WELCOME!

Purpose of the OCP Visioning Fair

• Introduce the OCP Update process
• Introduce major OCP topics
• Highlight potential key issues
• Learn about your vision for White Rock in 2045
What is an Official Community Plan?

An Official Community Plan (OCP) provides goals, objectives and policies that help guide decisions on land use, growth management, recreation, arts and culture, the environment, municipal services, and sustainability.

The OCP provides a common understanding for residents, landowners, businesses, and the City about the future.

- Quality of Life
- Community Character
- Design of the Built Environment
- Growth Management
- Land Use
- Environmental Management
- Housing
- Transportation & Mobility
- Parks & Recreation
- Arts, Culture & Heritage
- Local Economic Development
- Infrastructure
- Special Features, i.e., waterfront
- Neighbourhood Plans
Why Update the OCP?

The OCP is intended to be updated over time in response to changing circumstances and conditions in the City. Generally, an OCP should be reviewed every 5 years, with a major review & update every 10 years.

Adopted in 2008, White Rock’s OCP has been amended several times, but not comprehensively reviewed & updated.

Reasons to Update White Rock’s OCP

• Changes in local, regional & provincial context
• Population expected to increase up to 8,000 in next 30 years
• Need to reflect Strategic Transportation Plan, Cultural Strategy, Healthy Communities Strategy & other recent studies
• Development applications & inquiries that would require further OCP amendments

Process

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Growth & Development

The OCP will provide policy direction on future residential, commercial & other types of development in White Rock.

• The OCP will provide policy to accommodate growth & change through appropriate land use designations & strategies consistent with community & regional goals & objectives, including compact urban form & more complete communities.
• The OCP will also address the need to provide a range of housing options to support short- & long-term housing needs of people from various age groups, incomes, abilities & interests.

Key Topics will include:
• Growth & development of the Town Centre
• Potential for increased density in certain areas
• Style & character of buildings
• Protecting view from the hillside
• Mix of housing types
• Housing affordability
• Neighbourhood plans
Growth & Development

WHAT IS IMPORTANT TO YOU? TELL US WHAT YOU THINK!
Where Should We Grow?

Where & how new growth will be accommodated in White Rock will be a key consideration in the OCP.

- Between 1981 & 2011, the population increased from 13,842 to 19,339. The population is expected to grow to 27,000 by 2041, approximately 40%.
- As of 2011, housing stock in White Rock was 9,870 total units. The number of single family dwellings has decreased & their share of the total housing stock is 29%.
- Semi-detached/duplex/rowhouse units represent 18% of total housing stock.
- Apartment units continue to account for about half of the housing stock in White Rock.
Where Should We Grow?

Metro Vancouver’s *Regional Growth Strategy* anticipates 8,000 people will move to White Rock in under 30 years. This translates to a need for approximately 4,000 new homes.

Several areas in the City have potential to accommodate new housing in a variety of building types & densities:

1. In the Town Centre
2. Along North Bluff and adjacent to the Hospital
3. In the Lower Town Centre (Johnston Road/Five Corners)
4. Areas adjacent to the Town Centre
5. Within existing neighbourhoods through infill & redevelopment
Where Should We Grow?

WHERE & HOW DO YOU THINK WE SHOULD FOCUS GROWTH?
Social Well-Being

The OCP will provide policies related to community needs & social well-being.

Promoting social well-being in White Rock will involve developing policies that consider the needs of residents of all backgrounds, incomes, lifestyles, abilities & ages. These policies will help provide for a range of accessible facilities & programs that contribute to the quality of life of all citizens.

Some Facts About White Rock

- White Rock has an older population, with a median age of 53.8 years. 30% is over 65 years of age & 30% is under 40. In comparison, in Metro Vancouver the median age is 40.2, only 13% is over 65 years & 50% is under 40.

- The median household income in the City ($56,946) is lower than Metro Vancouver ($63,347).
Social Well-Being

Key Topics will include:
- Programs for older adults, people with disabilities, youth & children
- Sense of community belonging
- Accessibility of public spaces & buildings

WHAT IS IMPORTANT TO YOU?
TELL US WHAT YOU THINK!
Parks & Recreation, Arts, Culture & Heritage

The OCP will provide policies related to parks, recreational facilities, heritage preservation & cultural services.

• White Rock has a number of parks, recreational facilities & arts, cultural & heritage assets that include: White Rock Community Centre, Kent Street Activity Centre, Horst & Emmy Werner Centre for Active Living, White Rock Library, White Rock Museum & Archives & Centennial Arena.

• The City manages parks of varying sizes & an extensive trail system that provides active transportation links to the surrounding residential neighbourhoods.

• The OCP will establish policies that ensure the waterfront, parks & open spaces will be sensitively managed, protected, & enhanced.

• The OCP will also provide policies that help protect natural & built heritage, preserve artifact & archival collections, enhance the arts community & celebrate White Rock's diverse history & culture.
Parks & Recreation, Arts, Culture & Heritage

Key Topics will include:
• Managing parks & public spaces
• Improvements to the trail & pathway system
• Celebrating the arts
• Protecting our cultural heritage

WHAT IS IMPORTANT TO YOU? TELL US WHAT YOU THINK!
Environment & Sustainability

The OCP will provide policies related to the protection of the natural environment, including targets for reducing greenhouse gas emissions (GHG).

The City of White Rock helps protect & preserve the environment through a number of initiatives, bylaws & policies, including:

- Integrated Stormwater Management Plan
- Community Climate Action Plan
- Environment Strategic Plan

An important goal of the OCP will be to provide policies that further help preserve, protect & enhance White Rock’s natural environment. This includes protecting water resources, caring for fish & wildlife habitat, preserving trees & providing a range of open, natural & recreation areas & others.

All photos courtesy Tony Tomlin
Environment & Sustainability

Key Topics will include:

• Tree preservation & retention
• Shoreline protection
• Strategies to help reduce GHG at the community level
• Preparing for sea level rise

WHAT IS IMPORTANT TO YOU?
TELL US WHAT YOU THINK!
Transportation & Infrastructure

The OCP will provide policies related to the City’s transportation & infrastructure system.

The goal of the OCP’s transportation policies will be to provide a safe, efficient, multi-modal transportation network that meets the present & future needs of residents & visitors. Policies related to infrastructure will aim to provide community services for sanitary & storm sewer.

Some Facts About White Rock

• The City manages 82 km of sanitary sewer pipes, 101 km of storm sewer pipes, and 80 km of paved roads.
• The dominant mode of transportation to work by White Rock residents is the car (82.5%).

White Rock Mode of Transportation to Work
(% of employed population aged 15 & up)
Transportation & Infrastructure

Key Topics will include:

• Improving public transit services
• Opportunities for active transportation (biking, walking)
• Infrastructure upgrades & replacement
• Parking issues around the waterfront
• The future of the BNSF Railway

WHAT IS IMPORTANT TO YOU? TELL US WHAT YOU THINK!
Economic Development

The OCP will provide policies related to community economic development in White Rock.

The goal of the OCP’s economic development policies will be to maximize White Rock’s economic development potential, to strengthen the local economy, create more local jobs, achieve a more balanced tax base & generate more tourism activity.

Key Topics will include:

• Enhancing the vibrancy of the waterfront along Marine Drive
• Encouraging investment in local businesses along Johnston Road & Five Corners
• Introducing a broader range of activities & events that will appeal to residents & visitors year-round

All photos courtesy Tony Tomlin
Economic Development

WHAT IS IMPORTANT TO YOU? TELL US WHAT YOU THINK!
Tell Us Your Vision!

We want to hear from you!

1. **Share your thoughts & ideas** at the activity stations today.

2. **Complete the “Imagine White Rock 2045” questionnaire**, or take the online survey.
   
   Please leave your completed questionnaire here, or submit it to the City no later than May 31st.

3. **Visit the TALK WHITE ROCK webpage** to complete the online survey, post a question, and find out how to stay involved in the OCP update process: [www.talkwhiterock.ca](http://www.talkwhiterock.ca)

4. **Find out more online:** [www.whiterockcity.ca/imaginewhiterock](http://www.whiterockcity.ca/imaginewhiterock)