

PRESENT: C. Latzen, Chairperson
G. Gumley, Vice-Chairperson
S. Greysen
S. MacDonald
A. Shah
H. Valentine

NON-VOTING: P. Giesbrecht, Semiahmoo First Nations representative
A. Nixon, White Rock Business Improvement Association (BIA)
C. James, Tourism White Rock

COUNCIL: Councillor C. Trevelyan (non-voting)

ABSENT: T. Blume
R. Khanna, South Surrey/ White Rock Chamber of Commerce

STAFF: C. Isaak, Director of Planning and Development Services
J. Gordon, Director of Engineering and Municipal Operations
G. Newman, Manager of Planning
A. Stewart, Committee Clerk

Public: 1

Press: 0

1. **CALL TO ORDER**
The Chairperson called the meeting to order at 4:03 p.m.

2. **ADOPTION OF AGENDA**

2020-MDTF-13 **IT was MOVED and SECONDED**
THAT the Marine Drive Task Force amends the February 18, 2020 agenda to include:

- 6.1 – West Wharf Update
- 6.2 – Festival of Lights Update

THAT the agenda be adopted as amended.

CARRIED

3. **ADOPTION OF MINUTES**

a) January 21, 2020

2020-MDTF-14 **IT was MOVED and SECONDED**
THAT the Marine Drive Task Force adopts the January 21, 2020 meeting minutes as circulated.

CARRIED

4. WATERFRONT ENHANCEMENT STRATEGY REVIEW AND DISCUSSION

Enhancement

Staff provided the following information:

- Community Amenity Contribution (CAC) funds can only be used for enhancements or new capital projects, not repair of existing assets.
- It is possible to request a budget amendment mid-year for 2020; otherwise, items would be included in the budget request for 2021.
- Any grant funding for façade facelifts would need to be part of the operational budget.

Character design guidelines for east & west beaches

In response to questions from Task Force members, staff provided the following information:

- There are development permit guidelines currently in place in the Official Community Plan (OCP) for the “Waterfront Village” designation which includes both East and West Beach, but the guidelines do not have any specific differences between East and West Beach.
- The draft Waterfront Enhancement Strategy (WES) recommends unique guidelines for East and West Beach; the Task Force may recommend that staff review and update the guidelines so they reflect different approaches for East and West Beach, or that they have the same guidelines.
- Design guidelines can be a useful tool as long as they have flexibility where needed. Compatibility and fit with existing buildings is an important aspect of development permit guidelines.

Task Force members discussed the merits of having separate and unique guidelines for East and West beach, or unified guidelines for all of White Rock. The following views were shared:

- East and West Beach should have different guidelines.
- Any changes will be slow because they would only apply to new development and redevelopment.
- Any changes cannot be onerous and restrictive to ensure that development is encouraged.
- Clear design guidelines may help attract development because a plan is in place.
- There is a desire to attract new and different types of businesses to East and West Beach, guidelines should encourage this.
- East and West Beach have different characteristics (pier, the white rock, activities, etc.).

A discussion of possible distinct elements ensued. Staff offered examples of communities that had specific design themes, including:

- Fort Langley;
- Steveson;
- Canmore; and
- Leavenworth.

In response to questions from Task Force members, staff provided the following information:

- The ‘development strategy’ in terms of how much can be built in a property and the general height and bulk is expressed through the zoning bylaw.
- The current zoning bylaw needs to be updated to allow the higher height and density currently permitted in the OCP.
- Design guidelines apply to the form and character, typically focusing on the exterior of the building.
- Depending on an application’s compliance with the Development Permit guidelines, some designs could be rejected by Council if they do not meet the guidelines.

Discussion continued and different types of architecture and designs were noted. Staff provided examples of different styles used within the community. Interest was expressed in having specific examples available for community and professional input.

2020-MDTF-15

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council direct staff to review design guidelines, giving consideration to the distinct elements and/ or unique neighbourhood characteristics of East and West beach.

CARRIED

Façade facelift program

In response to questions from Task Force members, staff provided the following information:

- Matching grant programs have been used in other municipalities and may have been used in White Rock in the past.
- Previous tax incentive programs were available for new buildings in the Town Centre, but this incentive has not been available for several years.
- Patios could potentially fit within a façade facelift program. However, patios are considered temporary structures due to their location in the City roadway (sidewalk), so it may be more beneficial for a program to apply to permanent elements, such as building facades themselves.
- Provincial/ federal grants to support this program are doubtful. It would most likely need to be funded through taxes.

Task Force members discussed the merits of having a façade facelift program. The following points were noted:

- A grant may encourage businesses to choose a higher quality for improvements already planned.
- An incentive may assist some businesses to participate. Some do not have the time, money or energy.
- Different shades of blue along East and West beach would tie together Marine Drive.
- Other municipalities have offered short term tax breaks. For example, a tax break on the increased value of your property after improvements.

2020-MDTF-16

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council direct staff to redevelop and implement a façade facelift program that provides incentives and encourages businesses to improve their exteriors.

CARRIED

ATM Kiosk at Marine Drive & Martin Street

Concern was noted about activity at Marine Drive and Martin Street. It is uncertain who owns the kiosk. Cash-only businesses in the area would be in favour of removing the kiosk. The location would be great for a pop-up park or patio area. Staff advised that the space could potentially be used as emergency access if other sections of Marine Drive were closed for events.

2020-MDTF-17

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council direct staff to investigate the removal of the ATM kiosk at Marine Drive & Martin Street and explore alternate uses for that space, such as pop-up park, patio area, etc.

CARRIED

Pop-up Parks

In response to questions from Task Force members, staff provided the following information:

- Pop-up parks can be on public or private land; their intent is to encourage the use of the space.
- Cost may be a deterrent to establishing new pop-up parks.
- Due to their temporary nature, likely not a good use of CAC funds.

Task Force members discussed the location of 15400 block of Marine Drive, the following comments were noted:

- Customers would appreciate seating in this area.
- In general, an incentive to have developers make use of the land would be helpful.

2020-MDTF-18

It was MOVED and SECONDED

THAT the Marine Drive Task Force recommends that Council direct staff to investigate installing a table & seating area on the 15400 block of Marine Drive.

CARRIED

Widen Sidewalk on Marine Drive between Vidal Street and Oxford

Task Force members discussed the merits of widening the sidewalk on Marine Drive between Vidal Street and Oxford Street. The following points were made:

- Currently, there are approximately 20 parallel parking spaces. A loss of parking would impact businesses as well as City revenue. A TransLink tax applies to parking lots but not street parking.
- The City would need to consult with businesses to ensure they are not impacted.
- Turning Marine Drive into a one-way road would facilitate the widening of sidewalks and would provide space for a bike lane. There are concerns, such as emergency access, access for restaurant deliveries and waste disposal, vehicle circulation that would need to be addressed if this was pursued further.

In response to questions from Task Force members, staff noted that the City is working on a master transportation plan that will consider many different ideas.

2020-MDTF-19

It was **MOVED and SECONDED**

THAT the Marine Drive Task Force recommends that Council direct staff to investigate ways to improve the walkability of Marine Drive. For example, widening the sidewalks between Vidal Street and Oxford Street.

CARRIED

Note: Items listed under Capital Projects will be reviewed at the next scheduled meeting.

5. RECOMMENDATIONS UPDATE

The Task Force reviewed the recommendations endorsed by Council at the February 10, 2020 Regular Council meeting.

6. OTHER BUSINESS

West Wharf Update

In response to questions from Task Force members, staff provided the following information:

- Priority should be given to rebuilding the pier. A wheelchair connection to the west wharf can then be completed and integrated into the new Pier.
- It is up to Council to decide if it will be a private marina. One (1) option may be a public marina where people can dock for a few hours or overnight.
- Insurance is roughly \$300,000 and must be used by the end of this year. A request has been made to extend this deadline, but no reply has been received.
- Although it is possible to build the wharf and change the connection in the future, it would require a fast-track of other decisions and would cost considerably more than \$300,000.
- Insurance funds can only be used to restore the wharf to how it was. They cannot be used toward enhancements.

Task Force members discussed the two (2) slips previously held by Semiahmoo First Nation (SFN). P. Giesbrecht, Semiahmoo First Nations representative, expressed interest for SFN to have access to the space for docking a fishboat.

2020-MDTF-20

It was MOVED and SECONDED

THAT the Marine Drive Task Force endorses an open public facility, including access for Semiahmoo First Nation, when reviewing options for rebuilding the west wharf.

CARRIED

7. MARINE DRIVE TASK FORCE TERM RENEWAL

The current term ends on March 31, 2020. It is anticipated that the mandate will be fulfilled by the end of the next meeting. Should it not be, an extension will be requested at that time. However, any extension beyond fulfilling the assigned mandate would require the approval of a new mandate. A new committee can review all of these recommendations once the work assigned to staff has been completed.

Task Force members expressed gratitude to the Chairperson for her work and encouragement of different viewpoints.

8 NEXT STEPS FOR THE MARINE DRIVE TASK FORCE

Note: Agenda Items 7 and 8 were considered together.

9. ACTION TRACKING

Corporate Administration provided an updated action tracking spreadsheet.

10. 2020 MEETING SCHEDULE

The last scheduled meeting of the Marine Drive Task Force will be March 17, 2020.

11. CONCLUSION OF THE FEBRUARY 18, 2020 MARINE DRIVE TASK FORCE MEETING

The Chairperson concluded the meeting at 6:00 p.m.



C. Latzen, Chairperson

For:


A. Stewart, Committee Clerk