

May 27, 2021

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 Ref: 45820721

Carl Isaak, RPP, MCIP
 Director, Planning and Development Services,
 City of White Rock
 15322 Buena Vista Avenue,
 White Rock, BC V4B 1Y6

Dear Mr. Isaak:

City of White Rock Official Community Plan Amendment

Thank you for the opportunity to review this Official Community Plan amendment and to provide comments. This letter includes comments from Metro Vancouver's Regional Planning and Housing Services staff.

All of the area under consideration is designated 'General Urban' by *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy. The area includes the City of White Rock's Urban Centre, however we note that the boundaries of the Urban Centre do not include the City's proposed 'transition areas'. The City of White Rock may wish to consider expanding the boundaries of the *Metro 2040* Urban Centre at a later date should the OCP amendment be approved, and as the transition areas are redeveloped.

The amendment, as proposed, is generally consistent with the vision articulated in *Metro 2040* for this area, is supportive of its goals and strategies, and does not require a regional growth strategy amendment. Urban Centres are intended to be the region's primary focal points for concentrated growth and transit service. They are planned as priority locations for employment and services, higher density forms of housing, commercial, cultural, entertainment, institutional and mixed uses. Urban Centres are also intended to emphasize place-making, an enriched public realm, and promote transit-oriented communities, where transit, cycling and walking are the preferred modes of transportation. We are pleased to see that the proposed OCP amendment supports those regional growth management policies, as well as the complete community strategies that encourage affordable rental housing options and important amenities such as park space and community facilities.

It is also noted that The Urban Centre policies of *Metro 2040* also support / encourage the following additional considerations related to this amendment:

- in coordination with the provision of transit service, establish or maintain reduced residential and commercial parking requirements in Urban Centres, where appropriate;
- support district energy systems and renewable energy generation, where appropriate.

In consideration of the proposed new housing policies, *Metro 2040* highlights the importance of a greater diversity of housing types and affordable non-market / market (in particular rental) housing in transit-

oriented locations. The proposed OCP amendment is in alignment with those policies of *Metro 2040*, as well as those important housing policies proposed for *Metro 2050*, the update to the regional growth strategy.

For the purposes of utility planning, the proposed change in growth potential is still within the range previously identified in the City of White Rock's current Regional Context Statement and in the regional population projection models.

Thank you once again for sharing this referral with us. Regional Planning staff welcome opportunities to continue staff dialogue to ensure that the anticipated long-term growth expectations of the City continue to align with the City of White Rock's Regional Context Statement, as well as Metro Vancouver's population, housing, employment, and servicing demand projections.

If you have any questions, please contact me by phone at 604-432-6383 or by email at tom.pearce@metrovancouver.org.

Sincerely,



Tom Pearce, RPP, MCIP
Regional Planner, Regional Planning & Housing Services

SG/JS/tp

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