The Corporation of the
CITY OF WHITE ROCK

Internal Community Hub Steering Committee
AGENDA

Tuesday, April 2, 2024, 2:00 p.m.

City Hall Boardroom

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

   RECOMMENDATION
   THAT the Internal Community Hub Steering Committee adopts the agenda
   for the April 2, 2024 meeting as circulated.

3. ADOPTION OF MINUTES   3

   RECOMMENDATION
   THAT the Internal Community Hub Steering Committee adopts the minutes
   of the January 18, 2024 meeting as circulated.

4. UPDATE FROM URBAN SYSTEMS

   J.P. Raulot-Lapointe and Justin Barer, Urban Systems, to attend to provide
   a high-level overview of the status of their comprehensive financial analysis
   and review of development options for the White Rock Community Hub.

5. SENIOR PROJECT MANAGER RECRUITMENT UPDATE

   Staff to provide an update on the status of recruitment for the Community
   Hub Senior Project Manager position.

6. OTHER BUSINESS

7. INFORMATION

7.1 COMMITTEE ACTION TRACKING   7

   Corporate Administration updates the action and motion tracking document
   after each meeting and provides it to the Committee for information

purposes.

8.   **2024 MEETING SCHEDULE**

The following meeting schedule was previously approved by the Committee and is provided for information purposes:

- ~~May 2, 2024;~~ May 9, 2024;
- ~~June 6, 2024;~~ June 27, 2024;
- ~~July 4, 2024;~~ July 25, 2024;
- September 5, 2024;
- October 3, 2024; and,
- November 7, 2024.

All meetings are scheduled to take place from 2:00 p.m. to 3:30 p.m.

9.   **CONCLUSION OF THE APRIL 2, 2024 INTERNAL COMMUNITY HUB STEERING COMMITTEE MEETING**

Internal Community Hub Steering Committee

Minutes

January 18, 2024, 2:00 p.m.
City Hall Boardroom (via Microsoft Teams)
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

COUNCIL (VOTING):   Mayor Megan Knight, Chairperson
                                 Councillor Bill Lawrence, Vice-Chairperson (joined at 2:03 p.m.)

STAFF (VOTING):   Guillermo Ferrero, Chief Administrative Officer
                                 Jim Gordon, Director of Engineering and Municipal Operations
                                 Candice Gartry, Director of Financial Services
                                 Wayne Berg, Deputy Director of Planning and Development

GUESTS: J.P. Raulot-Lapointe, Urban Systems

STAFF (NON-VOTING):   Janessa Auer, Committee Clerk

PUBLIC: 3

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1.   CALL TO ORDER

The meeting was called to order at 2:02 p.m.

2.   ADOPTION OF AGENDA

Motion Number 2023-ICHSC-003: It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the agenda for the January 18, 2024 meeting as circulated.

Motion CARRIED

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3. **ADOPTION OF MINUTES**

Motion Number 2023-ICHSC-004: It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the minutes of the November 29, 2023 meeting as circulated.

Motion CARRIED

4. **REDEVELOPMENT OPTIONS - DISCUSSION WITH URBAN SYSTEMS TEAM**

J.P. Raulot-Lapointe, Urban Systems, attended to further discuss potential Community Hub redevelopment options with the Committee. He presented an updated work plan proposal, engaging in roundtable discussion with members as he reviewed each section of the document.

The following discussion points were noted:

*   Three (3) scenarios were presented for potential redevelopment options at the current City Hall site. It was noted that Urban Systems can also incorporate a fourth scenario, which would analyze an approach in which the current RCMP building, along with the Annex, City Hall, Library and Evergreen Daycare site, would all be sold, and where the Community Hub would be built at the Johnston Road site, with a new RCMP location to also be determined (either within the new Community Hub site or in a separate location).

*   Financial analyses will be conducted for two (2) potential development options for a new Community Hub at the Johnston Road site (corner of Johnston Road and Russell Avenue): one (1) zoned for a maximum of twelve (12) storeys, and one (1) zoned for a maximum of twenty-five (25) storeys.

*   As this process moves forward, the intent will be to seek community feedback regarding what types of services/facilities residents would like to see included within the Community Hub.

J.P. Raulot-Lapointe, Urban Systems, left the meeting at 2:26 p.m.

Motion Number 2023-ICHSC-005: It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee recommend that Council approve award of the proposal from Urban Systems, to be funded from the Community Hub reserve.

Motion CARRIED

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5. SENIOR PROJECT MANAGER POSITION UPDATE

The Chief Administrative Officer provided a brief update on the recruitment status for this position, noting that the City received an encouraging amount of applications. Staff have narrowed the list down to potential interview candidates.

6. OTHER BUSINESS

None

7. INFORMATION

7.1 COMMITTEE ACTION TRACKING

Corporate Administration provided the action and motion tracking document to the Committee for information purposes.

8. 2024 MEETING SCHEDULE

The following meeting schedule was previously approved by the Committee and was provided for information purposes.

- February 8, 2024;
- March 7, 2024;
- April 4, 2024;
- May 2, 2024;
- June 6, 2024;
- July 4, 2024;
- September 5, 2024;
- October 3, 2024; and,
- November 7, 2024.

All meetings are scheduled to take place from 2:00 p.m. to 3:30 p.m.

The Chairperson noted that the February meeting date has been rescheduled to February 6, 2024, from 1:00 p.m. to 2:30 p.m. in the City Hall Boardroom.

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9. **CONCLUSION OF THE JANUARY 18, 2024 INTERNAL COMMUNITY HUB STEERING COMMITTEE MEETING**

The meeting was concluded at 2:29 p.m.

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Mayor Knight, Chairperson

Janessa Auer, Committee Clerk

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Term: November 2023 – completion of mandate
Updated: February 13, 2024

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
2023-ICHSC-002: THAT the Internal Community Hub Steering Committee approves the following 2024 schedule of meetings (taking place from 2:00 p.m. to 3:30 p.m. in the City Hall Boardroom) as follows: • January 18, 2024; • February 8, 2024; • March 7, 2024; • April 4, 2024; • May 2, 2024; • June 6, 2024; • July 4, 2024; • September 5, 2024; • October 3, 2024; and,	10. 2024 Meeting Schedule	2023-11-29	Committee	ENDORSED

• November 7, 2024.				
2023-ICHSC-005: THAT the Internal Community Hub Steering Committee recommend that Council approve award of the proposal from Urban Systems, to be funded from the Community Hub reserve.	4. Redevelopment Options – Discussion with Urban Systems Team	2024-01-18	Council	ENDORSED (February 12, 2024 Regular Council meeting)