



Corporate Report

NO: R117

COUNCIL DATE: June 23, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: June 23, 2008
FROM: General Manager, Planning and Development FILE: 0480-20 (White Rock)
SUBJECT: City of White Rock Official Community Plan Update

RECOMMENDATION

It is recommended that Council:

- Receive this report as information; and
- Authorize the City Clerk to forward a letter to the City of White Rock advising that the City of Surrey has no specific comments with respect to the updated White Rock Official Community Plan, but requests that the staff of the City of White Rock continue to work with Surrey staff on ensuring that the development and interface conditions along the common border between our municipalities is designed to be complementary.

INTENT

The purpose of this report is to provide Council with an update on the recent five-year update of the City of White Rock's Official Community Plan ("OCP"). The public hearing for the White Rock OCP update is on Monday, June 23, 2008, the same date as Surrey's next Council Meeting. Surrey did not receive notice of this Public Hearing until June 16, 2008, making it impossible to forward Council's comments to the White Rock Public Hearing.

BACKGROUND

In October of 2006 the City of White Rock began the process of updating its OCP. White Rock retained a consultant and appointed a 16-member citizen Task Force to act as a steering committee for the OCP update process. The City of Surrey was invited to sit on this Task Force, and was represented by the Manager, Long Range Planning and Policy Development. As well, a telephone survey of 300 White Rock residents was conducted.

This process, which included 11 Task force meetings and three series of public open houses over the past year and a half, has resulted in an update and refinement of the current OCP. The entire document and information on the OCP update process are contained on the City of White Rock website. The updated OCP has received initial bylaw readings and a public hearing has been set for Monday, June 23, 2008 at 7:30 p.m.

DISCUSSION

The process undertaken was to update and refine the current OCP and has not resulted in a major change to the current White Rock OCP. Much of the plan remains unchanged.

The 2006 population of White Rock was 18,755. The OCP anticipates that it will increase to 19,705 by 2011 and 23,505 by the year 2031.

The revised land use plan map is attached as Appendix I. Streets on the Surrey side have been added for the purpose of this report.

The major updates to the OCP include:

- **Adoption of a Community Vision**

This proposed new Vision states: "By enhancing its exceptional setting with careful planning, White Rock is a unique and liveable beachfront community that has become a leader in balancing its environmental, economic, social and cultural values for a healthy, liveable future. Residents have been very involved in ensuring that the city retains its heritage and character, as it becomes a more complex community of complementary areas. While the vibrant waterfront with its mixed uses remains White Rock's soul, the thriving town centre that borders Surrey is its heart, appreciated by residents and visitors for its range of shops, services and great public spaces. Residential neighbourhoods, some of which continue to redevelop, are safe and walkable. They contain a diversity of housing suitable for people of all ages, lifestyles and incomes; quiet, local roads; accessible parks and green spaces as well as a well-connected bike and pedestrian network. White Rock proves that exceptional natural and cultural resources can be successfully combined to provide the kind of recreational and tourism opportunities that contribute to a high quality of life anyone may enjoy."

- **A revised Town Centre Designation**

The revised Town Centre Designation, as shown on the land use map attached as Appendix I of this report, provides for high density, mixed use development up to 21 storeys, and a density of 3.0 to 3.8 Floor Area Ratio (the proposed Semiahmoo Town Centre Plan would provide for a gross floor area ratio of 2.5 FAR, and heights up to 20 storeys, with the potential for taller "signature" towers in key locations). It also requires developments in the Town Centre to contribute to the creation of park space within the Town Centre.

- **A new North Bluff Areas Designation**

This new designation applies to land south of North Bluff Road (16 Avenue) to the east and west of the Town Centre. This is across 16 Avenue from Surrey between approximately 148 Street and Martin Drive and between 152A Street and 156 Street. This designation provides for a transition between the Town Centre designation and the surrounding lower density residential area and provides for building heights of up to 12 storeys and a FAR of up to 2.2. This is generally compatible with the proposed densities in the Semiahmoo Town Centre Update, and with the strata and detention pond/park development on the north side of 16 Avenue between 148 Street and Martin Drive.

- **Johnston Road Study Area**

The OCP calls for further study of this main street area south of Thrift Avenue to attempt to achieve the revitalization of the area.

In addition, the OCP update contains revised policies for dealing with unopened road allowances, contains minor changes to the development permit guidelines, and updates population and employment figures, based on the 2006 Census. The OCP update also incorporates the recently completed Strategic Transportation Plan and the Leisure Services Master Plan, which were undertaken as separate projects.

CONCLUSION

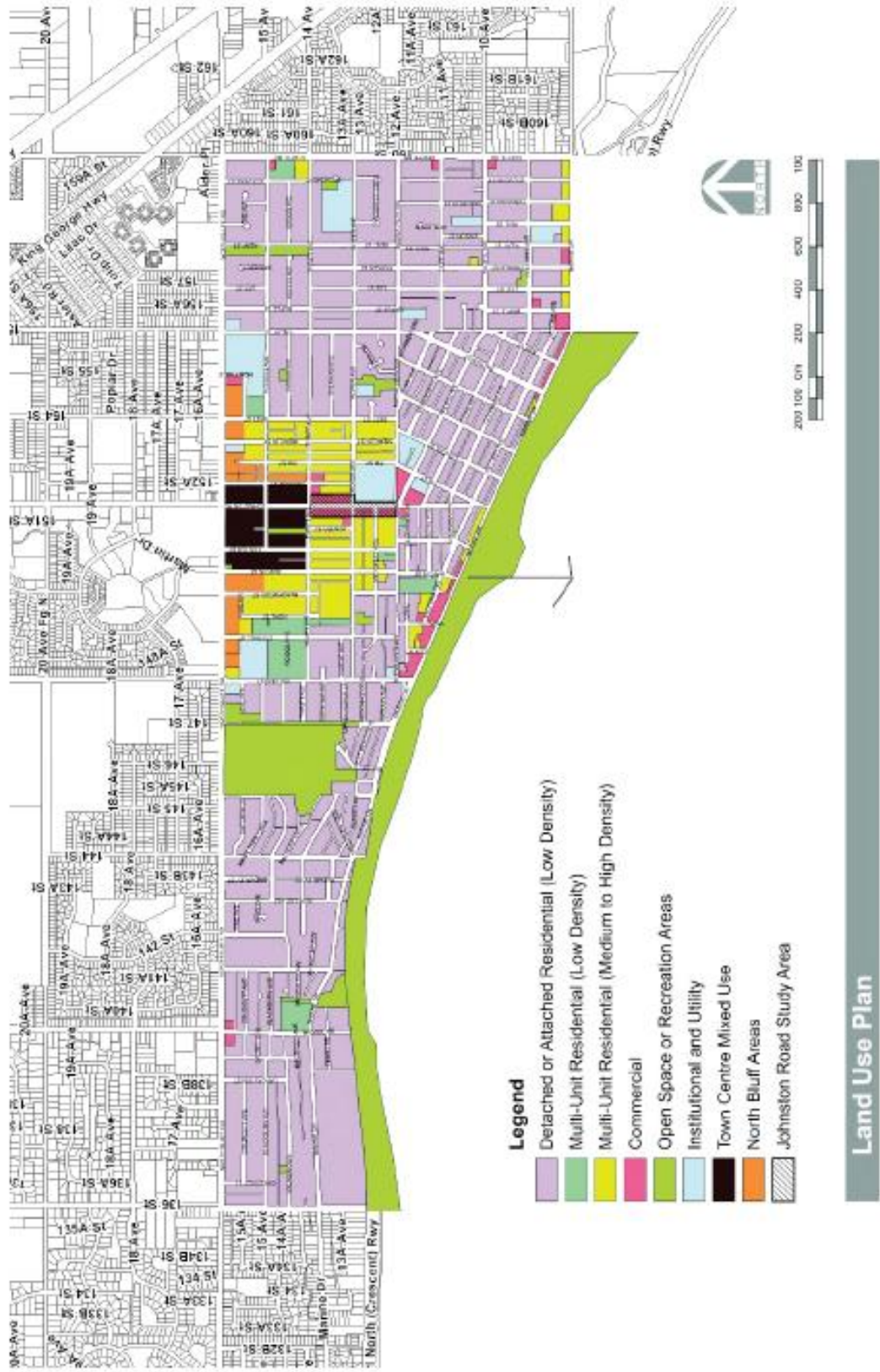
The White Rock OCP update retains much of the content of the current OCP, but contains a number of refinements, which are outlined in this report. The OCP provides for modest growth and the designations contained in the OCP are consistent and compatible with development and planning on the Surrey side of the common border with White Rock.

Jean Lamontagne
General Manager
Planning and Development

JMcL:saw

Attachments:

Appendix I City of White Rock's Proposed Land Use Plan



City of White Rock Proposed OCP