

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 21, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: North Bluff Road Corridor Plan

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated July 21, 2025, from the Director of Planning and Development Services, titled "North Bluff Road Corridor Plan;"
 2. Endorse in principle the North Bluff Road Corridor Plan, attached as Appendix A, and as generally described in this corporate report; and,
 3. Authorize staff to prepare the materials needed to amend the City's Official Community Plan (OCP) to include the proposed North Bluff Road Corridor Plan land use designations and development policies, in review and consultation with other city departments, and in conjunction with the bylaw amendments resulting from the OCP Update 2025 project.
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EXECUTIVE SUMMARY

The purpose of this report is to seek Council's direction on the reimagined North Bluff Road Corridor Area - White Rock's urban core for living, working, and gathering - which presents a framework to guide the long-term planning for this Corridor. The report outlines the results of the Study, which include a proposed land use concept, greenway network, policy direction to support active transportation, enhanced community amenities and infrastructure. This report also seeks Council's direction to proceed with the proposed recommendations listed above.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2023-245 June 12, 2023	THAT Council: 1. Receive for information the corporate report dated June 12, 2023, from the Director of Planning and Development Services, titled "Initial Review of 14990 North Bluff and the Land Use Plan for the North Bluff Corridor Study;"

	<p>2. Direct staff to develop a scope of work and cost estimate for the Land Use Plan for the North Bluff Corridor Study and bring it forward for Council approval; and</p> <p>3. Direct staff to reach out to the City of Surrey to form a joint planning working group for the North Bluff Corridor Study and the Semiahmoo Town Centre to ensure there is collaboration and a joint land use planning effort.</p> <p style="text-align: right;">CARRIED</p>
2024-269 July 29, 2024	<p>THAT Council permit staff to prepare a scoping report for the North Bluff Corridor Study in concurrence with the OCP update Request for Proposal.</p> <p style="text-align: right;">CARRIED</p>
2024-444 December 9, 2024	<p>THAT Council receive for information the corporate report, titled North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services.</p> <p style="text-align: right;">CARRIED</p>
2024-445 December 9, 2024	<p>THAT Council endorse the proposed combined project scope and process for the Corridor Study and the OCP Review (Provincial Updates) 2025 Project, as described in this corporate report.</p> <p style="text-align: right;">CARRIED</p>
2024-446 December 9, 2024	<p>THAT Council direct staff to get quotes for the project scope noted within corporate report the titled 'North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services; and award the work in order to proceed.</p> <p style="text-align: right;">CARRIED</p>
2025-133 April 28, 2025	<p>THAT Council receive for information the corporate report dated April 28, 2025, from the Director of Planning and Development Services, titled "What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study".</p> <p style="text-align: right;">CARRIED</p>
2025-207 June 23, 2025	<p>THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled "What We Heard Report (Engagement Round #2) – North Bluff Road Corridor Study."</p> <p style="text-align: right;">CARRIED</p>

BACKGROUND

One of Council's Strategic Priorities under "Housing & Land Use" is to assess the long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey's approved Semiahmoo Town Centre Plan.

In July 2024, in the interest of proactive long-term planning as a result of recent legislative changes (Bills 44 and 47), Council authorized staff to prepare a scoping report for the North Bluff Corridor Study in concurrence with the OCP update Request for Proposal based on staff

recommendation. The recommendation was intended to enable staff to conduct a comprehensive analysis of all existing land uses within the city, which also includes the North Bluff Corridor Area (in consultation with Surrey's approved Semiahmoo Town Centre Plan) and would include incorporating the results from the interim housing needs report, as the OCP and Corridor Study are interrelated projects.

The following two action items needed to be completed in 2024 and 2025, and they interrelate with the North Bluff Corridor Study:

December 31, 2024	Interim Housing Needs Report to be adopted (adopted by Council November 4, 2024)
December 31, 2025	Municipalities to have completed their first comprehensive review and update of the City's Official Community Plan and Zoning Bylaw to align with the interim Housing Needs Report.

Subsequently, at the December 2024 meeting, Council received the combined project scope for both projects and directed staff to request direct quotes from consultants based on the project scope report presented at that meeting, with a desired Study completion date of June 2025. Based on this direction, the City retained the services of Urban Systems Ltd. (the "consultant") to undertake this Corridor Study.

The findings of this Corridor Study will be used to inform more detailed planning work in the future, which could include amendments to the Official Community Plan (OCP), Zoning Bylaw, updates to design guidelines, policy and bylaw updates, identifying the need for additional technical studies, etc.

Completed in three phases, the study began with a background review, public engagement to identify the guiding principles, and the development of draft alternative land use concepts in conjunction with a technical planning review. Three alternative land use concepts were presented to community members through a Community Open House session on May 27, 2025.

As illustrated in Appendix A, the North Bluff Road Corridor Plan identifies a land use concept for the Study area that supports a mix of uses, a range of housing choices, public amenities and services, and opportunities for more park and open space through future redevelopment.

The following sections in this corporate report touch on key segments in the Corridor Plan that are explained in further detail.

DISCUSSION

The purpose of the Corridor Study was to reassess the land uses for properties within the Study Area, originally approved in 2017 as part of the City's OCP. This is also to ensure that the White Rock Town Centre and adjacent land uses remain competitive in the larger marketplace and accommodate the residential demand for a range of housing types.

"Study Area" context

The North Bluff Corridor Study Area is defined by the municipal boundary with the City of Surrey, at North Bluff Road (16 Avenue), and between Anderson Street and Oxford Street to the west and George Street and Kent Street to the east. The total proposed Study Area (outlined in blue in Figure 1 that follows) is 57.7 hectares (142 acres).

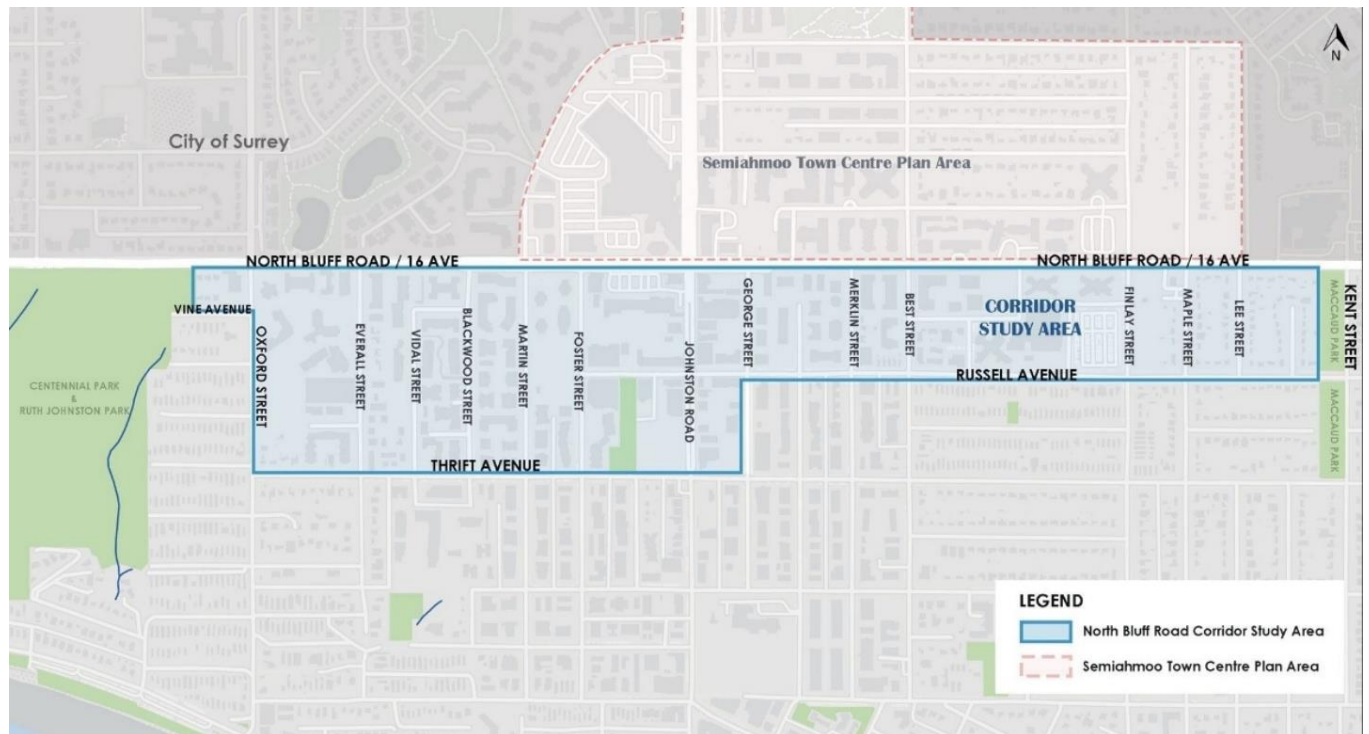


Figure 1: North Bluff Road Corridor Study Area

The surrounding area immediately outside the study area is predominantly residential to the east and west. Maccaud Park and the Tennis & Pickleball Courts at Centennial Park are located adjacent to the east and west of the study area boundary, respectively, and are not included as part of the Corridor Study, as this creates a natural boundary to the recommended study area.

North Bluff Road (16 Avenue) corridor is an arterial road travelling east-west for the length of the Study Area that connects to South Surrey and Highway 99. Given its close proximity to the Surrey municipal border and Semiahmoo Town Centre, it serves as a gateway to the City and is a major corridor for visitors, as well as a means of access for local residents. Frequent transit connects Johnston Road with much of the remainder of the Metro Vancouver region.

TransLink has identified King George Boulevard as a future Bus Rapid Transit corridor, connecting Surrey City Centre to Semiahmoo Town Centre. Portions of the Study Area fall within 400 metres of the proposed route.

Community Profile

As of 2021, White Rock had a population of 21,939. Based on recent and long-term growth trends, as well as BC Stats projections, the population of the City of White Rock is expected to reach between 31,412 people by 2046. The growth rates from 2021 to 2041 are around 1.4% per year.

Within the North Bluff Road Corridor Study Area, the 2024 population data derived from selective Statistics Canada data, accessed via the ArcGIS Business Analyst tool, indicates a total population of 7,394. Of this, approximately 62% are property owners, while 38% are renters. The Study Area contains 3,710 dwellings, the majority of which are multi-family developments (low and high-rise apartments). In contrast, single-detached homes, duplexes, and secondary suites collectively account for only 6% of the total housing stock in the Study Area.

Demographically, the area also has a higher proportion of seniors, with 48% of the population over 65, and a median age of 64 years. Household sizes are generally small, with 57% of

households consisting of a single-person household, and 34% of households having two or fewer people.

City of Surrey's "[Semiahmoo Town Centre Plan](#)"

The Semiahmoo Town Centre Plan (TCP) is a comprehensive growth and development strategy designed for the established center of South Surrey. The Plan was formulated based on extensive public and stakeholder consultations, accompanied by preliminary planning, studies, and technical analysis, which established a clear context and supported an evidence-based decision-making approach.

The subsequent sections from the Semiahmoo TCP will elaborate on the transformations anticipated in the next few decades, which will also affect White Rock, given the proximity of the Plan to the central commercial area of White Rock.

Growth Strategy: Semiahmoo Town Centre is a designated Urban Centre within Metro Vancouver's Regional Growth Strategy (RGS). Urban Centres are transit-oriented communities with diverse populations, a range of employment opportunities, public spaces, and lively cultural and entertainment amenities. These characteristics make Urban Centres ideal locations to direct and accommodate growth in our region.

The Plan acknowledges the Urban Centre designation and presents a hierarchy of growth. It focuses on density near long-term Rapid Transit and shorter-term RapidBus service along 152 Street/ Johnston Road and 16 Avenue/ North Bluff Road, within the existing Semiahmoo Shopping Centre site, and into a medical district north of Peace Arch Hospital. The intensity of uses transitions away from the core into a largely established context of low-rise residential apartments and townhouses. Densities transition to low-rise and detached housing forms towards the existing neighbourhoods in the periphery.

Projections: The 136-hectare (336-acre) Plan Area will accommodate modest population growth over several decades, support housing diversity by providing more apartment and townhouse development opportunities and strengthen local businesses by adding residents and providing new commercial and medical supportive office space. To accommodate this increase in population and business, the plan designates additional parkland and envisions new community amenities. The Plan includes four additional neighbourhood parks. It is estimated that between 642-820 elementary students and 663-834 secondary students will be enrolled in the public school system from the Plan Area once it is fully built out.

Building Height Strategy: The Plan recognizes Semiahmoo Town Centre as an established community with a surrounding height context. To balance growth with this context, the tallest buildings are strategically located at the intersection of 16 Avenue and 152 Street. Buildings gradually step down from that point to create a defined skyline and sensitively transition to existing buildings that are not expected to redevelop within the life of this plan.

Policy and Legislative Framework

The provincial planning landscape is changing in response to the housing crisis, with new legislation focused on increasing housing supply, streamlining approvals, and directing growth to areas that can support more people. Bill 44, the Housing Statutes (Residential Development) Amendment Act, permits small-scale multi-unit housing on single-family lots and requires municipalities to update their OCPs and Zoning bylaws by the end of 2025 to reflect 20 years of anticipated housing need. Bill 47, the Transit-Oriented Areas Amendment Act, sets minimum

density standards for areas near major transit stations and limits local control over parking requirements.

While the Study Area is not formally designated as a transit-oriented area, it is secured by a regional transit exchange and already supports a mix of housing, jobs, and services. The Study Area presents a strong opportunity to accommodate much of White Rock's future housing needs in a way that aligns with provincial objectives, while also reflecting local goals for complete, connected, and vibrant neighbourhoods.

Public Consultation

Community engagement is an important and valued part of this planning process. Through the various engagement events, the consultants and staff heard from a wide range of community members, including homeowners, renters, seniors, new residents, long-term residents, young families, multi-generational households, local businesses, community groups, and people from all areas within the City of White Rock.

Early community input throughout Phase I focused on building a foundational understanding of the Study Area and gathering feedback to identify community values, priorities, and future needs. In addition to an Open House that was held on April 3, 2025, where 74 people attended, other engagement activities included a project webpage on the City's Talk White Rock platform, an online survey completed by 196 people, and nine (9) stakeholder interviews with organizations, service providers, and community groups with interests in the Study Area as follows:

- The City of Surrey
- Surrey Schools (School District #36)
- BC Hydro
- HR Lehn Education Consulting
- TransLink
- Church of the Holy Trinity
- White Rock Business Improvement Association (BIA)
- Peace Arch Hospital Foundation
- Fraser Health

Phase II of public consultation focused on presenting the three alternative land use concepts developed for the Study Area for community feedback. The concepts were informed by technical research and the feedback received during Phase I of public engagement activities, which was presented in an Open House on May 27, 2025, where 136 people attended.

The 'What We Heard Reports' for Phases I and II of public engagement were presented to Council on April 28 and June 23, 2025, respectively. This can be found in Appendix A & B within Appendix A, included as part of this staff report.

Feedback from the public and stakeholders during Phases I and II of engagement has played a key role in shaping the final North Bluff Road Corridor Plan.

The North Bluff Road Corridor Plan ("Corridor Plan")

This Plan is organized into nine key sections that collectively form the foundation of the North Bluff Road Corridor Study Area Plan:

- Vision & Planning Principles

- Land Use - Concept, Greenway Network, and Land Use Designations
- Special Study Areas – Hospital Zone, and Johnston Road Commercial Zone
- Built Form
- Mobility
- Housing
- Community Amenities
- Parks, Open Space and Public Spaces
- Utilities & Servicing

Each section includes a description of the topic, the intention of what each topic area aims to achieve, guiding objectives and policy recommendations specific to the Study Area. Further details for each section are provided in the North Bluff Road Corridor Study & Plan (Appendix A) and are summarized below.

1. Vision and Planning Principles

The Study Area is envisioned as a vibrant, complete community that reflects White Rock's values while responding to local housing needs, market realities, and regional growth. New development will support a more compact built form, creating the foundation for a transit-supportive corridor. The area will include safe, accessible routes for walking, cycling, and other forms of mobility, making it easier for people of all ages and abilities to get around without a car. Growth will be thoughtfully managed to reflect White Rock's unique character and aspirations, ensuring that new development feels rooted in the community while helping to meet future needs.

The following are the key planning principles on which the Corridor Plan was developed:

- Strengthen Mobility Connections
- Ensure Access to Parks and Green Spaces
- Focus Density in Appropriate Locations
- Foster a Complete Community
- Promote Growth Around Peace Arch Hospital
- Reflect White Rock's Values and Character

2. Land Use

The land use concept for the Corridor Plan area supports concentrating future growth in key areas while ensuring a thoughtful transition in scale to surrounding neighbourhoods.

Additionally, an integrated greenway network forms a key part of the land use concept.

These off-street routes strengthen connections within the pedestrian and cycling network, making walking, rolling, and cycling safer, more comfortable, and more accessible for people of all ages and abilities throughout the Study Area. Figure 2.0 that follows shows the land use designations to reflect the land use concept.

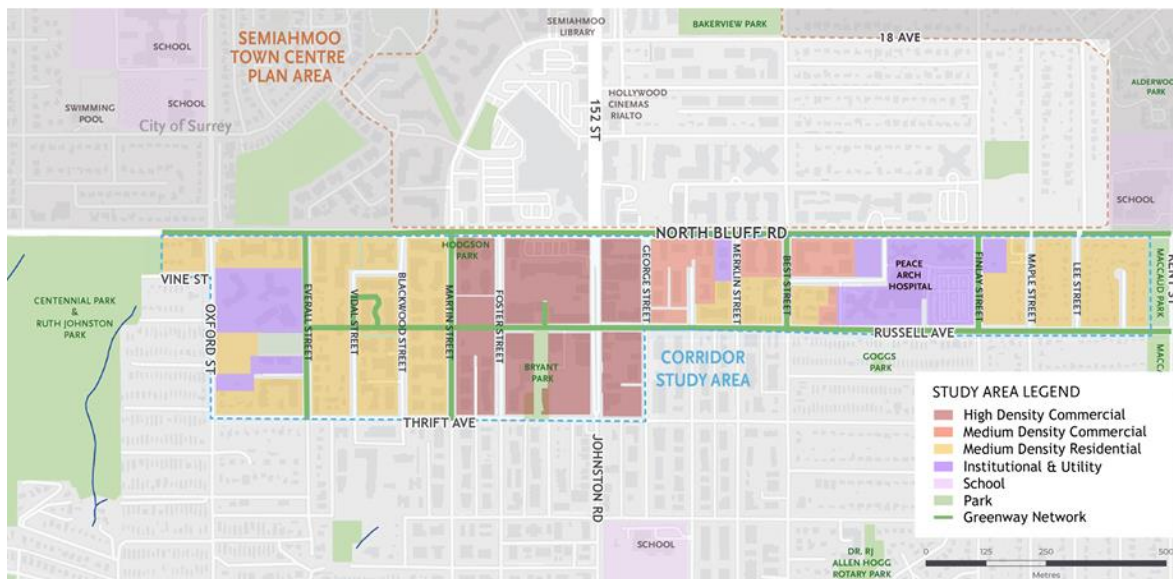


Figure 2: Land Use Designations for the Study Area in the Corridor Plan

- The highest densities (shown in red in Figure 2.0) are concentrated in a mixed-use node that spans from North Bluff Road to Thrift Avenue and between Martin and George Streets, with Johnston Road forming a continuous high-density commercial area where the high-density mixed-use areas within the core are proposed to support buildings ranging from 16 to 22 storeys.
- Medium-density mixed-use areas (shown in orange in Figure 2.0) are planned around Peace Arch Hospital to support health-related services and respond to anticipated growth. The medium-density mixed-use areas are proposed to support 6 to 15 storeys. Building heights reflect this structure, with the tallest built forms (15 storeys) located near the municipal boundary, where North Bluff Road interfaces with South Surrey's Semiahmoo Town Centre Plan Area. This development approach supports a variety of building types, including wood-frame, mass timber, and concrete construction, and provides a gradual transition to adjacent lower-density residential neighbourhoods.
- Medium-density residential areas (shown in yellow in Figure 2.0) are planned east of Peace Arch Hospital and west of Martin Street to support housing, health-related services, and accommodate future growth, respectively.
- Institutional and Utility (shown in purple Figure 2.0) areas are intended for development to support more hospital-related and civic uses, along with retaining existing utility uses such as the White Rock Substation and Water yard Facility, within the Study Area.
- The Park designation (shown in light green in Figure 2.0) outlines the location of new and existing parks and open spaces within the Study Area.

3. *Special Study Areas*

a. Hospital Zone

Peace Arch Hospital is a key regional healthcare facility offering a range of essential services. To support future growth and evolving healthcare needs, the Corridor Study establishes a dedicated Hospital Zone. This area is planned for medium-density commercial and institutional uses, integrating medical services with complementary

retail, childcare, and housing. Objectives and policy recommendations for this zone are outlined in Section 5.1 of the Corridor Plan (Appendix A).

b. Johnston Road Commercial Zone

Johnston Road is envisioned as the Corridor's central commercial spine and emerging "High Street," anchored by high-density, mixed-use development at the intersection with North Bluff Road. This area is positioned to enhance community amenities and serve as a key cultural and social focal point. Objectives and policy recommendations emphasize continuous street-fronting retail, vibrant public spaces, and building forms that reinforce Johnston Road's role as a dynamic, community-focused destination, which are outlined in Section 5.2 of the Corridor Plan (Appendix A)

4. Built Form

The built form within the Study Area plays a critical role in shaping a safe, accessible, and engaging public realm. The relationship between buildings and the street directly influences pedestrian movement, comfort, and the overall character of the area. Human-scale design is prioritized to enhance walkability and foster a strong sense of place.

Policy focus areas:

- Active Commercial Streets
- Pedestrian Environment
- Safety & Accessibility
- Climate Resilience & Biodiversity

These policy focus areas in this section reinforce Johnston Road as the primary commercial and community corridor, while promoting active frontages throughout the Study Area. Collectively, these policy recommendations aim to support a vibrant, pedestrian-oriented environment that sustains local businesses and daily community life.

5. Mobility

A connected, safe, and inclusive transportation network is essential to supporting the long-term livability and accessibility of the Study Area. Enhancing walking and rolling infrastructure and transit access will help support more sustainable travel choices while improving safety, comfort, and convenience for residents, workers, and visitors.

Policy focus areas:

- Greenway Network
- Transit
- Street Network
- Parking

Policy recommendations in this section provide direction for mobility improvements that align with the City's Integrated Transportation and Infrastructure Master Plan (ITIMP), emphasizing a safe, multimodal street network and a robust active transportation system that connects people to key destinations within the Study Area and across White Rock.

6. *Housing*

The Study Area presents a key opportunity to help meet White Rock's current and future housing needs. Introducing a broader mix of housing types and tenures will better serve diverse households across ages, incomes, and family structures.

Policy focus areas:

- Direct high-density housing in designated areas in the Corridor Plan
- Prioritize affordable housing on City-owned lands
- Retain or replace units in redevelopments
- Apply tenant protection measures during redevelopment
- Support senior-friendly housing options to enable aging in place

Policy recommendations in this section aim to expand housing options while protecting existing residents and supporting long-term community stability. This approach will help ensure the Study Area remains a place where people can find housing that suits their needs at different stages of life.

7. *Community Amenities*

Community amenities like schools, childcare, and recreational facilities are vital to supporting the well-being and daily needs of residents in White Rock. As the Study Area's population grows, demand for accessible and diverse community amenities will increase.

Policy focus areas:

- Schools & Childcare
- Recreation Facilities

Policy recommendations in this section focus on strengthening collaboration with partners such as the City of Surrey and School District 36 and encourages integrating key amenities into new developments to ensure the Study Area remains a complete and inclusive community for all ages.

8. *Parks, Open Space and Public Spaces*

As the community grows, public spaces will play an important role in supporting livability, health, and ecological resilience. With increasing density, parks, plazas, and green connections will play a critical role in fostering social interaction, recreation, and access to nature.

Policy focus areas:

- Locate parks within a 5-minute walk of high and medium-density areas.
- Require the provision of privately owned public space as part of redevelopment.
- Consolidate planned open spaces across lots to create larger, more usable spaces and to facilitate the growth and survival of large trees.
- Partner for public space stewardship.
- Strengthen the protection and maintenance of existing green assets.
- Design public and private landscaped areas to form a connected green network within the Study Area.

Policy recommendations in this section aim to enhance existing parks and open spaces while encouraging innovative new public and private spaces that respond to the City's limited land base.

9. Utilities & Servicing

The effective and reliable provision of utilities and services such as sanitary sewer, water supply, and stormwater management is essential to a livable and resilient community. To support future land uses and projected growth in the Study Area, proactive infrastructure planning is required. As the population increases, the demand for high-quality services will also increase, necessitating expanded infrastructure capacity and strategic upgrades.

Policy focus areas:

- Create a utility servicing plan to guide phased development across the Study Area.
- Coordinate with Metro Vancouver to assess infrastructure capacity and explore funding support.
- Establish on-site drainage standards and integrate them into the City's subdivision and development-related bylaws.
- Regularly update the Development Cost Charge Bylaw to ensure adequate funding for growth-related infrastructure.

Policy recommendations in this section encourage forward-thinking infrastructure planning to support necessary upgrades, ensuring the continued effective delivery of services to the community.

Given the broader implications of these high-level policy considerations and the limited completion timeframe of the project, staff note that the policy recommendations for *Mobility, Parks, Open Spaces & Public Spaces*, and *Utilities & Servicing* in the Corridor Plan have not yet undergone in-depth interdepartmental review. Should Council endorse the Plan and direct staff to proceed with OCP amendments, these policies will require a thorough review and input from all relevant City departments before being formally incorporated into the OCP, related bylaws, and other supporting policy documents.

Implementation Plan

The Corridor Study establishes a long-term vision to guide growth, housing, mobility, and public space in alignment with City values and regional priorities. The accompanying policy directions aim to create a complete, connected, and inclusive community by optimizing infrastructure, expanding housing options, supporting local businesses, and aligning with the Semiahmoo Town Centre Plan so White Rock remains competitive in the larger marketplace and accommodates the residential demand for a range of housing types.

As development and population increase, coordinated implementation and monitoring, through planning tools, funding mechanisms, bylaw updates, and partnerships with agencies like TransLink, will be essential to deliver the infrastructure, amenities, and services needed to maintain a high quality of life. Many existing City bylaws and plans are identified under this section, where required updates would be required to facilitate the implementation of this Corridor Plan.

FINANCIAL IMPLICATIONS

If Council endorses the Corridor Plan, the addition of future work plan items to support its implementation may have financial implications, which will be addressed as needed should they arise.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Regarding the North Bluff Road Corridor Plan, given the broader implications of these high-level policy considerations and the limited completion timeframe of the project, staff note that

the policy recommendations for *Mobility, Parks, Open Spaces & Public Spaces*, and *Utilities & Servicing* in the Corridor Plan have not yet undergone in-depth interdepartmental review.

Should Council endorse the Plan and direct staff to proceed with OCP amendments, these policies will require a thorough review and input from all relevant City departments before being formally incorporated into the OCP, related bylaws, and other supporting policy documents.

LEGAL IMPLICATIONS

No legal implications are anticipated for the Corridor Study project.

ALIGNMENT WITH STRATEGIC PRIORITIES

This project aligns with the Council's Strategic Priority of "Housing & Land Use" where a top priority objective is to enable appropriate market housing builds to address inventory shortages and build tax revenue which includes Assess long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey's approved Semiahmoo Plan as a key action item.

ALTERNATIVES

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

1. Authorize staff to prepare the materials needed to amend the City's Official Community Plan (OCP) to include the proposed North Bluff Road Corridor Plan land use designations and development policies in review and consultation with other city departments, and to proceed independently of the bylaw amendments associated with the OCP Update 2025 project;

OR

2. Defer consideration of the North Bluff Road Corridor Plan until after the OCP Update 2025 project is complete.

CONCLUSION

The Corridor Plan sets a long-term vision for the North Bluff Road Corridor Study Area to guide growth, housing, mobility, and public spaces in a way that reflects the community's values and responds to regional and provincial priorities. White Rock has close spatial, economic, and social ties with the City of Surrey, especially the Semiahmoo Town Centre Plan Area. The interface between North Bluff Road and 16th Avenue is identified as an 'Urban Centre' in the regional growth strategy *Metro 2050*. These connections are especially important along North Bluff Road and influence transportation, land use, and housing planning in the Study Area.

The proposed North Bluff Road Corridor Plan has been the culmination of work undertaken over the past seven (7) months. It is reflective of consultation with study area residents, the broader White Rock community and other stakeholders, and embodies the vision and planning principles developed through the engagement process. The Corridor Plan represents a clear strategy to integrate a forward-thinking land use concept with a greenway network, while addressing concerns around the supply of housing choices.

The North Bluff Road Corridor Plan will create a complete, connected, and inclusive community making better use of existing and planned infrastructure, including the future Bus Rapid Transit line along King George Boulevard, by creating more housing options to meet identified needs,

support local businesses and economic vitality and ensures a smooth transition between the Corridor Study Area and the Semiahmoo Town Centre Plan Area.

Respectfully submitted,

Reviewed and Approved by,



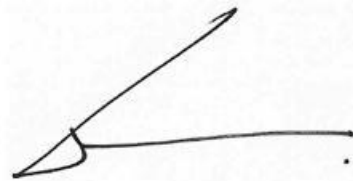
Neethu Syam
Planning Division Lead



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: North Bluff Road Corridor Plan