Welcome

What’s happening today?

The City of White Rock is growing and changing! Through engagement with the community, the City of White Rock has developed a new Official Community Plan (OCP) to manage growth in a way that will help bring the community's vision and goals to life.

Today we want to hear your input on the draft Plan. What we hear from you will be used to finalize the draft Plan, before it is presented to City Council for adoption. Have your say!

What is an OCP?

A Policy Plan that will Shape White Rock’s Future

An OCP is a policy document that is used as a guiding framework for all departments and decision-making within the City. It is one of the most powerful tools a municipality has to manage growth and change in a way that helps a community meet its goals.

A Policy Plan that Affects Your Daily Life

How does this OCP impact you? By dictating how land is used and development is undertaken, OCPs influence our daily experiences. For example, they influence:

- our town centre and the neighbourhoods we live in, including the homes we build, places we shop, and parks we play in;
- how we move around, whether it’s walking or cycling, taking transit, driving, or moving goods to and from businesses;
- protection of our trees, natural features, ecosystems, and waterfront;
- our pocket books, including how much it costs us to pay for City services such as sewers and roads; and more.

A Policy Plan that Shapes Wide-Reaching Decisions

White Rock’s draft OCP provides direction on the following policy topics:

- Community Character
- Growth Management
- Land Use
- Town Centre
- Waterfront
- Housing
- Environmental Management
- Transportation + Mobility
- Economic Development
- Parks + Recreation
- Infrastructure
- Arts, Culture + Heritage
- Quality of Life
How did we get here?

The OCP planning process took place over four phases and was launched in April 2015. It brings together nearly two years of background research, analysis, planning and design, broad community engagement with stakeholders and residents, and iterative review with staff across departments and City Council.

The first two phases involved community engagement which culminated in a vision and set of goals that were adopted by Council in 2016.

The third phase involved further analysis of existing conditions and forecasts for long range population, residential, retail and service, and office development. Public engagement during Phase 3 built on the vision and goals set out in Phases 1 and 2, and focused on growth management and policy directions. Overall, we heard from approximately 1100 participants throughout this process!

We are now in Phase 4, reviewing the draft Plan.

Reviewing the Draft Plan

The display boards summarize policy highlights of the draft OCP. This is your chance to identify your level of support for different policy directions, and to offer other comments. Full copies of the draft Plan are also provided around the room and online for detailed review. www.whiterockcity.ca/imaginewhiterock

The input received will be used to refine the draft OCP.
Vision + Principles

Vision

The year is 2045...

Our City by the sea is a beautiful, distinctive, and engaged community of people from all walks of life who choose to live, work, and play in White Rock.

Our residents and visitors experience an extraordinary quality of life due to White Rock’s temperate climate, safe and healthy neighbourhoods, thriving urban Town Centre, accessible ocean waterfront and historic pier, rich cultural and natural heritage, and diverse open space and recreational amenities.

Our progress and commitment to sustainability builds community identity and pride, while ensuring White Rock meets the needs of current and future generations.

Guiding Principles

The OCP is strategically guided by six principles that articulate strategic elements and opportunities inherent in the vision. Together with the goals, they provide the foundation for more detailed policies.

Principle 1
Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography make them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.

Principle 2
Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.

Principle 3
Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, while also providing more housing choices for diverse households, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.

Principle 4
See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.

Principle 5
Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.

Principle 6
Live and Play in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.
13 goals provide the foundation for the policies in this OCP.
The goals are each supported by the guiding principles.

1. Community Character
The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.

2. Growth Management
The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.

3. Land Use
The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.

4. Town Centre
The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.

5. Waterfront
The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.

6. Housing
The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.

7. Environmental Management
The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.

8. Transportation + Mobility
The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.

9. Economic Development
The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.

10. Parks + Recreation
The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.

11. Infrastructure
The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.

12. Arts, Culture + Heritage
The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.

13. Quality of Life
The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.

Guiding Principles Key
- Connect to the Water
- See the Sea
- Enjoy the Town Centre
- Share the Streets
- Grow Up & Grow Old in the Same Neighbourhood
- Live & Play in Green Places
Community Character

The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.

Key Points about Community Character in White Rock Today

- White Rock is made up of distinct character areas. These include the Town Centre, Lower Town Centre, North Bluff Road, Waterfront Village, Urban Neighbourhoods, and Mature Neighbourhoods.
- The mixed-use hearts of the Town Centre and Lower Town Centre have strong character with their small-scale shops, amenities like street benches, and mature street trees.
- Views to the ocean are first experienced in the Lower Town Centre, which helps reinforce a strong sense of identity for White Rock as a seaside community.
- The Waterfront Village along Marine Drive, and the waterfront itself, are unique assets and help define White Rock as a seaside community.
- The character of North Bluff Road is diverse along this transit corridor, ranging from low-to-high density residential environments, to large format retail environments.
- The Urban Neighbourhoods – areas around the Town Centre and Lower Town Centre – offer views and mature trees in many areas.
- The Mature Neighbourhoods reflect the historic settling of White Rock with small single-detached lots.

Key Policy Directions

Objective: To retain and enhance the existing character of White Rock, including each of its character sub-areas, through development.

1. Character-Sensitive Growth
   - Focus most growth in high activity areas that are already characterized by medium-to-high intensities, primarily the Town Centre and secondarily in adjacent areas and the Lower Town Centre. Require transition areas to sensitively integrate the edges of the Town Centre with adjacent neighbourhoods, protecting their own established scale and character.

2. Commercial Areas
   - Focus commercial growth in areas that are already characterized by mixed-use and commercial environments, including in the Town Centre, Lower Town Centre, and Waterfront Village areas.

3. Retail Environments
   - Require that shops be small or medium scale, protecting the character-defining qualities of White Rock’s established retail environment.

4. Streetscape Design
   - Reinforce the existing pedestrian-oriented character of streets.

5. Building Design
   - Use materials, textures, and other architectural treatments that reinforce White Rock’s seaside village character.

Objective: To protect and reinforce views to the Waterfront, which helps establish White Rock’s character as a seaside community, from upland areas of the city.

6. Views and Development
   - Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street.

7. Views and Trees
   - Select area-appropriate tree species for street plantings to limit conflicts between the protection of views and the retention of trees.

8. View to the Water from Public Spaces
   - Prioritize views to the water from public places, such as active walking streets, parks, and plazas.
   - Reinforce views from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.

Guideline Examples

- Buildings transition toward adjacent developments and are compatible in terms of material and design.
- Buildings provide façade articulation to create visual rhythm and support a vibrant pedestrian experience.
- Set-backs provide space for enhancing the public realm and expanding the tree canopy and off-street parking is provided underground or enclosed within buildings.
- Buildings provide weather protection above the entry and use bold accent colours.
- Transparent sandblasted and projecting signs create visual interest at the pedestrian scale. Image: La Cita Villa.
- Public art is encouraged in the public and private realm.

Do you have comments to share?
Growth Management

Goal: The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.

Key Points about Growth in White Rock Today

- White Rock’s population has been growing at a moderate rate for decades, with most of the recent growth taking place in the Town Centre and adjacent areas.
- In the last decade, approximately 73% of new housing starts have been in the form of apartments.
- In the last 10 years, well over half of new retail and service development has taken place in the Town Centre, and approximately one third has taken place in the eastern commercial portion of Marine Drive.

Future Growth Management Plan

Key Policy Directions

Objective 1. City within a Region
- Reinforce compactness and completeness throughout White Rock, focusing future residential intensification and new commercial development in the regionally designated Town Centre, which includes areas served by frequent transit.

Objective 2. Focused Commercial Growth
- Focus new commercial growth in the Town Centre, Lower Town Centre, and Waterfront Village areas.

Objective 3. Focused Residential Growth
- Over the life of this Plan, focus approximately two-thirds of residential growth and the greatest residential intensities in the Town Centre. Additional growth can be accommodated in the Town Centre Transition and Lower Town Centre areas.

Objective 4. Gentle Infill
- Enable moderate residential growth in Mature Neighbourhoods, primarily in the form of secondary suites, duplexes, and triplexes.

Objective 5. Duplexes and Triplexes
- Encourage duplexes and triplexes to be spread out throughout the City rather than focused in specific areas. Ensure the design and scale is consistent with adjacent homes.

Objective 6. Neighbourhood-Serving Retail
- Enable limited commercial growth in the form of local-serving retail in Neighbourhood Commercial areas.

Do you have comments to share?
Land Use

Goal: The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.

Key Points about Land Use and Urban Form in White Rock Today

- White Rock has a mix of residential uses that characterize different areas of the city.
- Single-detached houses that constitute the “Mature Neighbourhood” areas comprise the large majority of land area in White Rock.
- Low-rise multi-unit buildings are the dominant form in the residential areas surrounding the Town Centre and Lower Town Centre, while a combination of low-rise, mid-rise, and high-rise residential buildings comprise the Town Centre.
- Almost 74% of White Rock’s commercial uses are situated in the Town Centre and Lower Town Centre. The West Beach Area accounts for 16%, the East Beach Area accounts for 8%, and the rest (2%) is in scattered locations.
- Likewise, 74% of office space is situated in the Town Centre and Lower Town Centre. The West Beach Area accounts for 21%, and the East Beach Area accounts for 4%.

Plan for Overall Future Urban Form

The land use policies in the following panels support an overall vision for future urban form in White Rock, as shown in the graphics below.

Future urban form and land use support and strengthen the existing pattern, with the greatest intensity of commercial and residential uses in the Town Centre and neighbouring areas. Similarly, the greatest heights are in the Town Centre, stepping down to neighbouring areas.
Land Use Plan (with additional land use policies on following 3 panels)

Do you have comments to share?
### Town Centre
The Town Centre is the centre for cultural, civic, economic, and public life in the City. It is characterized by a diverse mix of uses, and it is focus for the majority of future growth over the life of this Plan.

<table>
<thead>
<tr>
<th>Policies</th>
<th>Strongly Support</th>
<th>Support</th>
<th>Neutral</th>
<th>Support with Changes</th>
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<tbody>
<tr>
<td>Building Type and Height – Allow multi-storey mixed use buildings, primarily mid rises and high rises, to a maximum of 25 storeys.</td>
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<tr>
<td>Uses – Allow mixed use (commercial and residential), multi-unit residential, and civic uses.</td>
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<tr>
<td>Transitional Densities and Heights – Concentrate the highest densities and heights in the areas bound by North Bluff Road, Johnston Road, Russell Avenue, and George Street. Transition to lower heights to the south and west.</td>
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<tr>
<td>Retail Streets – Strengthen existing retail streets by requiring continuous street-fronting commercial uses on Johnston Road. Street-fronting commercial uses are encouraged on North Bluff Road and on Thrift and Russell Avenues adjacent to Johnston Road, and will be considered on George Street. Small scale commercial uses may be appropriate in other areas of the Town Centre.</td>
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<tr>
<td>Urban Design – Enhance the built and public realms through policies identified in Section 9* and guidelines in the Town Centre Development Permit Area in Part D.*</td>
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### Town Centre Transition
The Town Centre Transition area is residential in character, with densities and heights that support the Town Centre and provide transitions to neighbouring low to mid rise residential areas.

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<th>Policies</th>
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<tr>
<td>Building Type and Height – Allow multi-storey residential buildings with heights up to 18 storeys.</td>
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<tr>
<td>Uses – Allow multi-unit residential uses. Allow commercial uses on George Street and adjacent to the hospital.</td>
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<tr>
<td>Transitional Densities and Heights – Allow the highest heights and densities adjacent to the Town Centre along North Bluff Road. Transition to lower heights to the east, west, and south. Densities are also to transition down to the south and west.</td>
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<td>Urban Design – Enhance the built and public realms through guidelines included in the Multi-Family Development Permit Area in Part D.* Focus on the establishment of a greenway between the Town Centre and Centennial Park, as per Sections 13 and 15.*</td>
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### Lower Town Centre
The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

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<tr>
<th>Policies</th>
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<th>Support with Changes</th>
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<tr>
<td>Building Type and Height – Allow multi-storey mixed use buildings and residential buildings to a maximum of 8 storeys.</td>
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<tr>
<td>Uses – Allow mixed use (commercial and residential), multi-unit residential, and civic uses.</td>
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<tr>
<td>Transitional Densities and Heights – Allow the highest densities and heights at Johnston Road and Thrift Avenue. Transition to lower heights to the east, west, and south. Densities are also to transition down to the east, west, and south.</td>
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<tr>
<td>Retail Streets – Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.</td>
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<tr>
<td>Urban Design – Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.*</td>
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<tr>
<td>Edges – Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.</td>
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<tr>
<td>Views – Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D.*</td>
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* Allow up to 2.0 FAR. An additional 1.0 FAR may be considered to accommodate affordable or rental housing.

* Allow up to 2.5 FSR.

* Refer to the hard copies of the OCP that are available at this event.

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### Key Land Use Policy Directions

**Place a dot next to each policy, indicating your level of support.**

**Do you have comments to share?**
### Urban Neighbourhood

**Policies**

- **Building Height and Type** – Allow multi-storey residential buildings including low rises and townhouses. Heights must not exceed 4 storeys. On streets abutting Mature Neighbourhoods, a maximum of 3 storeys is encouraged.
- **Uses** – Allow multi-unit residential uses.
- **Urban Design** – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.*
- **Connectivity** – Maintain a fine-grained block structure in the Urban Neighbourhood area, and establish direct and continuous walking connections where they are currently interrupted, particularly those leading to and from the Town Centre and Lower Town Centre areas.

**Policy Directions**

- **Strongly Support**
- **Support**
- **Neutral**
- **Support with Changes**
- **Do not support**

**Key Land Use Policy Directions**

Place a dot next to each policy, indicating your level of support.

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### North Bluff East and West

**Policies**

- **Building Height and Type** – Allow townhouses, duplexes, triplexes, and single-detached houses. Heights must not exceed 3 storeys.
- **Uses** – Allow multi-unit and single-detached residential uses.
- **Urban Design** – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.*

**Policy Directions**

- **Strongly Support**
- **Support**
- **Neutral**
- **Support with Changes**
- **Do not support**

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### Mature Neighbourhood

**Policies**

- **Building Height and Type** – Allow single-detached houses, duplexes, and triplexes. Allow secondary suites in single-detached houses.
- **Uses** – Allow single-detached and semi-detached residential uses.
- **Urban Design** – Enhance the public and built realms, and maintain the existing residential character of the Mature Neighbourhood areas through gentle infill, as per the Mature Neighbourhood Infill Development Permit Area guidelines in Part D.*

**Policy Directions**

- **Strongly Support**
- **Support**
- **Neutral**
- **Support with Changes**
- **Do not support**

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### East Side Large Lot Infill

**Policies**

- **Building Height and Type** – Allow mixed use buildings, townhouses, low-rise apartments, and single-detached dwellings. Heights must not exceed 6 storeys for mixed use buildings and 3 storeys for apartments and townhouses.
- **Uses** – Allow townhouses, apartments, single-detached uses, and mixed-use buildings with a medical focus.
- **Distribution** – Allow small-lot single-detached houses south of Russell Avenue on Finlay Street; mixed use buildings with residential above medical uses on Finlay Street between Russell Avenue and North Bluff Road; ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road; and townhouses and low-rise apartments on North Bluff Road.
- **Urban Design** – Enhance the public and built realms as outlined in the East Side Large Lot Infill Development Permit Area guidelines in Part D.*

**Policy Directions**

- **Strongly Support**
- **Support**
- **Neutral**
- **Support with Changes**
- **Do not support**

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* Refer to the hard copies of the OCP that are available at this event.

---

**Do you have comments to share?**
Key Land Use Policy Directions

Place a dot next to each policy, indicating your level of support.

### Waterfront:
The Waterfront Village has a seaside village character, with small scale mixed use buildings, as well as small scale multi-unit residential buildings that can readily accommodate future commercial uses as demand grows.

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<tbody>
<tr>
<td>Building Height and Type – Allow mixed use and residential buildings with heights not exceeding 4 storeys.</td>
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<tr>
<td>Uses – Allow mixed use (commercial and residential), multi-unit residential uses, and single-detached uses.</td>
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<tr>
<td>Retail Areas – Strengthen existing retail areas by requiring street-facing commercial uses on Marine Drive between Oxford Street and Foster Street, and between Balsam Street and Maple Street. Allow street-facing commercial uses elsewhere on Marine Drive.</td>
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<td>Flexible Housing – Require the ground floor of new residential buildings outside of existing retail areas to be designed as flexible spaces for potential future use as retail or office space.</td>
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<td>Urban Design – Enhance the bulk and public realms through policies identified in Section 10* and guidelines in the Waterfront Development Permit Area in Part D.*</td>
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<td>Access – Strengthen access to the waterfront through strategies identified in Section 12.</td>
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### Neighbourhood Commercial:
Neighbourhood Commercial areas are small scale retail nodes within largely residential areas, providing amenities and locally-oriented commercial activity in established neighbourhoods.

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<tr>
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<tbody>
<tr>
<td>Building Height and Type – Allow 1-2 storey commercial buildings and multi-storey mixed use buildings. Heights must not exceed 2 storeys for commercial buildings. For mixed-use buildings, heights must not exceed 3 storeys, except on North Bluff Road where heights may be up to 5 storeys.</td>
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<td>Uses – Allow mixed use (residential and commercial) and commercial uses.</td>
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<tr>
<td>Urban Design – Enhance the bulk and public realms as outlined in the Neighbourhood Commercial Development Permit Area guidelines in Part D.*</td>
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### Institutional and Utility:
These uses are public or semi-public in character, providing needed services to the community.

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<tbody>
<tr>
<td>Building Height and Type – Determine the scale and height of buildings based on compatibility with surrounding development.</td>
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<td>Uses – Allow institutional and utility uses, and mixed use buildings (institutional, residential, and accessory commercial).</td>
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### Open Space and Recreation Areas:
Open spaces and recreation areas are diverse in character, scale, and programmatic qualities, providing recreational amenities and habitat protection throughout the city.

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<tbody>
<tr>
<td>Uses – Provide for recreation areas and protected areas.</td>
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### General

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<tbody>
<tr>
<td>Community Amenity Contribution – Require community amenity contributions in accordance with the City’s Density Bonus / Amenity Contribution Policy.</td>
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<td>Home-Based Businesses – Enable home-based businesses in neighbourhoods throughout the City.</td>
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<td>Child Care – Creatively encourage childcare uses in areas with higher concentrations of housing including in multi-family and mixed-use areas.</td>
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<tr>
<td>Vacant and Under-Utilized Lands – Encourage the redevelopment of vacant lands and parking lots, particularly those on retail streets.</td>
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* Refer to the hard copies of the OCP that are available at this event.

Do you have comments to share?
Town Centre

The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.

Key Points about the Town Centre in White Rock Today

- The Town Centre is currently the hub of commercial, economic, and civic life, and includes the greatest intensities of residential uses in White Rock. Buildings are diverse, ranging from single-story commercial uses to 25 storey mixed uses buildings.
- The Town Centre straddles Johnston Road, which is the “high street” of White Rock and provides the stage for much of the city’s public life. The continuous small-scale storefronts frame the public realm and create a vibrant village-like setting.
- Public spaces include green spaces like Bryant Park, and a civic plaza adjacent to the community centre.
- Johnston Road extends northward into South Surrey, providing a strong link between the two municipalities.

Key Policy Directions

Objective: To enable office uses that reinforce the Town Centre as the primary employment hub.

1. Office and Employment Hub

- Enhance the Town Centre as the primary employment hub and business centre by encouraging office development and other employment-generating uses.

Objective: To enable the establishment of civic and community uses, as well as other important destinations, reinforcing the Town Centre as a centre for cultural, civic, and public life in the city.

2. Civic and Cultural Heart

- Establish the Town Centre as the cultural and civic heart of White Rock by creating a public space at the corner of Johnston Road and Russell Avenue and in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street. Cluster civic, social, cultural, and retail uses around these spaces.

3. City Hall

- Explore the possibility of relocating City Hall to the Town Centre, establishing a new civic centre with other potential civic facilities.

4. Grocery Store

- Support the ongoing presence of a full service grocery store in the Town Centre.

5. High Street Character

- Strengthen the high street character of the Town Centre and deliver predictable, high quality development. Undertake public realm improvements with new sidewalks, street trees, landscaping, street furniture, and improved pedestrian crossings.

Objective: To strengthen the permeability of the Town Centre, and the integration of open spaces and connections for walking and cycling.

6. Connectivity

- Improve pedestrian connectivity throughout the Town Centre by breaking up blocks with pedestrian pathways. Establish a greenway connection that extends Russell Avenue westwards to Martin Street and then on to Centennial Park.

7. Open Spaces

- Enhance the network of parks and public open spaces by providing a northern extension of Bryant Park across Russell Avenue, and creating a new neighbourhood park and playground, establishing a civic plaza at Johnston Road and Russell Avenue; establishing a green buffer on North Bluff Road; and creating a gateway plaza or other open space at North Bluff Road and Johnston Road.

Objective: To efficiently and strategically utilize land and development to enhance the character and quality of the Town Centre.

8. Parking

- Consolidate surface parking areas into new developments and restrict future surface parking.

9. Town Centre Community Amenity Contribution

- Through redevelopment, contribute to the creation of appropriate public amenities that are consistent with the City’s Community Amenity Contribution Policy.

10. Density Transfer

- Allow the transfer of density from small lots to adjacent lots or lots located across City streets and laneways.

Objective: To advance sustainable urbanism in the Town Centre.

11. Sustainability

- Conserve water and energy and reduce greenhouse gas emissions.

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Do you have comments to share?
Waterfront

The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.

Key Points about the Waterfront in White Rock Today

- The Waterfront is a cherished community amenity and defining feature of White Rock, establishing it as a seaside community and regional destination, and connecting residents and visitors to the natural setting.
- The steep topography provides clear waterfront views from many areas of White Rock, but it also creates a physical barrier for many pedestrians, including those with mobility challenges.
- The promenade and sidewalks along Marine Drive – along with restaurants and other shops – provide key waterfront connections and exceptional pedestrian experiences.
- The seasonal nature of waterfront use has posed challenges for year-round local business viability. Some businesses have also expressed concern about lack of parking, while other stakeholders have expressed interest in reducing the dominant presence of surface parking along the waterfront.

Key Policy Directions

1. Getting to the Waterfront
   - Promote accessible movement of people to the Waterfront through: a people-moving system; beach access for persons with mobility impairments; enhanced north-south pathways and staircases, including rest areas; visual cues and wayfinding mechanisms; and sidewalk improvements.

2. Pedestrian Spaces
   - Strengthen and expand pedestrian spaces on Marine Drive and the waterfront by: protecting the pedestrian-scale and unique character of Marine Drive; and providing pavement markings and painted crosswalks that direct pedestrians through parking lots.

3. Parking
   - Identify strategies to reduce surface parking, including through the development of parking structures, in order to provide seasonal programming and more continuous pedestrian access at the waterfront without compromising business vitality.

4. Rail Line
   - Continue to explore opportunities to relocate the Burlington Northern Santa Fe rail line away from the waterfront.

5. Vehicle Access and Circulation
   - Improve vehicle access and circulation along the Waterfront, without compromising pedestrian movement.

6. Parking Management
   - Manage the parking supply and demand in the Waterfront area, with signage improvements and the provision of a new parking facility at Victoria Avenue and Vidal Street. Consider converting surface parking spaces into public spaces where parking can be provided elsewhere.

7. Form and Character
   - Continue to preserve the unique and historic form and character of buildings on Marine Drive.

8. Pier and Marine Activities
   - Promote the pier and promenade, and complimentary marine activities.

9. Public Realm
   - Develop design guidelines for public spaces to enhance the image of Marine Drive, including for street lighting and furniture, landscaping, sidewalks, rights-of-way signage, open spaces and transit amenities.

10. Tourism
    - Allow for temporary commercial activity south of Marine Drive as part of City-sanctioned special events and on-going leisure services.

Goal:

- The Waterfront is a cherished community amenity and defining feature of White Rock, establishing it as a seaside community and regional destination, and connecting residents and visitors to the natural setting.
- The steep topography provides clear waterfront views from many areas of White Rock, but it also creates a physical barrier for many pedestrians, including those with mobility challenges.
- The promenade and sidewalks along Marine Drive – along with restaurants and other shops – provide key waterfront connections and exceptional pedestrian experiences.
- The seasonal nature of waterfront use has posed challenges for year-round local business viability. Some businesses have also expressed concern about lack of parking, while other stakeholders have expressed interest in reducing the dominant presence of surface parking along the waterfront.

Guideline Examples

- Vibrant accent colours create a welcoming streetscape. Image: La Citta Vita.
- Residential setbacks are primarily garden space. Image: Derek P.
- Design of commercial frontages is scaled to pedestrians. Sufficient setbacks are provided for patios along Marine Drive. Patios incorporate planters, canopies, seating and other elements to create a welcoming streetscape. The step-back above the second floor provides greater solar exposure to the sidewalk. Rooftops are encouraged to incorporate seating areas for residents or patrons of businesses. Building into the bluff and providing tuck-under parking access off of the rear lane is encouraged where possible.

Do you have comments to share?
Housing

**Goal:** The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.

Key Points about Housing in White Rock Today

- White Rock currently has a mix of residential uses. While single-detached houses that constitute the Mature Neighbourhood area comprise the large majority of land area in White Rock, the greatest proportion of housing starts in the last decade have been apartments.
- A combination of low-rise, mid-rise, and high-rise residential buildings comprise the Town Centre. Low-rise multi-family buildings are the dominant form in the areas surrounding the Town Centre and Lower Town Centre, which provide much of White Rock’s affordable and rental housing stock.
- White Rock experiences housing affordability challenges along with the rest of the Lower Mainland, in which housing costs are well beyond a price-to-income ratio that justifies the price of housing. Regionally, 33.5% of households spend greater than 30% of their income on housing. In White Rock, this value is slightly lower at 31.4%.
- In White Rock, 68% of people own their homes, compared to 65.5% in Metro Vancouver. With a 0.1% vacancy rate for purpose-built rental apartment units, White Rock has one of the lowest vacancy rates within the Vancouver Census Metropolitan Area. A 3% vacancy rate is widely considered the minimum for a healthy market.

Key Policy Directions

**Objective** To expand housing choices for existing and future residents, and increase diversity of housing types for a variety of household sizes, incomes, tenures, needs, and preferences.

1. **Family-Friendly Housing**
   - Increase the attractiveness and affordability of housing in White Rock for families by: encouraging front door access to the street for ground floor units providing a minimum of 10% of units with three bedrooms, and a minimum of 35% with either two or three bedrooms in all rezoning applications for residential developments with more than 20 dwelling units, and establishing outdoor amenity space for multi-unit residential developments.

2. **Age-Friendly Housing for People with Disabilities**
   - Incorporate age-friendly measures that respond to the needs of older individuals and people with disabilities, including by providing a minimum percentage of units that must be accessible, and reducing parking requirements for homes that are secured by a housing agreement for occupancy by persons with disabilities.

3. **Housing Choices Everywhere**
   - While focusing residential densities in the Town Centre, ensure that housing choices are distributed throughout the city in all neighbourhoods. Allow duplexes and triplexes throughout Mature Neighbourhoods.

4. **Secondary Suites**
   - Explore opportunities to allow additional secondary suites to increase rental housing stock and improve housing affordability for homeowners, including two suites in single-detached houses, and one secondary suite in duplexes and triplexes where parking requirements are met. Review and update parking requirements for secondary suites.

**Objective** To support rental housing and a range of non-market housing options and needs along the housing spectrum.

5. **New Non-Market and Rental Housing**
   - Support new affordable and rental housing, especially in transit-accessible locations by:
     - Establishing an Affordable Housing Reserve Fund;
     - Leveraging financial contributions through development;
     - Reducing density in a limited number of strategic locations;
     - Considering making City-owned land available to non-profit organizations for use in affordable housing developments;
     - Supporting the addition of ancillary rental housing on institutional sites, such as places of worship;
     - Requiring a minimum one-to-one replacement of the existing rental dwelling units when an existing rental building is proposed for redevelopment, and
     - Reviewing parking requirements to determine the extent to which they can be relaxed for non-market and rental housing near transit.

6. **Existing Rental Housing**
   - Support existing rental housing by retaining existing low-rise rental building stock in the Urban Neighbourhood areas south of Thrift Avenue, and establishing a tenant relocation plan policy to support existing tenants affected by redevelopment of existing rental housing.

Housing Examples

Do you have comments to share?
Environmental Management

The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.

Overview

- White Rock's stunning beauty owes itself to its natural setting on the Semiahmoo peninsula.
- The city is part of the Georgia Basin and Puget Sound ecosystem, with residents of this region sharing an airshed, a flyway for migratory birds, habitat for fish, and issues relating to urban growth pressures. Further, Semiahmoo Bay has been designated as the Boundary Bay Wildlife Management Area (WMA), in order to conserve and manage wildlife habitat.
- White Rock has sensitive environmental features including floodplains, the foreshore, bluffs, and ravines. These ecological areas provide services and intrinsic value to humans, as well as habitat to other species.
- A mature tree canopy forms part of White Rock's ecological network and natural beauty.

Key Policy Directions

<table>
<thead>
<tr>
<th>Objective</th>
<th>Guideline Examples</th>
</tr>
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</table>
| 1. Aquatic Environment Protection and Riparian Buffers<br> Objectives<br>• Protect and enhance the aquatic environment of Semiahmoo Bay and riparian areas and buffers adjacent to watercourses (see map at right). | **Key Policy Directions**<br>**Environmental Management**

**Objective**
To protect the ecological integrity of watercourses and Semiahmoo Bay.

- **Guideline Examples**

  - Areas not covered by paving are landscaped. Trees and diverse native shrub layer with drought tolerant species are encouraged.
  - Roof leaders should discharge into the ground in certain areas in certain areas.
  - Landscapes should minimize impervious area. Image: Center for Neighbourhood Technology.

**Overview**

- White Rock’s stunning beauty owes itself to its natural setting on the Semiahmoo peninsula.
- The city is part of the Georgia Basin and Puget Sound ecosystem, with residents of this region sharing an airshed, a flyway for migratory birds, habitat for fish, and issues relating to urban growth pressures. Further, Semiahmoo Bay has been designated as the Boundary Bay Wildlife Management Area (WMA), in order to conserve and manage wildlife habitat.
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**Environmental Development Permit Areas**

<table>
<thead>
<tr>
<th>Environmental Development Permit Area</th>
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<tr>
<td>Ocean Floodplain - 3.90m Contour Level</td>
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**Do you have comments to share?**

Imagine 2045 Draft Official Community Plan
Have your say!
Transportation + Mobility (1)

**Goal:** The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.

**Overview**
- According to the last census collecting modal split data (2006), 25-35% of residents in parts of the Town Centre commuted to work by walking, cycling, or transit, which is a higher rate than in Delta, City of Coquitlam, and most areas within Surrey.
- Other areas in White Rock see between 10.1 and 25% of residents commuting by walking, cycling, or transit, which leaves room for improvement.
- Population densities and land use mixes are generally supportive of transit and active modes of transportation. The fine-grained street grid and mix of uses creates short travel distances between destinations, making White Rock highly connected and providing a strong foundation of walkability.
- Barriers to walkability in White Rock include steep topography (which is also an issue for cycling), discontinuous sidewalks, and lack of pedestrian amenities in some areas.

**Key Policy Directions**

1. **Connectivity**
   - Reduce travel distances by planning uses close together and creating more direct connections to destinations.

2. **Sidewalk Design**
   - Increase comfort and enjoyment of sidewalks and pedestrian pathways by improving the design of streets as they are replaced or upgraded.

3. **Pedestrian Crossings**
   - Improve the safety and accessibility of pedestrian crossings.

4. **Engaging and Comfortable Streets**
   - Design the public realm and buildings to create streets that are interesting, engaging, dynamic, comfortable, and inviting.

5. **Treatments for Hills**
   - Implement measures to mitigate some of the impact that hills and steep slopes have on pedestrians by providing places to rest, additional stair treatments, and railings along the side of buildings.

6. **Walkways and Stairs**
   - Improve connectivity to the Waterfront by enhancing walkways and stairways with public art, benches, lighting, community gardens, play areas, landscaping, and/or flower beds.

7. **Public Open Space**
   - Provide parklets, plazas, and other gathering spaces in areas of high pedestrian activity to provide inviting spaces for people to linger and gather.

8. **Public Seating**
   - Provide opportunities for rest, with seating at regular intervals on sidewalks and other pedestrian paths. Strategically locate seating in areas that are pleasant for people-watching or are adjacent to ravines, parks, and other green and natural areas.

9. **Wayfinding**
   - Maintain and expand wayfinding systems that help guide pedestrians to key activity areas and other destinations.

10. **Bicycle Network**
    - Enhance the bicycle network to improve connectivity and provide more cycling options throughout the city.

11. **Bicycle Facilities**
    - Enhance the comfort of bicycle facilities for all ages and abilities by implementing different approaches and degrees of separation from motor traffic according to context.

12. **Bicycle Parking**
    - Provide abundant, weather-protected, secure, and conveniently located bicycle parking in all new multi-family developments, and at key employment and visitor destinations. Provide short-term bicycle parking in commercial areas, the community and civic centre, at the waterfront, and in parks.

13. **End-of-Trip Facilities**
    - Encourage end-of-trip facilities including showers and clothing lockers in medium and major employment developments.
Transportation + Mobility (2)

**Goal:**
The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.

### Key Policy Directions

<table>
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<tr>
<th>Objective</th>
<th>Guideline Examples</th>
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<tr>
<td><strong>To utilize land use and design tools, and to work with transit service providers, to improve the frequency, comfort, and convenience of transit use.</strong></td>
<td><img src="image1" alt="Provide opportunities for rest with seating at regular intervals on sidewalks." /></td>
</tr>
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14. **Enhance Transit System**
   - Work with TransLink to make transit more attractive and convenient.

15. **Transit Stops**
   - Improve infrastructure around bus stops by ensuring there are sidewalks leading to the bus stop, crosswalks near bus stops, and accessible curb cuts.

16. **Transit Shelters**
   - Provide seating, lighting, and customer information at all bus stops along high frequency corridors, such as Johnston Road, Pacific Avenue, Columbia Avenue, eastern Marine Drive, Stayte Road, and North Bluff Road.

17. **Hillside Connector**
   - Continue exploring the feasibility of a fixed transit link or “people mover” between the Waterfront and Town Centre that does not involve a conventional bus, but may include a covered/enhanced escalator or funicular.

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<tr>
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<tr>
<td><strong>To enable the efficient delivery of goods to local businesses in White Rock.</strong></td>
<td><img src="image2" alt="Short-term bicycle parking adjacent to retail entrances makes shopping by bicycle more convenient." /></td>
</tr>
</tbody>
</table>

18. **Deliveries**
   - In areas where there is congestion with goods delivery such as the back lanes on Marine Drive, establish morning delivery times.

19. **Rail Line**
   - Continue to explore opportunities to relocate the Burlington Northern Santa Fe rail line away from the waterfront.

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<tr>
<td><strong>To enable the safe movement of vehicles, effectively manage parking, and encourage greener solutions for personal vehicle use.</strong></td>
<td><img src="image3" alt="Pedestrian pathways through developments create more route options mid block for residents." /></td>
</tr>
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20. **Network and Improvements**
   - Implement improvements to streets and intersections.

21. **Traffic Calming**
   - Implement traffic calming to reduce vehicle speeds and discourage short-cutting through residential streets and lanes.

22. **Wayfinding**
   - Direct visitors to destinations with wayfinding to reduce impacts of visitor traffic. Enhance highway signage exposure along Highway 99 to increase awareness of White Rock services, attractions, accommodation, and other amenities.

23. **Electric Vehicles**
   - Explore opportunities to install public charging stations in the Town Centre and along the Waterfront, and provide designated stalls for electric vehicles.

24. **Parking Supply**
   - Manage parking supply by reviewing parking standards for new developments to ensure oversupply does not occur; and, reviewing parking standards for Mature Neighbourhoods to determine an appropriate approach for secondary suites and other gentle forms of infill.
Economic Development

The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.

Key Points about the Economic Context in White Rock Today

- White Rock residents have higher average incomes than residents both regionally and provincially.
- Local residents also have higher educational attainment levels, compared with provincial averages for high school and college diplomas, and university degrees.
- At the time of the last census (2011) the unemployment rate was 7.0%, which is approximately the same as the regional average, with the top three industries being retail trade, health care and social assistance, and education.
- As retail is so fundamental to the economic prosperity of White Rock, attracting tourists and other visitors to sustain local businesses has long been a community priority.
- Over 12% of residents work from home, which is a rate significantly higher than elsewhere in the region (7.5%) and in BC (8%). At the same time, on average, residents still spend considerable time – approximately 27 minutes – commuting to work.
- White Rock has an older demographic – including more retirees – than elsewhere in the region, with over double the proportion of residents aged 65 years or older (30%), compared with Metro Vancouver (13%). In the past, one of the City’s goals has been to achieve a more balanced demographic profile by attracting more young families and workers.

Key Policy Directions

Objective: To coordinate efforts in support of tourism development in White Rock.

2. Tourism Economy
   - Work with stakeholders to enhance the value of the tourism economy.
   - Work with the Business Improvement Association in the improvement and promotion of retail and amenity areas, by focusing on the city as a “full day destination” and on the waterfront as a “year round destination”.

4. Year-Round Activities
   - Encourage year-round tourist-oriented and community activities such as outdoor markets and street festivals, particularly at the waterfront.
   - Leverage partnerships that will assist in business development.

5. Business-Friendliness
   - Encourage the involvement of the business community in the improvement and promotion of White Rock as a place to do business.

6. Mutual Benefits
   - Work with the City of Blaine to promote economic development opportunities of benefit to both communities.

7. P3 Opportunities
   - Be receptive to public-private partnership opportunities

8. Expanded Business Sector
   - Work with local businesses to explore ways to encourage an expanded business sector through initiatives such as branding, partnerships, incentives, and “buy local” campaigns.

9. Commercial Land
   - Foster a mix of employment opportunities by protecting the commercial land base from conversion to non-employment uses, and by allowing home occupations.

10. Retail Niche
   - Protect and further develop a specialized small-scale market niche that capitalizes on White Rock’s seaside location and village character.

11. Film Industry
   - Capitalize on Metro Vancouver’s identity as “North Hollywood” by marketing White Rock as a prime destination for the film industry.

Guideline Examples

- Townhouse Example
  - Ground floor flex-space in townhouses provides the opportunity for residential or home office uses.

- Waterfront Residential Building Example
  - Residential ground floor units along Marine Drive are designed to be easily adapted for commercial, office, or studio use.

Do you have comments to share?
Parks + Recreation

The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.

Key Points about Parks and Recreation in White Rock Today

- White Rock is home to approximately 31 hectares of park land. Centennial Park is the largest park at approximately 19 hectares, and is equipped with several indoor and outdoor sports facilities and a community garden.
- The Waterfront park is approximately 2.5 km long. Some Hill Walks, while not considered to be parks, provide park amenities like playgrounds.
- A number of civic facilities help meet the diverse recreational needs of the community.

Key Policy Directions

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<thead>
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<tr>
<td>1. Park and Open Space Distribution</td>
<td>To meet community open space needs, and improve parks, plazas, and look-out areas.</td>
</tr>
<tr>
<td>- Provide new park space in areas identified as being deficient and in areas projected for future population growth such as the Town Centre.</td>
<td>A fine-grained network of parks and open space is established throughout White Rock.</td>
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<tr>
<td>2. Park Acquisition</td>
<td>To establish a Town Square at Russell Avenue and Johnston Road, to strengthen a community focal point in the heart of the Town Centre.</td>
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<tr>
<td>- Acquire park space through dedication from development projects where it fits within the broader open space network.</td>
<td>A substantial portion of the study area has already been redeveloped in recent years or is slated for redevelopment (including approved projects such as Miramar Phase 2, Essence, Avra, etc.). Once these recently developed properties are excluded, likely future development sites account for as much as 71% of the likely future redevelopment in the Town Centre. The green colour indicates park space, greenways, greenbelts, and public open spaces. The diagram to the right illustrates the proposed Open Space Network in the Town Centre. The green colour indicates park space, greenways, greenbelts, and public open spaces. The diagram to the right illustrates the proposed Open Space Network in the Town Centre. The green colour indicates park space, greenways, greenbelts, and public open spaces. The diagram to the right illustrates the proposed Open Space Network in the Town Centre.</td>
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<tr>
<td>3. Town Centre</td>
<td>To protect the riparian, foreshore, and aquatic habitat and biodiversity in the operation of City parks and open spaces.</td>
</tr>
<tr>
<td>- Utilize the open space network, including park space, greenways, plazas, and sidewalks, to increase the pedestrian permeability of the Town Centre and to provide open space access for residents and visitors.</td>
<td>Residential developments provide a variety of amenity spaces.</td>
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<tr>
<td>4. Civic Plaza</td>
<td>To improve access to fresh, local food, and to provide community gardening in public spaces.</td>
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<tr>
<td>- Establish a Town Square at Russell Avenue and Johnston Road, to strengthen a community focal point in the heart of the Town Centre.</td>
<td>Public art is encouraged in pedestrian walkways to create a delightful walking experience and distinct sense of place. Image: La Città Vita.</td>
</tr>
<tr>
<td>5. Open Space Diversity</td>
<td>To establish a fine-grained network of parks and open space, plazas, and trails that link neighbourhoods to one another.</td>
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<tr>
<td>- Better utilize public open spaces, including through small improvements such as seating areas along sidewalks, on trails, in ravines, and in other open space areas.</td>
<td>Image: La Città Vita.</td>
</tr>
<tr>
<td>6. Co-Location</td>
<td>To promote active and passive recreation use, and retail and restaurant areas.</td>
</tr>
<tr>
<td>- Cluster parks and open space, where possible, with areas of active and passive recreation use, and retail and restaurant areas.</td>
<td>Image: La Città Vita.</td>
</tr>
<tr>
<td>7. Multi-Use Pathways</td>
<td>To establish multi-use greenways and expand the City’s tree canopy in streets.</td>
</tr>
<tr>
<td>- Connect neighbourhoods where possible through multi-use pathways and other trails that link neighborhoods to one another.</td>
<td>Residential developments provide a variety of amenity spaces.</td>
</tr>
<tr>
<td>8. East-West Green Spine</td>
<td>To improve pedestrian permeability through the creation of a network of open spaces, plazas, squares, sidewalks, etc.</td>
</tr>
<tr>
<td>- Prioritize an east-west greenway connecting the Town Centre to Centennial Park.</td>
<td>A 'green spine' is proposed along the length of Russell Avenue, extending westward towards Centennial Park and eastward across George Street.</td>
</tr>
<tr>
<td>9. Green Edge</td>
<td>A new Neighbourhood Park and Playground is proposed at the centre of the superblock bounded by North Bluff Road, Johnston Road, Russell Avenue, and between Foster and Martin Streets. Larger development sites will require property consolidations in many cases. Property consolidations will happen as market forces and private interests dictate.</td>
</tr>
<tr>
<td>- Encourage the establishment of an engaging green edge in the Lower Town Centre, along Johnston Road adjacent to White Rock Elementary, by incorporating seating and natural elements.</td>
<td>To improve pedestrian permeability through the creation of a network of open spaces, plazas, squares, sidewalks, etc.</td>
</tr>
<tr>
<td>10. Space for Trees</td>
<td>To protect the riparian, foreshore, and aquatic habitat and biodiversity in the operation of City parks and open spaces.</td>
</tr>
<tr>
<td>- Strategically manage new building setbacks in multi-family and mixed-use areas to create sufficient space for trees while maintaining an intimate, urban relationship with the street.</td>
<td>Public art is encouraged in pedestrian walkways to create a delightful walking experience and distinct sense of place. Image: La Città Vita.</td>
</tr>
<tr>
<td>Objective</td>
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<tr>
<td>11. Ecosystem Impacts</td>
<td>To improve access to fresh, local food, and to provide community gardening in public spaces.</td>
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<tr>
<td>- Plan, design, develop, and maintain parks and open space in a manner that minimizes impacts on local riparian, foreshore, and aquatic ecosystems.</td>
<td>Residential developments provide a variety of amenity spaces.</td>
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<td>12. Stewardship Education</td>
<td>To protect the riparian, foreshore, and aquatic habitat and biodiversity in the operation of City parks and open spaces.</td>
</tr>
<tr>
<td>- Consider an interpretative centre in the waterfront area that relate to the stewardship of local wildlife and ecology.</td>
<td>A 'green spine' is proposed along the length of Russell Avenue, extending westward towards Centennial Park and eastward across George Street.</td>
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<tr>
<td>13. Community Gardens</td>
<td>To protect the riparian, foreshore, and aquatic habitat and biodiversity in the operation of City parks and open spaces.</td>
</tr>
<tr>
<td>- Support the establishment community gardens and other forms of urban agriculture in public parks.</td>
<td>Residential developments provide a variety of amenity spaces.</td>
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</tbody>
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Infrastructure

The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.

Key Points about Infrastructure in White Rock Today

- The City of White Rock maintains roads and sidewalks, and manages the storm and sanitary sewer systems.
- The City provides water services to residents and businesses, which includes a network of 78 kilometers of water mains, three reservoirs, seven wells, and two pump stations. Plans are in place for two new water treatment facilities as part of overall water infrastructure upgrades to treat for arsenic and manganese.

Key Policy Directions

<table>
<thead>
<tr>
<th>Objective</th>
<th>Guideline Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Phased Improvements</td>
<td></td>
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</tbody>
</table>

- Undertake a logical, sequential, and phased program of water sanitary and storm sewer infrastructure improvement and replacement, balancing expenditures to system requirements to maintain current levels of service.

2. Drinking Water | 

- Ensure drinking water supply and distribution is managed to safeguard public health, protect the environment, and provide adequate supply for a growing population.

3. Solid Waste | 

- Support ongoing initiatives that will provide for the effective and responsible solid waste management of recyclables, compostables, and garbage through programs, services, policies, and guidelines.

4. Fish Habitat and Riparian Areas | 

- Plan new sanitary and storm sewer services in a manner that will prevent or minimize impacts to fish habitat.

5. Watershed Planning | 

- Take an integrated watershed planning approach for the management of surface water, stormwater, and ground water resources that promotes healthy aquatic ecosystems, resilience to climate change, and the maintenance of hydraulic systems.

6. Stormwater Management | 

- Take an integrated management approach that uses plants and natural processes to absorb and manage storm and rainwater.

- Install low impact biofiltration systems on select streets and public parking lots.

- Design stormwater features to form part of the broader open space and habitat network.

- Improve the quality of water flowing into Semiahmoo Bay.

7. Road Standards | 

- Establish road standards that identify widths for sidewalks and overall rights-of-way, and location of infrastructure services.

8. Undergrounding of Utilities | 

- Replace overhead utility cables with underground cables, thereby making them less susceptible to outages during storm events and creating more space in the public realm for pedestrians and sidewalk activity.

Do you have comments to share?
Arts, Culture + Heritage

Goal: The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.

Key Points about Heritage, Arts, and Culture in White Rock Today

• Semiahmoo First Nation, a Coast Salish sub-group, are the traditional occupants of the area and are still actively involved in preserving the history and cultural activities of the Salish people. Semiahmoo First Nation run the Spirit Stage Bandshell, where a variety of cultural events and performances occur.

• White Rock is home to an array of artists and creative sector workers, with approximately 530 people whose occupations are in the arts, culture, recreation, and sport sectors.

• In addition to city and community-run facilities that offer spaces for cultural programming and events, several privately run businesses serve the cultural and creative needs of the community, ranging from visual and performance arts to music and film.

Key Policy Directions

Objective To protect and reinforce White Rock's heritage.

1. Historic Streetscapes
   • Protect the unique historic character of the commercial streetscape on Marine Drive by ensuring strong compatibility of all new development.

2. Artifacts and Archival Collections
   • Work with the White Rock Museum and Archives to ensure the long-term preservation of its artifact and archival collections.

Objective To support and reinforce cultural inclusivity, cultural involvement, and the arts and artistic expression in White Rock.

3. Cultural Inclusiveness
   • Ensure cultural resources and activities are inclusive:
     • Respond to the cultural needs and aspirations of diverse populations through culturally relevant programs, services, and facilities; and
     • Encourage cultural expression – through events, public art, and other means – that reflect diverse populations and community needs and interests.

4. Partnerships
   • Explore opportunities to partner with the Semiahmoo First Nation and the City of Surrey.

5. Public Art and Artistic Expression
   • Giving preference to local artists, provide appropriate spaces for and encourage the installation of formal and informal public art and artistic expression in buildings, streets, parks, and other areas of the public realm:
     • Explore the feasibility of a multi-use recreation facility that includes a Public Art Gallery;
     • Include space for arts and cultural activities in future municipal recreation building projects where possible;
     • Strengthen connections between the Town Centre and the waterfront through artistic interventions, such as sculpture gardens and an arts wall; and
     • Incorporate artistic expression in new functional street furnishings.

6. Arts and Culture Infrastructure
   • Consider directing community amenity contributions for space for arts, culture, and heritage programs and activities through major private developments.

7. Creative Economy
   • Promote culture-led economic development by: considering tax incentives for building owners who rent to arts and culture businesses or organizations; and, working with Tourism White Rock to better establish White Rock as a cultural destination.

8. Johnston Road
   • Promote Johnston Road as an arts and culture corridor or district that could possibly expand into 152nd Street in Surrey.

9. Promenade
   • Support the development of a conceptual design for a permanent and designated space for an Artists Walk Program on the promenade, which could include colourful shelters for artists to display their work.

10. Programming and Events
    • Support diverse arts programs, artistic opportunities, cultural festivals, and other events that celebrate and contribute to White Rock’s cultural identity.

Do you have comments to share?

Public art in the public and private realm that reflects local landscape and heritage is encouraged.
Quality of Life

The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.

Key Points about Quality of Life in White Rock Today

- White Rock is home to many amenities and natural and cultural assets that contribute to a high quality of life for residents.
- The quality of life of residents is influenced by the provision of community services. Through its own services and partnerships, the City of White Rock supports vital police and fire services, schools, and emergency responders.
- Civic facilities in White Rock include the White Rock promenade and beach, the White Rock Library, Centennial Arena, Kent Street Activity Centre, White Rock Museum, City sports fields and parks, White Rock Community Centre, schools, the curling rink, and the Centre for Active Living.
- The food system in White Rock includes both production and sales, and there is local interest in boosting both of these.

Key Policy Directions

1. Community Services
   - Continue support and coordination with and between local community service providers, including Peace Arch Community Services, to optimize programs available to residents of White Rock.

2. Police and Fire Services
   - Continue support and coordinate with the White Rock Fire Department and White Rock RCMP and continue to provide a high level of police and fire services to citizens.

3. Schools
   - Work cooperatively with School District 36 to ensure school facilities meet the needs of White Rock residents, to coordinate parks and recreation programs, and to provide safe access to schools.

4. Emergency Response
   - Continue monitoring and updating the Emergency Response Plan as needed.

5. Community Events
   - Continue hosting and supporting initiatives and special events that foster civic identity and pride, including the Tour de White Rock bicycle road race and the Spirit of the Sea Festival.

6. Business Partnership
   - Partner with the business community in the improvement and promotion of the city as a place to visit and do business.

7. Civic Facilities
   - Provide and enhance recreation opportunities to meet the diverse needs of the community through programs delivered at civic facilities.

8. Parks and Other Civic Spaces
   - Work toward improving access to open space so that all residents live within a 5-minute walk of a park, green space, or other civic space.

9. Food Production
   - Support the establishment of urban agriculture in White Rock, including: non-commercial community and demonstration gardens; private allotment gardens; small-scale commercial urban food gardens and associated sales; and edible landscaping (e.g., fruit-bearing plants).
   - Consider supporting additional urban agricultural activities such as keeping chickens.

10. Food Processing
    - Support the establishment of community processing facilities such as community kitchens, as well as private sector processing facilities.

11. Food Sales
    - Continue support for the Farmers Market, and encourage additional grocery store space in the Town Centre.

12. Nutrient Recovery
    - Support the appropriate disposal, recovery and re-use of organic material.

Do you have comments to share?