

Present:

Councillor Nagra, Chair
Councillor Patton, Vice-Chair
Nathan Hildebrand
Charan Sethi

Agency Representative:

Jay Chadha, Homebuilders Association
Vancouver (HAVAN)
Jeff Fisher, Urban Development Institute
(UDI)

Staff Present:

R. Gill, Acting General Manager, Planning and
Development
S. Low, Manager, Area Planning &
Development – South
S. Lau, Manager, Land Development
P. Klassen, Community Planning Manager
K. Lassonde, Associate Planner
L. Blake, Administrative Assistant

Regrets:

Councillor Guerra
Ted Dawson
Diana Dilworth, Homebuilders Association
Vancouver (HAVAN)

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by C. Sethi
Seconded by N. Hildebrand
That the Development Advisory Committee
meeting agenda of February 1, 2022, be adopted.
Carried

2. Adoption of the January 11, 2022, Meeting Minutes

It was Moved by C. Sethi
Seconded by N. Hildebrand
That the minutes of the Development
Advisory Committee meeting held January 11, 2022, be adopted.
Carried

B. DELEGATIONS

This section had no items to consider.

C. NEW BUSINESS

1. Semiahmoo Town Centre Plan

Patrick Klassen, Community Planning Manager, and Kristen Lassonde, Associate Planner, provided a presentation regarding the Semiahmoo Town Centre (STC) Plan and highlighted the following information:

- The STC Plan was endorsed by Council at the January 31, 2022, Regular Council – Public Hearing meeting. The Plan includes the vision, land use, urban design concept, parks and transportation networks and engineering servicing strategy, as well as a financing and implementation strategy.

- The planning principles are based on seven community values that were created with community input: improve connectivity, focus density to key locations, encourage a Medical District, provide a range of housing types, enhance local shops, services and businesses, create more community spaces and recognize established neighbourhoods. The Plan also includes three smart growth objectives: accommodate growth sustainability, foster inclusivity and encourage multi-modal travel.
- The Building Height Strategy was created in response to residents' requests for additional assurances regarding buildings heights and was derived through community engagement. The Building Height Strategy is site specific, with the highest structures permitted at the 152 Street and 16 Avenue intersection and transitioning down from that location to the more established low-rise context.
- The Parks and Open Space Strategy for the Plan includes four new parks, with two near parks in the north, one in south and one on the Semiahmoo Mall site, as well as the extension of the Semiahmoo Trail southwards into the town centre.
- The Transportation Strategy is centered on rapid bus service along 152 Street and will provide new local and collector roads for better connectivity, lanes and greenways for commercial servicing and parkade entrances in commercial areas and protected cycling infrastructure. The Plan also includes provisions for long-term plans for a higher level of rapid transit, as TransLink's Transport 2050 has designated 152 Street, 16 Avenue and 24 Avenue for future rapid transit. These road cross sections have been designed to accommodate future rapid transit.
- A pedestrian main street along 16A Avenue will connect the White Rock exchange area with the STC and can be used for commercial space, patios for restaurants and cafes and special events.
- The STC Plan outlines nine plazas and have been designated for important commercial corners and proximity to bus stations along 152 Street.
- The Medical District includes a mix of housing and development types.
- The Community Amenity Contribution (CAC) schedule includes an Arts and Culture CAC that will support an arts presentation centre and art studio, as outlined in the Parks, Recreation & Culture Strategic Plan. The STC Plan does not require area specific Development Cost Charges (DCC), as the majority of infrastructure is already in place. City-wide DCC will be applied to bring existing infrastructure up to current standards.

In response to questions from the Committee, Mr. Klassen, Ms. Lassonde and Ron Gill, Acting General Manager, Planning & Development, provided the following information:

- The Plan currently includes standard parking rates; however, the Transportation department has indicated that parking reductions may be considered once rapid transit is established in the area. The Plan is flexible and can accommodate future regulatory changes. If parking provisions change in the future, they can be immediately reflected through development applications.
- The bus lay over facility is currently in the conceptual phase and is a long-term requirement for rapid transit, envisioned to be delivered along with the comprehensive redevelopment of the Semiahmoo Mall site.
- Staff can report back at a future meeting to confirm if the STC Plan was built into the current DCC Bylaw review.
- The zero carbon incentive is not finalized, but the Plan does envision this incentive once its completed. A Zoning Bylaw amendment is needed to accommodate the zero carbon incentive, and it is anticipated that this will be completed in Spring 2022.
- The Plan currently supports rapid transit and sets out a long-term rapid transit vision; however, if a higher order of transit were to be implemented in the area, the Plan would likely be amended.
- The City of White Rock recently changed its Official Community Plan (OCP) to reduce building heights overall; however, it will still allow taller buildings in key locations. Staff also considered existing building heights when developing the Building Heights Strategy.
- The pedestrian street is a special street cross section that will act as a servicing road and provide access to Commercial Retail Unit frontages and act as a special linear plaza, which is specific to the Semiahmoo Town Centre Plan.

The Committee commended staff for their work on the STC Plan. It was noted that warranty providers may not provide warranties for a green roof, especially on wood frame buildings.

D. OUTSTANDING BUSINESS

This section had no items to consider.

E. ITEMS REFERRED BY COUNCIL

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. INFORMATION ITEMS

This section had no items to consider.

H. OTHER BUSINESS

1. Comments on the Market

- The market continues to perform well and there a huge appetite for City Centre specifically. Supply continues to be low.
- Surrey is a good example of trying to expedite housing as quickly as possible.
- The Semiahmoo Town Centre Plan is a great plan, provides gentle density and accommodates different types of housing. Gentle density could be considered in different areas of the city, such as Bolivar Heights.
- Developers continue to experience issues related to processing delays, as construction prices continue to escalate at a rapid pace. The supply chain also continues to be an issue.

2. Future Agenda Items

The Committee requested the following future agenda items:

- Single Family Home Inspections; and
- Update on South Campbell Heights Land Use Plan.

I. NEXT MEETING

The next meeting of the Development Advisory Committee is scheduled for March 1, 2022.

J. ADJOURNMENT

It was

meeting be adjourned.

Moved by C. Sethi
Seconded by N. Hildebrand
That the Development Advisory Committee

Carried

The meeting adjourned at 6:45 p.m.

Jennifer Ficocelli, City Clerk

Councillor Nagra, Chair