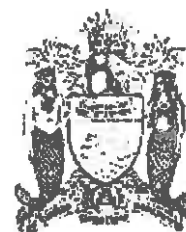


THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 20, 2014

TO: Mayor and Council

FROM: Greg St Louis, P. Eng., Director of Engineering and Municipal Operations

SUBJECT: Update on Progress of Centre Street Road Allowance Improvements Task Force

RECOMMENDATION

THAT Council receive for information the corporate report dated October 20, 2014 from the Director of Engineering and Municipal Operations titled, "Update on Progress of Centre Street Road Allowance Improvements Task Force".

INTRODUCTION

This report is to provide information and an update about the progress and results from the Centre Street Road Allowance Improvements Task Force.

On December 16, 2013 Council passed motion 2013-453:

THAT Council approves the following 2014 appointments for a one (1) year term commencing January 1, 2014, unless otherwise noted.

- **Centre Street Road Allowance Improvements Task Force:**
Councillor Fathers (Chair)
Councillor Campbell
Councillor Lawrence
Note: Staff Liaison and members of the public to be named

Purpose: To oversee the preparation of landscape and hardscape plans to improve the accessibility and safe usage of the road allowance from Columbia Street to Marine Drive, to improve the community amenities, including the possibility of providing a community garden space, and to engage the public in the preparation of the plans. The plan should have public acceptance and be in a "grant ready" state to be able to take advantage of funding opportunities as they arise."

On February 24, 2014 the following resolution was made by Council:

2014-065 *THAT Council directs staff to schedule a meeting with residents three to four homes adjacent to the road allowances for public input.*

On March 31, 2014, the following resolution was made by Council:

2014-106 *THAT Council endorses that the Sculpture Garden be incorporated into the mandate of the Centre Street Road Allowance Improvements Task Force.*

PAST PRACTICE / POLICY / LEGISLATION

“Street and Traffic Bylaw, 1999, No. 1529” is the bylaw regulating the Centre Street right of way (ROW). The 2006 Strategic Transportation Plan and the 2007 Parks Master Plan both make reference to and suggestions about development of the series of ROWs in the city of White Rock.

ANALYSIS

The Centre Street ROW is a steeply sloping site between Columbia Avenue to the north and Marine Drive to the south. There is a view to Semiahmoo Bay for the entire stretch of the ROW. The existing site contains terraces, walkways, and stairs in various conditions. In some areas, property owners have encroached into the ROW with landscaping, parking pads, or for other use. In general, the proposed development of the Centre Street ROW is an opportunity to enhance pedestrian linkages between Marine Drive, and Town Centre, to develop open parks and green spaces, and to enhance the existing pedestrian linkages and through fares.

Since December 2013, the Centre Street Road Allowance Improvements Task Force has met seven (7) times and hosted four (4) public information meetings.

One task force meeting was dedicated solely to providing an opportunity for the residents directly adjacent to the Centre Street ROW an opportunity to provide input and comments about the proposed conceptual plans, as requested by Council in motion 2014-065 noted above. A landscape architecture firm, Sharp and Diamond, was hired to develop the conceptual design for the ROW based on the feedback from the task force and the public.

The four (4) public information meetings were an open forum where the public could review conceptual designs, ask questions of the task force and the landscape architect, and provide written and verbal comments. The conceptual proposals were amended to reflect the feedback and the following itemizes and distills the feedback received as a result of the information gathering process:

- Most people use the existing ROW for connecting to Marine Drive during exercise, for viewing the bay and for passive strolling
- Create a landscape with very low maintenance requirements
- Include budget considerations for the required maintenance
- Do not develop the ROW and use the money set aside for Centre St to maintain the existing green space in the city
- The plan must consider and attempt to create or enhance privacy and security for the adjacent residents
- The proposed plan must be simple, with a walkway as close to the middle of the ROW as possible
- Seating/lighting must be sited to not interfere with the adjacent resident's privacy
- Consider an array of native plants, and to include small statured trees
- Plant choices should create bird and wildlife habitat

- Proposed upgrades should consider Naturescape and Green Corridor initiatives
- Include space for a community garden
- Don't include space for a community garden
- Include way finding and interpretive signage
- Consider the installation of eagle perches
- Include large trees for eagle habitat (Douglas fir trees) with consideration for the surrounding residents view of the ocean
- Don't include large trees for view preservation (Douglas fir trees)
- Enhance pedestrian/vehicular safety at all access and egress points to roads and laneways
- Keep parking spaces status quo or create more public parking
- Include space for public art pieces/statue garden
- The residents directly adjacent the ROW should be consulted individually to ensure their concerns are addressed

BUDGET IMPLICATIONS

An amount of \$300,000 is currently allocated in the 2015 capital plan for this project. The landscape architect consultant developed a preliminary cost estimate of \$800,000, including a contingency and cost for detailed design development. Staff will review the estimate with the consultant and bring forward a request for additional funding during the 2015-2019 financial planning process.

CONCLUSION

The Centre Street Road Allowance Improvements Task Force has fulfilled its mandate through engaging a landscape architect to develop a conceptual design of the Centre Street ROW. The conceptual design was developed through a series of four (4) public information meetings and seven (7) task force meetings. The final conceptual design, attached as Appendix A, reflects the feedback from the task force and the public information meetings. The next step is to engage a landscape architect to develop detailed design drawings and specifications in order to prepare for tendering. Staff is recommending the costs for the proposed development of the ROW be included in the 2015 financial plan.

Respectfully submitted,



Greg St. Louis, P. Eng.
Director of Engineering and Municipal Operations

Comments from the Chief Administrative Officer:

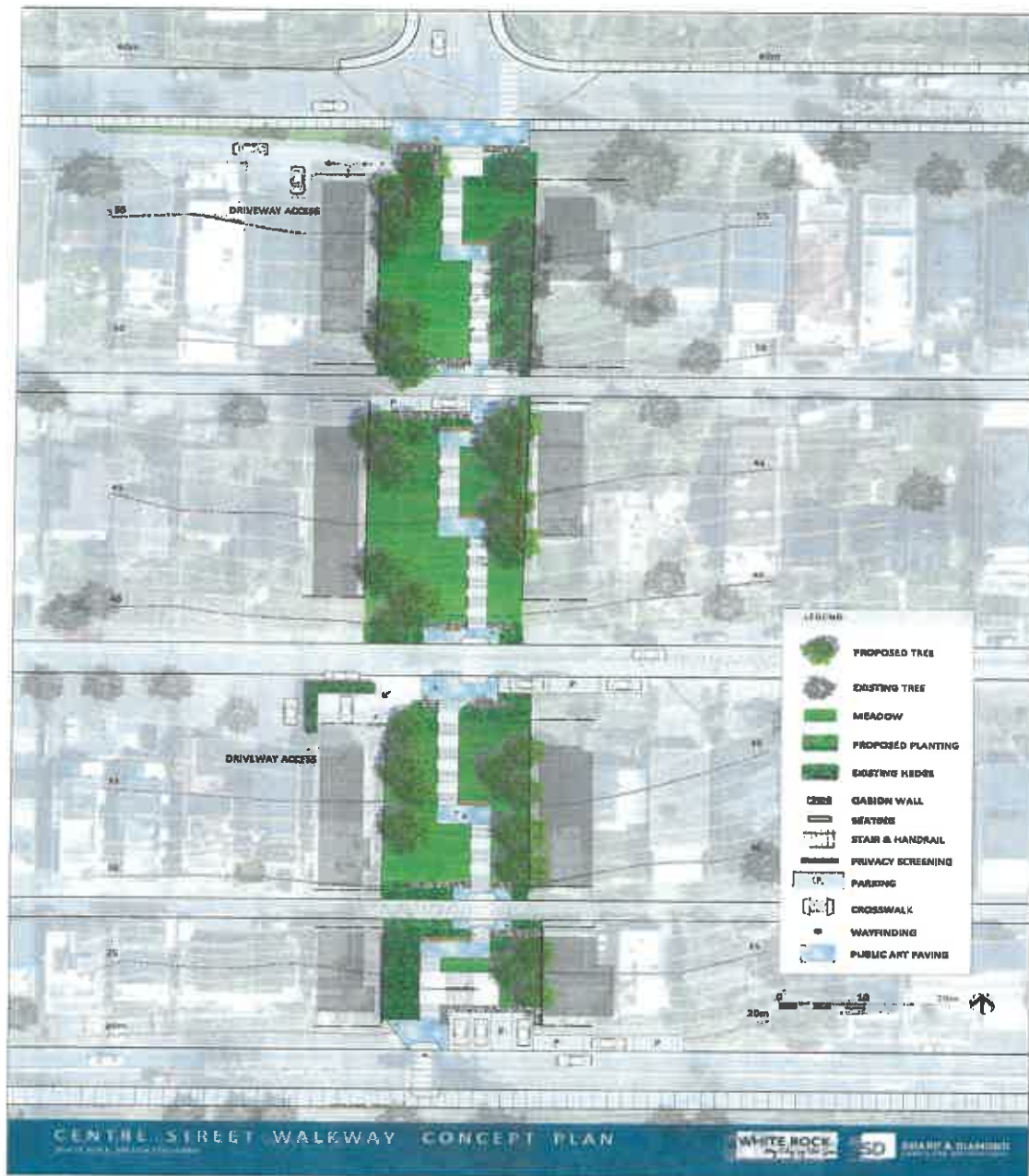
I concur with the recommendation of this corporate report.

A handwritten signature in black ink, appearing to read 'Dan Bottrill', written in a cursive style.

Dan Bottrill
Chief Administrative Officer

Appendix A – Centre Street Right of Way (ROW) Concept Plan

Appendix A Centre St ROW Concept Plan



Centre Street

Council Presentation
October 20, 2014

RECAP OF (4) OPEN HOUSES
SURVEY RESULTS
PREFERRED PLAN
AFFORDABILITY
DISCUSSION & NEXT STEPS



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE



Context



Context Map

Image courtesy of City of Seattle Map Data 2014 (via OpenStreetMap)

Issues

Disrepair and unsafe access

Intrusion into public space

Underutilized public space

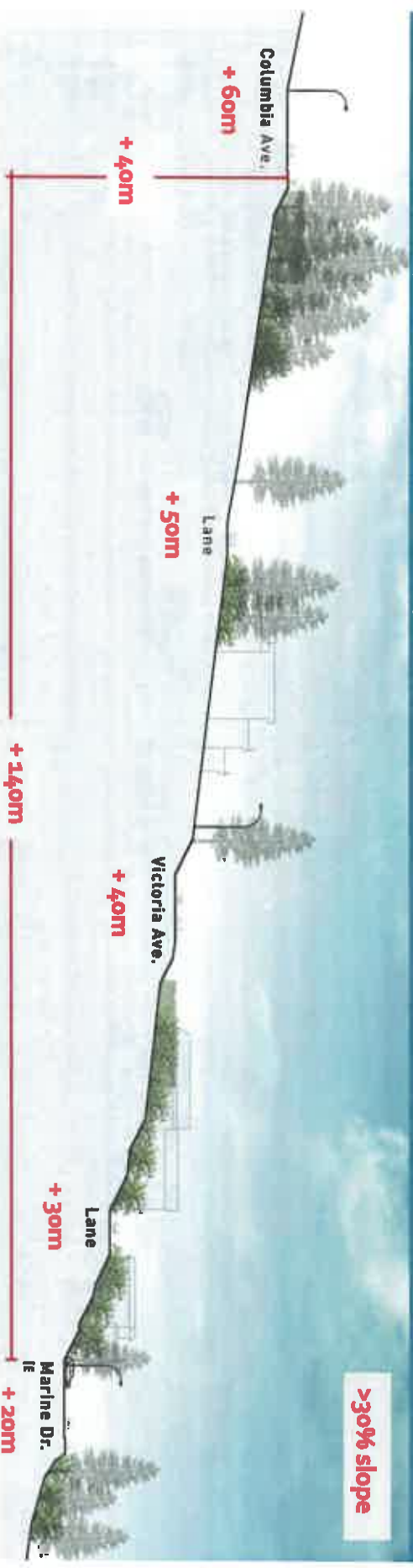


Opportunities

- Celebrate connection between the waterfront and Five Corners district
- Branding / furnishing / wayfinding signage
- Integrate Centre St. Walkway with larger White Rock pedestrian network
- Historical / Interpretive signage and public art
- Views to Semiahmoo Bay and East Beach
- Street access points
- Eagle's nest / shore bird habitat
- Viewing platforms on existing terraces

Constraints

- Property conflicts with adjacent Owners
- Steep grade / elevation changes
- Safety / visibility / access
- Limited parking
- Maintenance



Ideas and Survey



New Chairs & Benches



Meeting Places



Viewing / Train Watching



Trees / Canopies



Dog Walking



Children's Play Area



Picnic Area



Public Art



Running Pathways



Wildlife Habitat



Sitting Areas



Drinking Fountains

WHAT HAVE WE HEARD?

On Thursday, May 19th, 2016, a Public Open House for the City of Waterloo was held at the Waterloo Convention Centre and Market Square. The purpose of the Open House was to provide an opportunity for the public to provide input and feedback on the proposed development of the City of Waterloo.

The Open House was held from 10:00 AM to 4:00 PM. The purpose of the Open House was to provide an opportunity for the public to provide input and feedback on the proposed development of the City of Waterloo.

Thank you to all who attended.



TOP 4 ISSUES YOU USE CENTRAL STREET TODAY

- 1. PARKING
- 2. WALKING
- 3. BIKING

Comments received during the Open House were categorized into four main groups: Views, Noise, Air Quality, and Other. The most common comment was related to Views, with 10 comments received. Other common comments included Noise (3), Air Quality (2), and Other (1).

TOP TOP 4 PROBLEMS FOR CENTRAL STREET

OUR INSPIRATION

Comments received during the Open House were categorized into four main groups: Views, Noise, Air Quality, and Other. The most common comment was related to Views, with 10 comments received. Other common comments included Noise (3), Air Quality (2), and Other (1).

CONCRETE & ASPHALT

Comments received during the Open House were categorized into four main groups: Views, Noise, Air Quality, and Other. The most common comment was related to Views, with 10 comments received. Other common comments included Noise (3), Air Quality (2), and Other (1).

LANDSCAPE

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WALKING

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NATURAL HABITAT & WILDLIFE

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SOCIAL & RECREATION

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Concept From 'Beach to Bluff'

CONCEPT

The Centre Street Walkway has been referred to as the 'hump' - the crest on the ridge dividing the East and the West. Our goal is to reveal and re-establish the connection from the Beach to the Bluff.

- Work with the Site
- Celebrate the View
- Design with Nature
- Create an Experience
- Make it Comfortable and Safe
- Enhance Privacy



ESCARPMENT

- Landing at Marine Drive
- Wayfinding Signage
- Possible Suspended Staircase
- Eagle Nest Viewpoint
- Coastal Vegetation

TERRACES

- Landings with Seating Facing Wayfinding Signage
- Gentle Stairs with Landings
- Golden Wall - Helios Material
- Lounging Chair Terrace
- Coastal Meadows
- Possible Community Garden

REMNANT FOREST

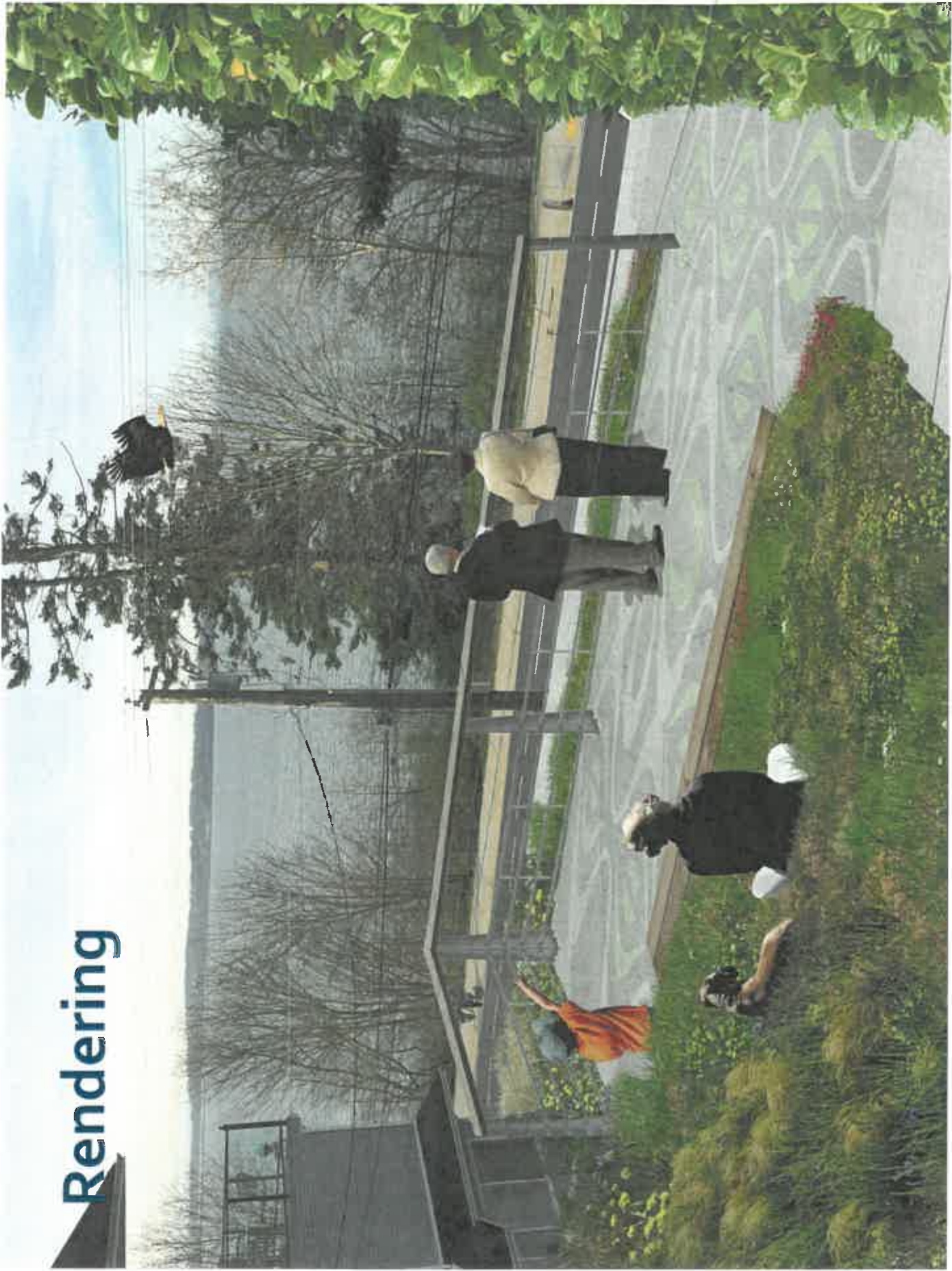
- Landings with Seating Facing Wayfinding Signage
- Gentle Stairs with Landings
- Wildlife - Botanic - Shrubland
- Coastal Meadows

BLUFF

- Landings with Seating Facing Wayfinding and Interpretive Signage
- Viewpoint to the Bay
- Gentle Stairs with Landings
- Coastal Meadows
- Native Planting Trees
- Drinking Fountain (for Accessibility)



Rendering



Rendering



Rendering





Materials

Privacy

- Privacy Considerations
- Existing Buildings



Parking

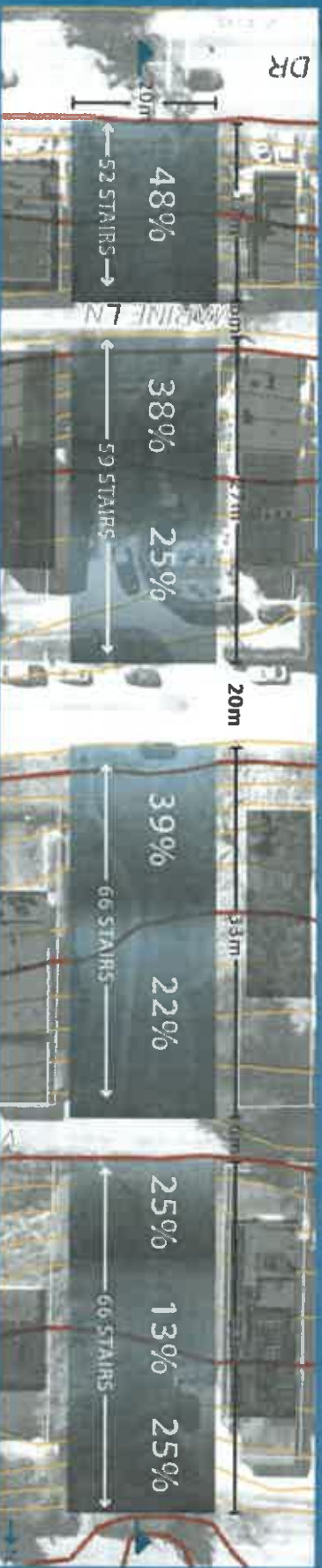
- No Opportunity
- Potential Parking
- Existing Parking



Slope Study

+/- 240 stairs

243 STAIRS:
Tread = 13" (330.2mm)
Rise = 6" (152.4mm)



Ramp 8%



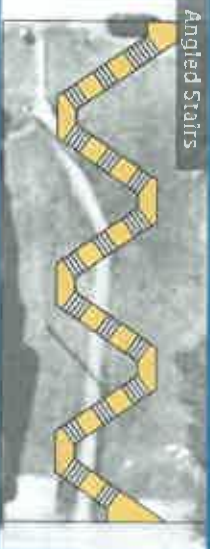
Straight Stairs



Lookouts + Stairs



Angled Stairs



Curved Stairs



Ramps + Stairs



Screening



Stairs: Existing



Wood



Metal



LEGEND

- PROPOSED TREE
- EXISTING TREE
- MEADOW
- PROPOSED PLANTING
- EXISTING HEDGE
- GARDEN WALL
- SEATING
- STAIRS & HANDRAIL
- PRIVACY SCREENING
- PARKING
- CROSSWALK
- WATERWAY
- PUBLIC ART PAVING

Scale: 0' 10' 20'

North Arrow



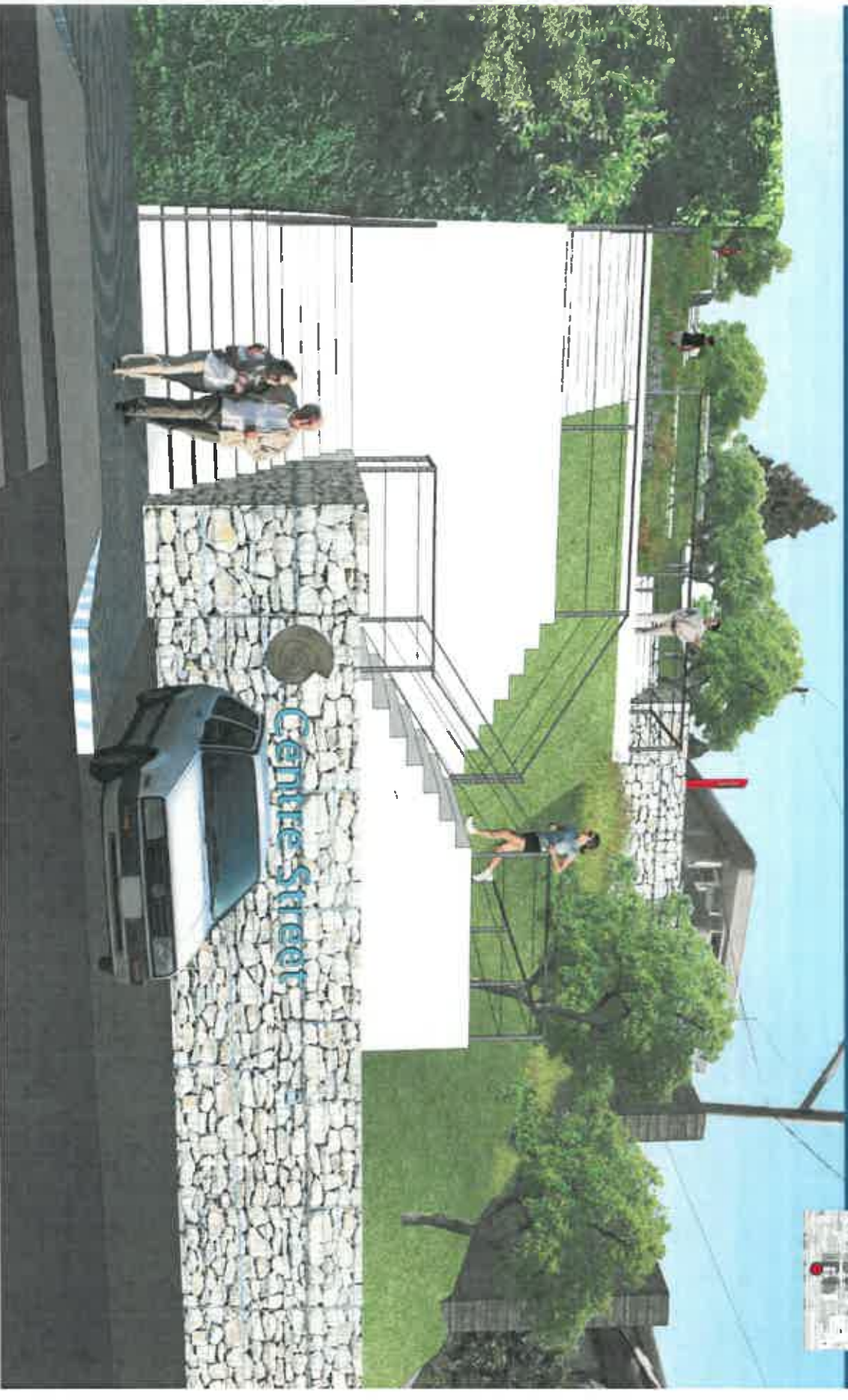
Perspective



Columbia Avenue



Marine Drive



Rest...view...



Viewpoint



Stair and Landings



Walls



Planting



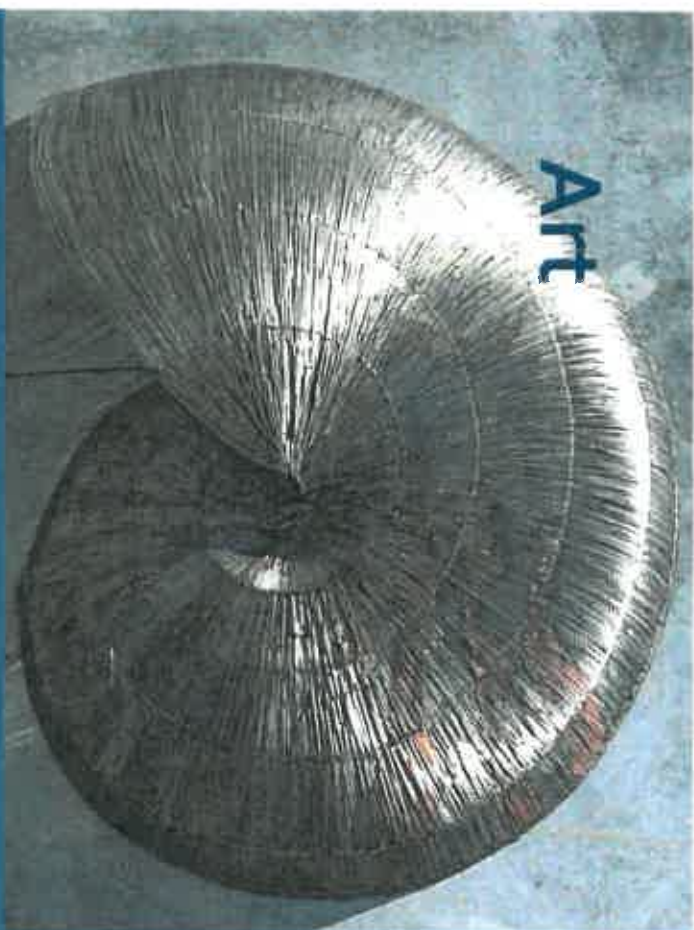
Paving





Nature

Art



Affordability

\$50K Site Preparation & Earthworks

\$70K Paving

\$295K Walls, Stairs

\$125K Lighting, Furnishings

\$60K Plantings, Maintenance

\$600K Subtotal

+ Contingency

+ Detailed Design

+/- \$790 Total

\$300K Budget!

Discussion & Next Steps

Centre Street Walkway White Rock BC

OPENHOUSE #4 | SEPTEMBER 10TH, 2014



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE