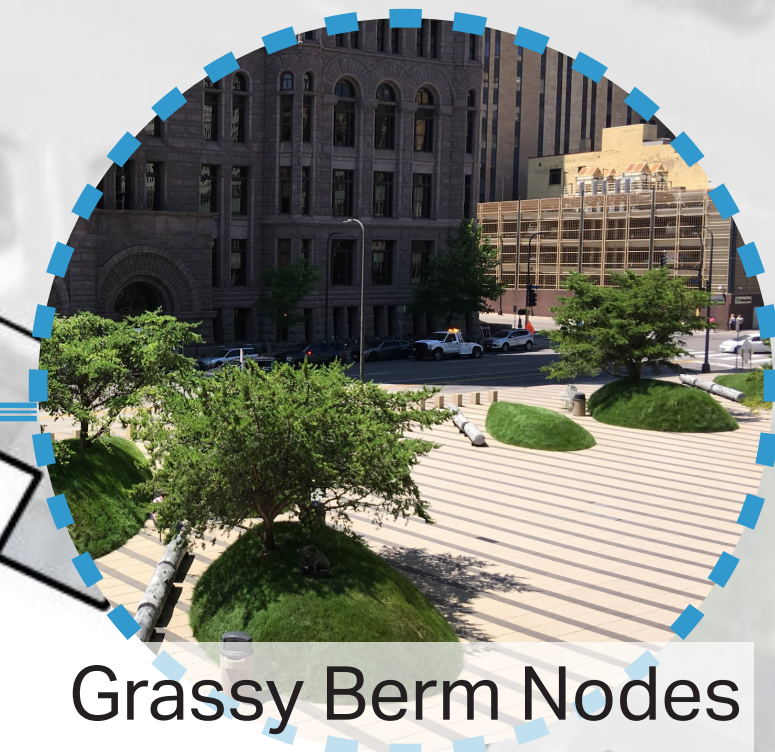
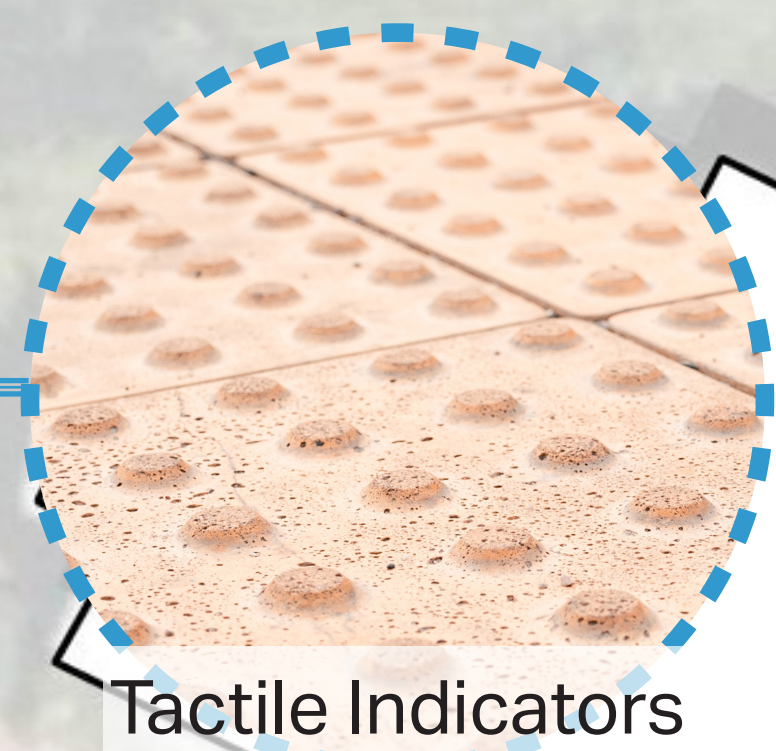


BUENA VISTA AVENUE



BEACHVIEW AVENUE

JOHNSTON ROAD



PACIFIC AVENUE



Alternative Concept - Circulation



> **Pedestrians:** Enhanced plaza space and proposed Multi-Use Path on Johnston Road as a future project phase.



> **Cyclists:** Improved connectivity through Buena Vista Bike Path - dedicated crossrides across intersection, and future connectivity further west towards the beach.



> **Vehicles:** Retain southbound vehicle access through Johnston Road (south of Buena Vista Avenue). Parking will also be maintained, except for a few spots near the intersection of Beachview Avenue and Johnston Road, which are being converted to a safe dismount area for cyclists to cross the intersection.

The one-way section of Johnston Road is a **flexible** space with traffic calming and can be temporarily closed to establish a dedicated **pedestrian zone**.

