

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** September 12, 2016

**TO:** Mayor and Council

**FROM:** Kurt Alberts, Acting Director of Planning and Development Services

**SUBJECT:** Imagine 2045 - Official Community Plan Review Progress Report 4

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated September 12, 2016 from the Acting Director of Planning and Development Services, titled “Imagine 2045 – Official Community Plan Review Progress Report 4;” and
  2. Thank the Official Community Plan Working Group members for their assistance to planning staff as a sounding board in Phase 2 of the OCP review work including the Vision and Goal Statements and that members be encouraged to participate in the upcoming public engagement opportunities of the OCP review process.
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**EXECUTIVE SUMMARY**

This report provides Council with an update on the Official Community Plan Review process. The consulting firm of DIALOG Design has been engaged to assist planning staff in Phases 3 and 4 of the OCP Review over the next seven months.

In Phase 3 ‘Building the Plan’ the City’s Planning team and the consultants will produce a Background Report on existing conditions and trends and a Technical Report on policy directions. This phase will also include public engagement through outreach at community events, focus group and workshop sessions. Phase 4 ‘Presentation of the Plan and Adoption’ will develop a draft plan and include further public engagement. Based upon input received, the plan will be refined and finalized for consideration of adoption.

A first draft of the new OCP is anticipated in December 2016 with additional public engagement through to adoption of the plan at the end of March 2017.

The OCP Working Group met with staff eight times as a sounding board during Phase 2 of the Review process. For the next phases of work on the OCP, the Working Group members will be requested to participate in the upcoming public engagement opportunities and serve as facilitators for round table discussions at the community workshops.

### **PAST PRACTICE / POLICY / LEGISLATION**

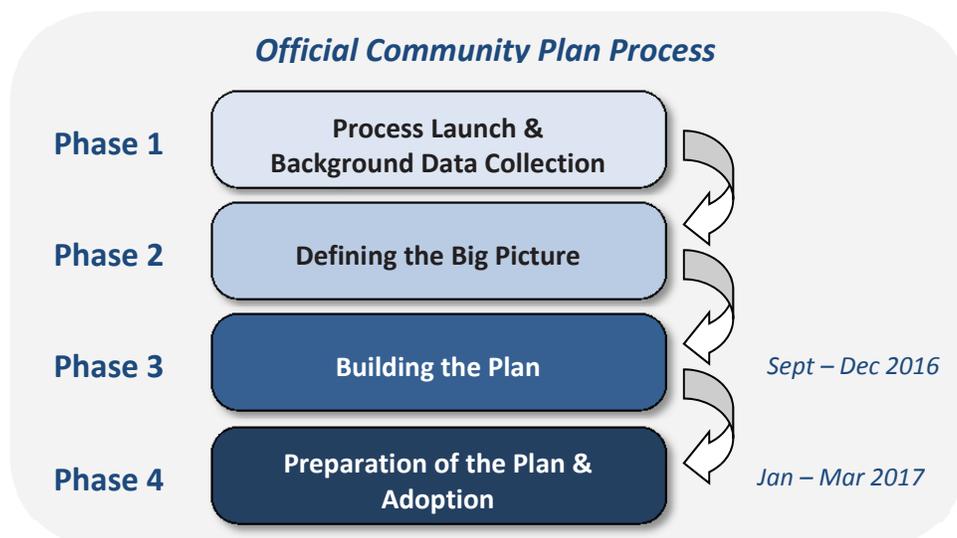
The current Official Community Plan (Bylaw 1837) was adopted in 2008. Since work commenced in 2015 on a comprehensive review of the OCP (Imagine 2045), the following progress reports have been presented to Council:

- **Progress Report 1** (June 15, 2015): This report outlined the Community Engagement Program for the OCP Review. An informal advisory body (sounding board) to staff was recommended in the form of the OCP Working Group.
- **Progress Report 2** (July 27, 2015): This report provided the results of the Community Visioning Survey. Staff’s selection of the OCP Working Group members (10 to date) was also provided to Council.
- **Progress Report 3** (November 23, 2015): This report summarized the community involvement and presented a Vision and 13 Goal Statements for Council’s endorsement as working statements. Clarification was provided on population projections. Also provided was the complete list of members (12) of the OCP Working Group together with a summary of meetings staff held with the Group.

### **ANALYSIS**

The original Work Plan outlined a process to undertake completion of a new OCP within 18 months commencing in April 2015 and completing in September 2016. The November 2015 progress report to Council extended the timeframe to December 2016.

During Phases 1 and 2 of the Work Plan, staff were assisted by the consulting firm of CitySpaces Consulting Ltd. Following a request for consulting proposals to undertake Phases 3 and 4, CitySpaces was initially awarded the contract for this work commencing in June/July. Due to the departure of a key member of the consulting team it was not possible to proceed as intended, necessitating a change in consulting firms. DIALOG Design is now undertaking Phases 3 and 4 of the OCP Work Plan. Unfortunately, as a result of staff vacancies in the Planning and Development Services, work has been delayed extending the timeframe for completion by an additional three months to March 2017. However, a first draft of the Plan is anticipated before the end of December 2016.



The next seven months of the OCP review will be dedicated to Phases 3 and 4. In Phase 3 ‘Building the Plan’ the City’s Planning team and the consultants will produce a Background Report on existing conditions and trends and a Technical Report on policy directions. This phase will also include public engagement through outreach at community events, stakeholder and focus group sessions. Phase 4 ‘Presentation of the Plan and Adoption’ will develop a draft plan and include further public engagement. Based upon input received, the plan will be refined and finalized for consideration of adoption.

In June 2015 Council endorsed the establishment of the OCP Working Group to act as a sounding board for planning staff. A summary of the meetings follows:

- **OCP Working Group Meeting #1 (September 1, 2015):** This meeting was dedicated to membership introductions, reviewing the Group’s roles and responsibilities in accordance with the terms of reference, gaining familiarity with the OCP review process and discussing the Phase 2 consultation events and activities.
- **OCP Working Group Meeting #2 (October 1, 2015):** This meeting was dedicated to reviewing the Neighbourhood Workshop event and feedback from it, soliciting comments from the Working Group and the Planning Team’s preliminary draft of the Vision and Goal statements, and providing input on the planned Vision & Goals Open House and Online Survey.
- **OCP Working Group Meeting #3 (November 10, 2015):** This meeting was dedicated to discussing the Vision & Goals Open House input received from the public and Online Survey results, soliciting feedback from the Working Group on the Planning Team’s revised drafts of the Vision and Goal statements, and discussing opportunities to improve public interest and communication in the OCP review process.
- **OCP Working Group Meeting #4 (January 14, 2016):** This meeting was dedicated to discussing Phase 3 (Building the Plan) relative to the goals which the Group would examine further (Quality of Life, Growth Management, Waterfront, Town Centre, Community Character, Land Use, Housing ) at subsequent meetings.
- **OCP Working Group Meeting #5 (March 10, 2016):** This meeting was focused on development trends and growth management including housing projections, current policies, the Regional Growth Management Strategy and the need for formulating design guidelines in the Town Centre and infill areas.
- **OCP Working Group Meeting #6 (April 14, 2016):** This meeting was dedicated to discussing the Town Centre and the Lower Town Centre in terms of past and current planning policies including the Town Centre Design Plan and the Johnston Road “Gateway” Streetscape Revitalization project.
- **OCP Working Group Meeting #7 (June 9, 2016):** This meeting was dedicated to reviewing the overall OCP work program and timeframes for Phases 3 and 4.
- **OCP Working Group Meeting #8 (July 13, 2016):** This meeting focused on growth management, community character and land use and discussing the need for further research required on existing population per neighbourhood area and capacity to accommodate growth under existing land use designations and infrastructure capacity.

One of the objectives of the OCP Working Group membership is the promotion of transparency and public participation. The next phases of the plan review work involve policy formulation. Rather than continuing to meet with staff during the next phases of the work, it would be more appropriate for the Working Group members to participate in the upcoming public focus group sessions. For example, members would be ideally suited to serve as facilitators for round table discussions.

**CONCLUSION**

The City of White Rock is in the process of a comprehensive review of the Official Community Plan that will result in a renewed vision for the community and a regulatory framework to guide the growth and evolution of the city.

The Vision and Goal Statements prepared with public engagement in Phases 1 and 2 will provide a community-supported foundation for policy development work in Phase 3 ‘Building the Plan’ and Phase 4 ‘Presentation of the Plan and Adoption’. The next steps will include additional public engagement which will benefit by the participation of the OCP Working Group.

Respectfully submitted,



Kurt Alberts MCIP RPP  
Acting Director of Planning and Development Services

**Comments from the Chief Administrative Officer:**

I concur with the recommendations of this report.



Dan Bottrill  
Chief Administrative Officer