
White Rock Business Needs Assessment

**Draft Report for Discussion Purposes
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Prepared for:
The City of White Rock and the
White Rock Business Improvement Association

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1.0 Introduction

1.1 Background, Objectives, and Scope

The City of White Rock and the White Rock Business Improvement Association (BIA) are working on a commercial area visioning and planning process to:

1. Develop a vision for White Rock's town centre area that is creative but realistic.
2. Develop strategies and plans for attracting new development and attracting businesses to occupy existing space.
3. Revitalize the commercial areas through business recruitment, marketing/promotion, and other means to draw more customers to the area.
4. Make sure there is adequate parking to help keep the commercial areas viable.

As an input to this initiative, the City and the BIA retained Coriolis Consulting Corp. to provide a commercial market analysis for White Rock, provide a realistic assessment of the demand for additional commercial uses in White Rock, and evaluate the potential for improving White Rock's commercial areas.

One of the main reasons that the City and the BIA are undertaking this initiative is because they perceive that there has been increased vacancy, business loss, and reduced development interest in White Rock in recent years and they are concerned about the potential loss of tax revenue from commercial properties as a result of the continued shifting of the trade area retail centre to the north and east across the municipal boundary to South Surrey.

White Rock has a town centre and two waterfront commercial areas that contain most of the City's commercial space. Before the recent development of the large concentration of retail space in the nearby Semiahmoo and Grandview areas of Surrey, White Rock's town centre functioned as the main retail and business centre for all of South Surrey and White Rock, and the waterfront offered a charming and unique commercial area along the beach. Both of these areas drew trade in from the surrounding South Surrey community and benefitted from the long distance to competing retail areas in Langley, Cloverdale, Newton, and North Surrey/North Delta.

As the population of South Surrey grew, so did the demand for new retail space. At first, retail growth spread north from the White Rock town centre, with development occupying vacant lands that could accommodate new shopping centre and strip mall development. This new development, on the Surrey side of the municipal boundary, drew trade from White Rock but it at least helped to reinforce the whole White Rock/Semiahmoo node as the commercial core of the area. Over time, though, the trade area of South Surrey/White Rock grew large enough to attract the interest of large chains and big box stores which led to the development of the large regionally-oriented concentration of retail space in the Grandview area of Surrey. White Rock's town centre lost the ability to draw trade from the large surrounding trade area and took on a new role as more of a neighbourhood retail and office centre.

Competition among small destination-oriented character areas increased over time, with enhancements to Steveston, Lower Lonsdale, Port Moody, and others, so White Rock's beachfront commercial area has also lost market share.

The reduced inflow of trade from the larger area was not offset by population growth within White Rock. Consequently, there has been some decline in White Rock's commercial areas.

The City and the BIA are interested in understanding these recent trends, the current situation, prospects for the future, and ways that they can help influence and improve the prospects for White Rock's commercial areas.

1.2 Approach

Our approach includes the following main tasks:

1. We review the existing pattern of commercial development in the trade area and in White Rock and we profile the main commercial areas in White Rock.
2. We review population trends and projections for the trade area and in White Rock. Commercial floorspace growth is directly correlated to population growth, so understanding how much additional population growth is likely to occur in the trade area as a whole and in White Rock specifically is a key input to our forecast of the commercial growth prospects for White Rock.
3. We examine residential development trends and prospects for the trade area and White Rock.
4. We examine trends in the amount of retail and service floorspace growth in the trade area and in White Rock, key components of the retail and service market (e.g. grocery stores and large format retailers which are anchor tenants that help draw customers to retail areas), and we forecast the potential for retail and service floorspace growth in the trade area and White Rock over the next 20 years.
5. We examine trends in the amount of office floorspace growth in the trade area and in White Rock and forecast the potential for office floorspace growth in the trade area and White Rock over the next 20 years.
6. We examine the existing situation and likely prospects for the overnight accommodation market in the trade area and in White Rock.
7. We inventory the businesses in White Rock and examine whether there are any key gaps in the roster.
8. To determine whether our forecasts of retail/service and office floorspace growth can likely be accommodated or not, we examine the financial viability of hypothetical redevelopment projects in the different commercial areas in White Rock.
9. We look at other factors businesses might consider in choosing a location in the trade area. This includes working with BWW Consulting (traffic engineers) to look at the parking situation in White Rock to identify any concerns about the existing parking situation and likely future parking situation.
10. Based on all of our work, we identify the main opportunities and concerns for the future of each of the commercial areas in White Rock and we outline strategies that could improve the prospects.

This report presents our analysis and findings.

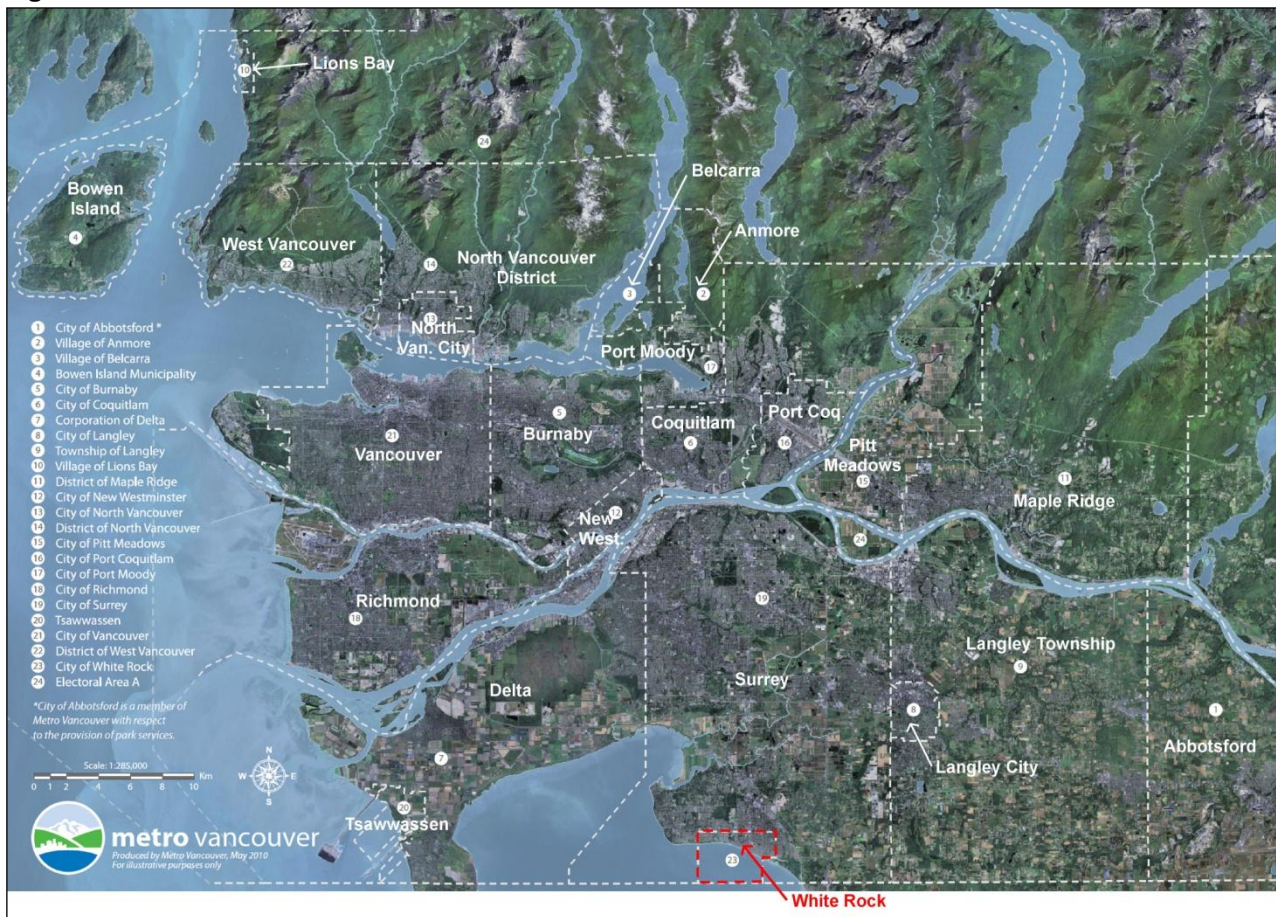
2.0 Trade Area Description

2.1 Location in a Regional Context

The City of White Rock is one of the municipalities in Metro Vancouver. It is located in the southeast part of the region, along Semiahmoo Bay, and is surrounded on three sides by the City of Surrey. Figure 1 shows the location of White Rock in the region.

White Rock and South Surrey function as a single large sub-regional commercial trade area that is distinct from, and distant from, the major commercial centres in North Surrey and Langley. The White Rock/South Surrey trade area is generally bounded by agricultural land on the north and east, Boundary Bay on the west, and the US border on the south. Figure 2 shows the general location of the White Rock/South Surrey trade area in relation to the surrounding municipalities (Surrey, Langley, Delta).

Figure 1: Location of White Rock in Metro Vancouver



Source: Base map from Metro Vancouver (www.metrovancouver.org); labels added by Coriolis Consulting.

Figure 2: Location of the White Rock/South Surrey Trade Area in its Local Context



Source: Base map from Colliers International (www.colliers.com); labels/key added by Coriolis Consulting.

2.2 Existing Pattern of Commercial Development in the Trade Area

Existing retail space serving the trade area is located in a mix of regional shopping centres, community shopping centres, small strip commercial developments, and stand-alone commercial storefronts.

Figure 3 identifies the main commercial areas in the trade area using the Official Community Plan future land use maps for Surrey and White Rock as a base image.

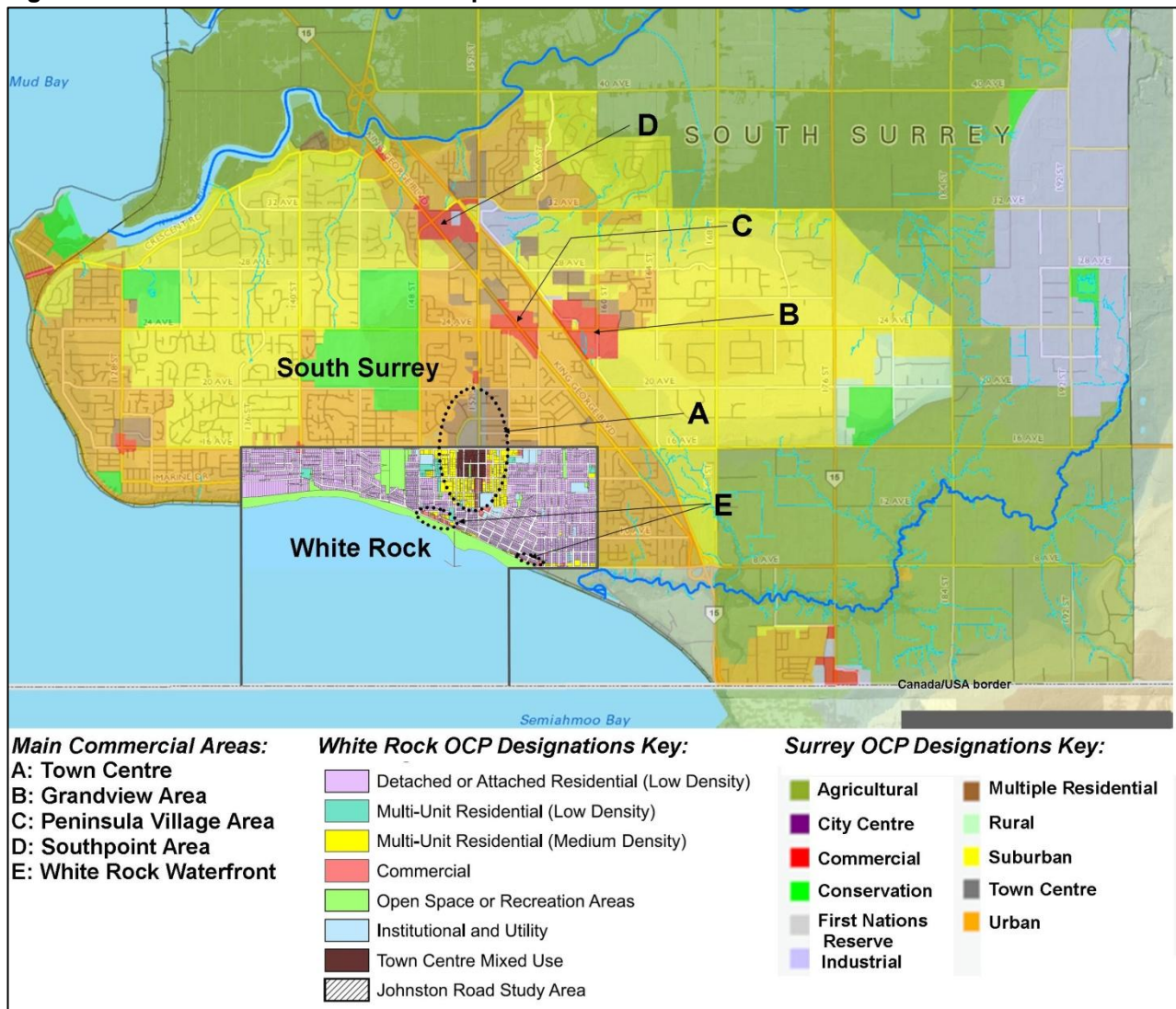
In the trade area, commercial space is found in these main locations:

- There is a major regional concentration of large format retailers in the Grandview area of South Surrey which was recently developed and is continuing to grow. This large concentration of commercial space includes two major open-air malls: Grandview Corners Shopping District and The Shops at Morgan Crossing. This is the predominant shopping district in the trade area.
- There is a mixed use town centre area along Johnston Road (which becomes 152nd Street in Surrey) that straddles the municipal boundary between White Rock and South Surrey. It is one large continuous shopping area from a retail perspective, but part of the precinct is in White Rock and part of the precinct is in South Surrey. The part that is in White Rock is the area that White Rock considers its Town Centre, which includes the Central Plaza Shopping Mall and Hillcrest Mall.
- There are two other regional concentrations of large format retailers in the trade area: Peninsula Village Mall and its surrounding commercial area and South Point Exchange and its surrounding

commercial area. These are located along King George Highway in South Surrey, contain significant concentrations of large format retailers, and are continuing to grow.

- There are two waterfront commercial areas in White Rock along Marine Drive. These are specialty retail/restaurant precincts near the beach that attract visitors from within White Rock, South Surrey, and other parts of the region.
- There is some scattered commercial development in South Surrey, both west and east of Highway 99. For example, there are some smaller commercial developments along 16th Avenue (including Orchard Park Shopping Centre at 128th Street), at Crescent Beach, and near the Canada-USA border.
- There is also some scattered commercial development in White Rock. For example, there are some commercial uses on Stayte Road at Russell Avenue (e.g. gas station, food store).

Figure 3: Pattern of Commercial Development in the Trade Area



Source: Base map compiled by Coriolis Consulting using the future land use maps in the City of Surrey's Official Community Plan and the City of White Rock's Official Community Plan. Note that the municipalities use different shading to indicate different land uses (refer to the OCP Designations key for each municipality).

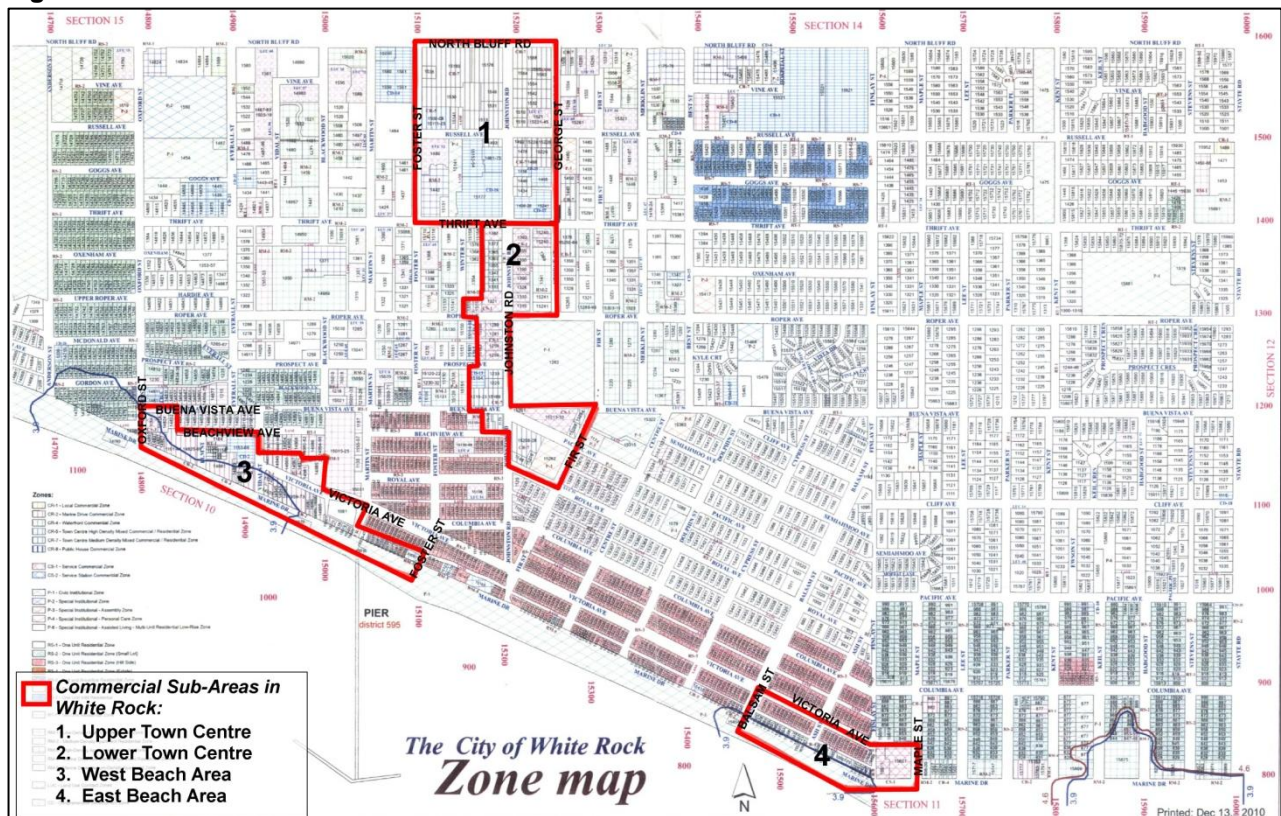
3.0 Commercial Sub-Areas in White Rock

3.1 Location of Commercial Sub-Areas in White Rock

As shown in Figure 4, the City and the BIA identified four commercial sub-areas in White Rock for this analysis:

1. *The Upper Town Centre*, which is the portion of the Johnston Road/152nd Street retail corridor on the White Rock side of the municipal boundary. White Rock's Upper Town Centre area is bounded by North Bluff Road, Georges Street, Thrift Avenue, and Foster Street. It contains the Central Plaza Shopping Mall and Hillcrest Mall.
2. *The Lower Town Centre*, which is the portion of the Johnston Road/152nd Street retail corridor that is south of the Upper Town Centre (i.e. south of Thrift Avenue) and follows Johnston Road south to Fir Street.
3. *The West Beach Area*, which is the western commercial area along White Rock's waterfront that is bounded by Oxford Street on the west and Foster Street on the east. Its northern edge is irregular, following parts of Buena Vista Avenue, Beachview Avenue, and Victoria Avenue.
4. *The East Beach Area*, which is the eastern commercial area along White Rock's waterfront that is bounded by Balsam Street on the west, Maple Street on the east, and Victoria Avenue on the north.

Figure 4: Commercial Sub-Areas in White Rock



Source: Base map from City of White Rock; labels/key added by Coriolis Consulting.

3.2 Profile of the Upper Town Centre and Lower Town Centre

3.2.1 Retail Form and Character

White Rock's Town Centre is the southern part of the large, contiguous Johnston Road/152nd Street retail corridor that extends from White Rock into South Surrey. For planning purposes, the City divides its Town Centre into two areas: the Upper Town Centre and the Lower Town Centre. These areas are the focus of White Rock's office, retail, and service space.

The majority of the existing commercial space in the Upper Town Centre is found in single storey strip shopping malls or 1 to 2 storey commercial buildings, with some 3 storey projects. Most of the commercial space in the Upper Town Centre was built before 1990, mainly in the 1970s and 1980s. The retail space in the Upper Town Centre is mainly oriented towards Johnston Road, although a significant number of retail and service units also front on North Bluff Road or Russell Avenue. The newest retail space in the Upper Town Centre is contained in Miramar Village, a mixed use high-rise residential and retail/service project built in 2009. Retail space at Miramar Village fronts on both Johnston Road and in inner plaza between two of the project's high-rise towers.

The majority of the existing commercial space in the Lower Town Centre is found in small 1 or 2 storey commercial buildings fronting on Johnston Road or Pacific Avenue. Small pockets of retail and service space also extend off Johnston Road onto Buena Vista Avenue, Prospect Avenue, Roper Avenue, and Thrift Avenue. Most of the commercial space in the Lower Town Centre was built in the 1960s to 1980s but generally appears to be well maintained. There are also several low-rise, mixed-use buildings in the Lower Town Centre that were built in the 1990s and are concentrated on Pacific Avenue and on the southern part of Johnston Road. White Rock Elementary School on the east side of Johnston Road between Roper Avenue and Buena Vista Avenue interrupts the retail continuity on Johnston Road in this area.

Even though the existing commercial development in the Upper Town Centre and the Lower Town Centre has a relatively low density, the areas have an urban aesthetic and an attractive pedestrian streetscape that enhance the retail character of this shopping precinct.

3.2.2 Zoning and OCP Designations

While the Upper Town Centre and the Lower Town Centre are similar from a retail perspective, the City distinguishes between these two areas from a planning perspective and there are some differences between the areas in terms of zoning and land use designations.

Figure 5 shows the zoning districts that apply to properties in the Upper Town Centre and the Lower Town Centre. Some of the properties in the Upper Town Centre have higher density zoning than in the Lower Town Centre.

Figure 5: Existing Zoning in the Upper Town Centre and Lower Town Centre

	Existing Zoning
Upper Town Centre	CR-5 (Town Centre High Density Mixed Commercial/Residential) CR-7 (Town Centre Medium Density Mixed Commercial/Residential) RM-3 (High Density Apartment) Land Use Contracts Comprehensive Development Districts
Lower Town Centre	CR-7 (Town Centre Medium Density Mixed Commercial/Residential) CS-1 (Service Commercial) RM-2 (Medium Density Apartment)

Source: Zoning map from City of White Rock dated 13 December 2010.

The Official Community Plan designates the entire¹ Upper Town Centre area as “Town Centre Mixed Use”, which is intended for “high density, mixed use (primarily residential and commercial) development specific to the Town Centre. Heights up to the lesser of 12 stories or 41.14 m (135 ft) and an FAR of up to a maximum of 2.75 are anticipated in this area. Council may consider the possibility of density and/or height averaging for multi-lot developments.”² It is interesting to note that in March 2010, White Rock amended its OCP to decrease the maximum allowable height and density in the Town Centre. Prior to March 2010, the Town Centre Mixed Use designation permitted a maximum height of 21 storeys and a maximum density of FAR of 3.8. White Rock also has Town Centre Design Guidelines that aim to guide the form and character of development in this area.

Properties in the Lower Town Centre are designated Commercial or Multi-unit Residential (Medium Density), with the majority of the Commercially-designated lands also being part of a special “Johnston Road Study Area” designation. The Commercial designation is intended for “commercial activity (from neighbourhood commercial to larger scale commercial), tourism, and employment.”³ The Multi-Unit Residential (Medium Density) designation includes “multi-unit strata-titled buildings, typically three to four storeys in height” and is intended for ground-oriented housing with typical densities of 50 units per acre.⁴ For the Johnston Road Study Area designation, the OCP notes that “the existing designation, currently commercial, requires the completion of a special study to be undertaken as part of a neighbourhood planning process that involves consultation with the community. The study should examine boundary issues, uses, heights [up to 10.7 m (35 ft)], densities, appropriate transitions and interfaces with adjacent development, development permit guidelines, etc. with a view to achieving revitalization of the Johnston Road area. The study will form part of this plan and be recognized as such. The underlying commercial designation will apply to this area until such time as the study is complete.”⁵ We understand that the Johnston Road Study has not yet been undertaken.

¹ Except one property in the Upper Town Centre that is designated as “Open Space or Recreation Areas”.

² City of White Rock, “Official Community Plan, 2008, No. 1837”, page 16 (amended to February 2011).

³ City of White Rock, “Official Community Plan, 2008, No. 1837”, page 16 (amended to February 2011).

⁴ City of White Rock, “Official Community Plan, 2008, No. 1837”, page 16 and 26 (amended to February 2011).

⁵ City of White Rock, “Official Community Plan, 2008, No. 1837”, page 16 (amended to February 2011).

3.2.3 Lease Rates and Vacancy

Figure 6 shows the typical range for lease rates and operating costs for retail/service and office space in the Upper Town Centre and Lower Town Centre. Key points from the data are as follows:

- In the Upper Town Centre, net lease rates for retail/service space range widely from about \$12 to \$30 per square foot, mainly due to the size and quality of available space in this area. The low end of the range is for larger floorplate, low exposure space in older buildings and the high end of the range is for smaller floorplate, high exposure space in newer buildings. Net lease rates in the Lower Town Centre cluster between \$18 to \$25 per square foot.
- In the Upper Town Centre, net lease rates for office space range from about \$16 to \$22 per square foot. No data was available about office lease rates for the Lower Town Centre as there is no vacant office space in the Lower Town Centre.
- Operating costs appear to be in the range of about \$9 to \$12 per square foot for commercial space in the Town Centre areas.

Figure 6: Existing Lease Rates and Operating Costs in the Upper and Lower Town Centre Areas

	Retail and Service		Office	
	Triple Net Lease Rates (\$/sq.ft.)	Operating Costs (\$/sq.ft.)	Triple Net Lease Rates (\$/sq.ft.)	Operating Costs (\$/sq.ft.)
Upper Town Centre	\$12 to \$30 (but cluster between \$16 and \$23)	\$9 to \$12	\$16 to \$22	\$9 to \$12
Lower Town Centre	\$18 to \$25	\$9 to \$12	n/a	n/a

Source: Based on fieldwork and market analysis completed by Coriolis Consulting in February/March 2011.

Figure 7a shows the amount and location of vacant retail space in the Town Centre areas and Figure 7b shows the amount and location of vacant office space in the Town Centre areas. The vacancy data suggests the following key points:

- Vacancy in the Town Centre area is concentrated in the Upper Town Centre.
- In the Upper Town Centre, there was about 45,600 square feet of vacant retail space and about 12,000 square feet of vacant office space as of February 2011. This represents a retail vacancy rate of about 14% and an office vacancy rate of about 13% in the Upper Town Centre. If we exclude vacant space on properties that are in the approvals process to allow redevelopment (i.e. properties that may not be offering typical lease terms or may not be actively pursuing tenants), the retail vacancy rate in the Upper Town Centre falls from 14% to 9%. Most of the vacant space is not on Johnston Road, the main retail corridor.
- In the Lower Town Centre, there was about 2,600 square feet of vacant retail space (i.e. a retail vacancy rate of about 2%) and no vacant office space as of February 2011.

Figure 7a: Existing Retail Vacancy in the Upper and Lower Town Centre

Location	Type	Address	Amount of Vacant Space (sq.ft.)	Notes
Upper Town Centre	Retail	15180 North Bluff Road strip mall	16,508 sq.ft.	This is a vacant unit that was previously occupied by Shoppers DrugMart before it relocated to Semiahmoo Mall in South Surrey.
	Retail	Hillcrest Mall	9,479 sq.ft.	This includes one large vacant unit (over 7000 sq.ft. and some smaller vacant units. Note that this property is slated for redevelopment (Phase 2 of the Miramar Village Project).
	Retail	Miramar Village	11,208 sq.ft.	This includes two vacant units: a 4,572 sq.ft. unit fronting Johnston Road and a 6,636 sq.ft. unit fronting an interior plaza.
	Retail	George Street	1,450 sq.ft.	This is one vacant unit.
	Retail	1513 Johnston Road	7,000 sq.ft.	Note that this property is for sale as a redevelopment site and the vacant space is not being actively marketed.
Lower Town Centre	Retail	At 5 Corners	1,295 sq.ft.	This is one vacant unit.
	Retail	7-15223 Pacific Ave	1,295 sq.ft.	This is ground floor space that fronts Pacific Avenue at the end of the retail area (across from Star of the Sea Social Centre).
Total Vacant Retail:			48,235 sq.ft.	

Figure 7b: Existing Office Vacancy in the Upper and Lower Town Centre

Location	Type	Address	Amount of Vacant Space (sq.ft.)	Notes
Upper Town Centre	Office	Miramar Village	7,592 sq.ft.	Vacant second floor office space.
	Office	1480 Foster Street	2,182 sq.ft.	Vacant office space at White Rock Square
	Office	15261 Russell Ave	2,200 sq.ft.	This was vacant space in the Russell Professional building which has since been leased.
Total Vacant Office			11,974 sq.ft.	

Source: Based on fieldwork and market analysis completed by Coriolis Consulting in February/March 2011.

3.2.4 Vacant Land

There is only one vacant commercial property in the Town Centre areas that is not already the subject of a development application or currently under construction with a new project: the surface parking lot at the corner of Johnston Road and Russell Avenue in the Upper Town Centre. This site is shallow and does not have lane access, which will affect its redevelopment potential.

Because there is very little vacant commercial land, the only new capacity for accommodating commercial growth is via the redevelopment of existing, older, low density buildings.

3.3 Profile of the West Beach and East Beach Areas

3.3.1 Retail Form and Character

White Rock's waterfront commercial areas are specialty retail/restaurant precincts near the beach that attract visitors from within White Rock, South Surrey, and other parts of the region. They are unique in the White Rock/South Surrey trade area in that South Surrey does not have any similar character areas.

These areas are similar from a retail perspective but are geographically separate, so the City treats them as two separate areas from a planning perspective: the West Beach Area and the East Beach Area.

The West Beach area is geographically larger, has the pier, and is closer to the white rock that the City is named for than the East Beach area.

Most of the commercial space in the West Beach Area is located in small, low-rise, mixed use buildings or single storey retail buildings that were built between the 1940s and 1990s.

Most of the commercial space in the East Beach Area is also located in small, low-rise, mixed use buildings or single storey retail buildings, but most of the commercial buildings in the East Beach Area have been built since 1970.

3.3.2 Zoning and OCP Designations

The West Beach Area is predominantly zoned CR-2 (Waterfront Commercial), which permits mixed commercial and residential projects. A smaller number of properties are zoned CS-1 (Service Commercial), RT-1 (Two Unit Residential), RM-5 (Marine Drive Medium Density Apartment), or Comprehensive Development. The OCP designates most of the West Beach Area as Commercial or Multi-Unit Residential (Medium Density).

The East Beach Area is predominantly zoned CR-4 (Waterfront Commercial), which permits mixed used commercial and residential projects, or RS-3 (One Unit Residential-Hill Side). The OCP designates the commercially-zoned lands in the East Beach Area as Commercial and the residentially-zoned lands as Detached or Attached Residential (Low Density), which is intended for low density uses such as townhouses and garden apartments at typical densities of 24 units per acre.⁶

3.3.3 Lease Rates and Vacancy

Net lease rates in the West and East Beach Areas range from about \$18 to \$25 for retail/service space. This is similar to the town centre areas. Typical operating costs are reported to be between about \$9 and \$12 per square foot for retail/service space in these waterfront commercial areas. No data was available about office lease rates as office space is limited and there is no vacancy.

Figure 8 shows the amount and location of vacant retail space in the waterfront commercial areas. There was about 1,400 square feet of vacant retail space in two units in the West Beach area (i.e. a 1% retail

⁶ City of White Rock, "Official Community Plan, 2008, No. 1837", page 16 and 26 (amended to February 2011).

vacancy rate) and about 2,050 square feet of vacant retail space in the East Beach area in two units (i.e. a 6% retail vacancy rate) as of February 2011. There was no vacant office space in these areas.

Figure 8: Existing Retail Vacancy in the Waterfront Commercial Areas

Location	Address	Amount of Vacant Space (sq.ft.)	Notes
West Beach	14825-14869 Marine Drive	1,400 sq.ft.	This includes two separate retail units in the development.
East Beach	C4 and C5 15777 Marine Drive	2,052 sq.ft.	This includes two adjacent retail units which could be combined if desired by the tenant.

Source: Based on fieldwork and market analysis completed by Coriolis Consulting in February/March 2011.

3.3.4 Vacant Land

There is very little vacant land in the West Beach and East Beach Areas. The only new capacity for accommodating commercial growth in these areas is via the redevelopment of existing, older, low density buildings.

The only commercially-zoned vacant sites in the waterfront areas are:

- 14935 and 14945 Victoria Avenue in the West Beach Area, which are currently used for surface parking. Although vacant, these two adjacent sites have an irregular shape, topographical constraints, and limited exposure to the main waterfront retail precinct which may limit the site’s redevelopment potential.
- 15445 to 15457 Marine Drive in the East Beach Area, part of which are currently used for surface parking. Although vacant, these sites are also constrained by steep topography and shallow depths.
- 15581 and 15585 Marine Drive in the East Beach Area, which are vacant and could potentially be assembled with a third property to create a larger development site (i.e. 15577 Marine Drive which is built to a relatively low density). This group of properties is also constrained by steep topography and shallow lot depths.

4.0 Population and Demographic Trends and Forecasts

As input to the commercial market analysis, we examined historic population and demographic (age group, household size, income) trends and available forecasts for the trade area and White Rock.

4.1 Existing Population and Historic Trends

Figure 9 shows population estimates for the trade area, White Rock, and South Surrey based on BC Stats estimates for the ten year period from 2000 to 2010.⁷ The data shows that:

- As of 2010, the trade area has a total population of about 86,000 people. White Rock accounts for about 22% of this total (i.e. about 19,300 people).
- Over the past ten years, the trade area grew by a total of about 15,300 people. White Rock only accounted for 6% of this total growth. White Rock grew by an average annual increment of less than 100 people per year from 2000 to 2010 while, in comparison, South Surrey grew by an average annual increment of about 1400 to 1500 people.
- Because the pace of population growth in South Surrey (i.e. averaging 2.4% per year over the ten year period) significantly outpaced population growth in White Rock (i.e. averaging 0.5% per year over the ten year period), White Rock’s share of the trade area’s total population fell from about 26% in 2000 to about 22% by 2010.

Figure 9: BC Stats Total Population Estimates for the Trade Area, 2000 to 2010

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total Growth		Avg. Annual Increment		Avg. Annual Rate	
												Ten Year 2000-2010	Five Year 2005-2010	Ten Year 2000-2010	Five Year 2005-2010	Ten Year 2000-2010	Five Year 2005-2010
Population:																	
White Rock	18,321	18,503	18,582	18,456	18,743	19,054	18,916	18,998	18,900	19,127	19,278	957	224	96	45	0.5%	0.2%
South Surrey	52,415	54,150	55,170	56,323	57,571	58,985	60,209	61,689	63,387	65,124	66,735	14,320	7,750	1,432	1,550	2.4%	2.5%
Trade Area Total (Local Health Area 202)	70,736	72,653	73,752	74,779	76,314	78,039	79,125	80,687	82,287	84,251	86,013	15,277	7,974	1,528	1,595	2.0%	2.0%
Share of Trade Area Total:																	
White Rock	26%	25%	25%	25%	25%	24%	24%	24%	23%	23%	22%	-	-	-	-	-	-
South Surrey	74%	75%	75%	75%	75%	76%	76%	76%	77%	77%	78%	-	-	-	-	-	-
Trade Area Total (Local Health Area 202)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	-	-	-	-	-	-

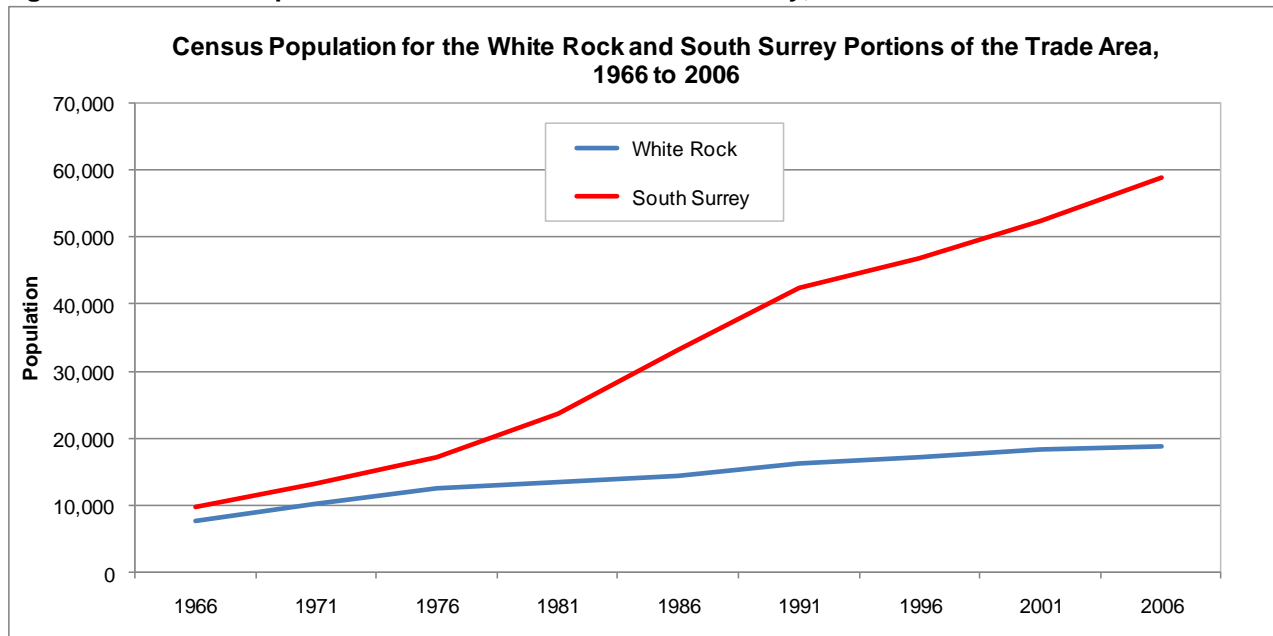
Data Source: BC Stats, PEOPLE 35.

Figure 10 illustrates historic population growth in the trade area for the 40 year period from 1966 to 2006 based on Statistics Canada data.⁸ The figure shows that White Rock and South Surrey had similar total populations as of 1976 but, since then, White Rock’s population has continued to grow moderately (doubling over the 40 year period) but South Surrey has experienced rapid population growth (increasing sixfold over the 40 year period).

⁷ BC Stats produces annual population estimates for local health areas and municipalities in BC. Local Health Area 202 includes White Rock and South Surrey and its boundary matches the trade area boundary. Using the BC Stats estimate for Local Health Area 202 and the BC Stats estimate for the City of White Rock, we can calculate the implied BC Stats population estimate for the South Surrey portion of the trade area. The most recent BC Stats population estimates are for 2010.

⁸ The BC Stats data could only be used to look at trends from at most 1996 onwards, so we used Statistics Canada census data to see longer term trends in White Rock and South Surrey’s population growth.

Figure 10: Census Population for White Rock and South Surrey, 1966 to 2006



Data Source: Coriolis Consulting Corp. using Statistics Canada census data.

4.2 Historic Trends in Population Growth by Age Group

Figure 11 shows the trade area population by age group for 2000 and 2010. The trade area has a high share of working-age population (i.e. 56% of the trade area’s population is in the ‘20-64’ age group) and this age group grew the most over the ten year period (i.e. growth of about 9,100 people which represent 60% of the total trade area population growth in this timeframe). There was also growth in the ‘0-19’ age group, suggesting that existing families are growing and/or families are moving to the area.

Figure 11: BC Stats Population Estimates by Age Group for the Trade Area, 2000 to 2010

	Trade Area Total		Share of Trade Area Total		Total Growth	Share of Growth	Avg. Annual Rate
	2000	2010	2000	2010	2000-2010	2000-2010	2000-2010
Age 0-19	14,978	16,939	21%	20%	1,961	13%	1.2%
Age 20-64	39,298	48,442	56%	56%	9,144	60%	2.1%
Age 65+	16,460	20,632	23%	24%	4,172	27%	2.3%
Total	70,736	86,013	100%	100%	15,277	100%	2.0%

Data Source: BC Stats, PEOPLE 35.

Figure 12 shows population trends by age group for White Rock and South Surrey.⁹ The data shows that White Rock has a higher percentage of people in the ‘65+’ age group than South Surrey, with a correspondingly lower share of people in the ‘0-19’ age group. This suggests that White Rock has a smaller proportion of families (and a higher proportion of retirement-aged people) than South Surrey.

⁹ The BC Stats age group data cannot be disaggregated into the White Rock and South Surrey portions of the trade area, so we looked at Statistics Canada census data for 2001 and 2006 as an indicator of trends in the sub-area populations by age group.

Figure 12: Statistics Canada Population by Age Group, White Rock and South Surrey, 2001 & 2006

	Population		Share of Total		2001-2006 Total Growth	2001-2006 Avg. Annual Growth Rate
	2001	2006	2001	2006		
WHITE ROCK:						
Age 0-19	2,465	2,695	14%	14%	230	1.8%
Age 20-64	10,190	10,840	56%	58%	650	1.2%
Age 65+	5,585	5,200	31%	28%	-385	-1.4%
White Rock Total	18,240	18,735	100%	100%	495	0.5%
SOUTH SURREY:						
Age 0-19	12,620	13,515	24%	23%	895	1.4%
Age 20-64	29,040	33,250	55%	56%	4,210	2.7%
Age 65+	10,830	12,115	21%	21%	1,285	2.3%
South Surrey Total	52,490	58,880	100%	100%	6,390	2.3%
TRADE AREA TOTAL	70,730	77,615	-	-	6,885	1.9%

Data Source: Statistics Canada, census data. Note that the trade area totals for 2001 and 2006 are slightly lower than the BC Stats data shown in Figure 9 because the BC Stats figures include an estimate of the census undercount.

4.3 Population Projections

We looked at four indicators of future population growth in the trade area over the next twenty years. Figure 13 shows the four indicators which are:

- *BC Stats forecasts (see Row A in Figure 13).* BC Stats forecasts that the trade area will grow from about 86,000 people in 2010 to about 110,900 people by 2030. This represents growth of about 24,900 people over the next twenty years or an average growth rate of about 1.3% per year and an average increment of about 1240 people per year. This is slower than the average pace of growth (2% per year) and average incremental growth (1500 people per year) in the trade area over the past ten years.
- *Forecast based on historic average annual incremental growth (see Row B in Figure 13).* We produced a population forecast assuming that the trade area population continues to grow at an average annual increment of approximately 1500 people per year. This forecast suggests that the trade area could grow from about 86,000 people in 2010 to about 116,000 people by 2030.
- *Forecast based on historic average annual growth rate (see Row C in Figure 13).* We produced a population forecast assuming that the trade area population continues to grow at an average annual growth rate of 2% per year. This forecast suggests that the trade area could grow from about 86,000 people in 2010 to about 127,800 people by 2030.
- *Forecast based on municipal population projections (see Row D in Figure 13).* We combined White Rock and Surrey’s population projections from their OCPs to produce a forecast of projected growth in the trade area:
 - White Rock’s Official Community Plan anticipates that the City’s population could reach about 23,300^{10,11} by 2030. This projection was based on a 2006 census population of 18,755 and a

¹⁰ White Rock’s OCP anticipates that the City’s population will reach 23,500 by 2031. We adjusted this by one year’s growth (190 people) to yield an estimate as of 2030.

¹¹ We note that Metro Vancouver’s Regional Growth Strategy 2040 Bylaw No.1136, 2010 forecasts White Rock’s population to grow from 18,900 in 2006 (which matches the BC Stats estimate in Figure 7) to 25,000 by 2031, which is higher than the forecast in White Rock’s OCP. The Metro Vancouver forecast represents average annual incremental growth of about 240 people per year or an average annual growth rate of 1.1% per year, which is significantly higher than White Rock has experienced over the past ten years.

forecasted average annual increment of 190 people per year. We note that this forecasted average annual increment is higher than White Rock has experienced in recent years (i.e. White Rock’s population grew by less than 100 people per year between 2000 and 2010), but it was based on average annual population growth between 2001 and 2006 according to federal census counts.

- The City of Surrey also produces population projections for communities within its boundary. One of these areas is similar to (but slightly larger than) the area we define as the South Surrey portion of the trade area. The City’s projections suggest that this part of Surrey will grow by about 2.3% per year. Applying this rate of growth to the BC Stats 2010 population estimate of 66,735 for the South Surrey portion of the trade area yields a forecast of 105,200 by 2030.
- Combined, municipal forecasts suggest that the trade area could grow from about 86,000 people in 2010 to about 128,500 people by 2030. This is similar to the forecast based on extending a growth rate of 2% per year (i.e. Row C).

Figure 13: Range of Population Forecasts for the Trade Area, 2010 to 2030

	2010	2020	2030	Total Growth (rounded)			Avg. Annual Increment (rounded)			Avg. Annual Rate		
				2010-2020	2020-2030	2010-2030	2010-2020	2020-2030	2010-2030	2010-2020	2020-2030	2010-2030
				Period	Period	Total	Period	Period	Total	Period	Period	Total
A. BC Stats Projection for the trade area (LHA202)	86,013	99,460	110,880	13,400	11,400	24,900	1,340	1,140	1,240	1.5%	1.1%	1.3%
B. Forecast based on growth of 1500 people per year	86,013	101,000	116,000	15,000	15,000	30,000	1,500	1,500	1,500	1.6%	1.4%	1.5%
C. Forecast based on growth of 2% per year	86,013	104,800	127,800	18,800	23,000	41,800	1,880	2,300	2,090	2.0%	2.0%	2.0%
D. Forecast based on municipal projections in OCPs	86,013	n/a	128,500	n/a	n/a	42,500	n/a	n/a	2,120	n/a	n/a	2.0%

Data Source: (A) is the BC Stats PEOPLE 35 forecast; (B) is a forecast assuming average incremental growth of 1500 people per year, (C) is a forecast assuming an average growth rate of 2% per year, and (D) is a forecast based on summing municipal projections (adjusted to the year 2030) contained in OCPs.

The population forecasts shown in Figure 13 suggest that the trade area could grow by a low of about 24,900 people and a high of about 42,500 people between 2010 and 2030.

For the low scenario, to allocate the amount of population growth that could occur in White Rock, we assume that White Rock captures a share of total trade area growth that is commensurate with recent trends (i.e. a 6% share of growth). For the high scenario, we assume that White Rock reaches the population forecast identified in its OCP (although we note that this could be considered aggressive, as it assumes an average incremental growth of about 190 people per year but White Rock has grown by less than 100 people per year on average over the past decade).

Figure 14 shows the low and the high population forecast for White Rock, South Surrey, and the trade area that we use for the commercial market forecasts.

Figure 14: Low and High Population Forecasts for this Commercial Market Analysis, 2010 to 2030

	White Rock				South Surrey				Trade Area Total			
	2010	2030	2010-2030 Growth	2010-2030 Rate of Growth	2010	2030	2010-2030 Growth	2010-2030 Rate of Growth	2010	2030	2010-2030 Growth	2010-2030 Rate of Growth
	Low population forecast	19,278	20,800	1,500	0.4%	66,735	90,100	23,400	1.5%	86,013	110,900	24,900
High population forecast	19,278	23,300	4,000	1.0%	66,735	105,200	38,500	2.3%	86,013	128,500	42,500	2.0%

4.4 Average Household Size

As an input to our residential growth forecasts, we look at trends and available forecasts for the average household size in the trade area and in White Rock.

Figure 15 shows trends and projections in the average household size for the trade area.

From 2000 to 2010, the average household size in the trade area dropped slightly, falling from 2.37 to 2.36. BC Stats projects that this trend will continue, with the average household size projected to fall from 2.36 in 2010 to 2.27 by 2030.

Figure 15: BC Stats Average Household Size Estimates and Projections for the Trade Area

	2000	2010	2020	2030
Population	70,736	86,013	99,460	110,880
Number of Households	29,851	36,521	43,206	48,747
Implied Average Household Size	2.37	2.36	2.30	2.27

Source: BC Stats, PEOPLE 35. These estimates and forecasts are for Local Health Area 202, the boundaries of which match the trade area boundaries.

Figure 16 shows trends in the average household size for White Rock and South Surrey.¹² The average household size in White Rock is lower (1.9 as of 2006) than in South Surrey (2.5 in 2006), which is consistent with the age group data in Section 4.2 above, as it suggests that a lower proportion of White Rock’s population is families compared to South Surrey.

Figure 16: Statistics Canada Average Household Size for White Rock and South Surrey

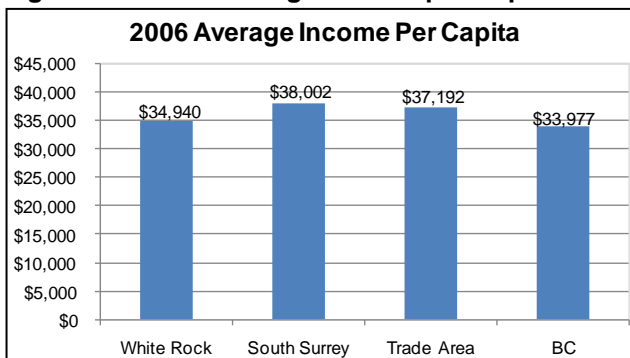
	2001	2006
White Rock	1.9	1.9
South Surrey	2.6	2.5
Trade Area	2.4	2.3

Source: Statistics Canada, census data collected using PCensus (which can be aggregated for user-defined areas).

4.5 Income

Figure 17 shows average income per capita data for the trade area, White Rock, and South Surrey. White Rock has a slightly lower average income per capita (\$35,000) than South Surrey (\$38,000). We take this into consideration when examining White Rock’s competitive advantages and disadvantages in the trade area, as retailers tend to prefer locations near higher income people.

Figure 17: 2006 Average Income per Capita



Source: Statistics Canada, census data collected using PCensus.

Figure 18 shows trends in average incomes of the employed population age 15 and over in White Rock and South Surrey. The average income of the employed population age 15 and over in White Rock grew by

¹² BC Stats only produces average household size data and projections for the trade area as a whole, so we looked at Statistics Canada average household size data for White Rock and South Surrey. The Statistics Canada data does not include forecasts and the most recent estimates are from the 2006 census.

about 1.6% per year from 2001 to 2006, although income growth in South Surrey was faster (4.3% per year over the same five year period).

Figure 18: Average Income of Employed Population 15 Years and Older

	2001	2006	2001-2006	
			Total Change	Avg. Annual Growth Rate
White Rock	\$37,427	\$40,578	\$3,151	1.6%
South Surrey	\$38,416	\$47,383	\$8,967	4.3%
Trade Area	\$38,161	\$45,697	\$7,536	3.7%

Source: Statistics Canada, census data collected using PCensus.

5.0 Residential Development Trends and Prospects

The amount and location of future residential growth in White Rock will influence the amount and location of future commercial floorspace growth in White Rock, so we looked at trends and prospects for residential development in the trade area and in White Rock.

5.1 Recent Residential Development Trends

Figure 19 summarizes historical housing starts in the trade area and in White Rock and South Surrey.

Total residential starts in the trade area ranged from about 480 to 1,440 units per year from 2000 to 2010, averaging about 940 units per year. In the trade area, on average about 380 units per year were single family homes (41% of the total housing starts), about 285 units per year were duplex/townhouse projects (30% of the total housing starts), and about 270 units per year were apartment units (29% of the total housing starts).

Trends for White Rock can be summarized as follows:

- White Rock accounted for 14% of the total housing starts in the trade area over the ten year period, or about 129 units per year on average.
- Most new residential development in White Rock over the past ten years (about 73%) has been apartment projects (high-rise and low-rise), averaging about 95 new apartment units per year.
- White Rock accounted for 8% of the single family housing starts in the trade area over the ten year period, 1% of the duplex/townhouse starts, and 35% of the apartment starts. This reflects that White Rock has a limited supply of land available for new single family development compared to South Surrey. We note that almost all of the single family housing starts in White Rock involved demolition and replacement of existing single family homes, so this is not net new growth.

Figure 19: Housing Starts in White Rock, South Surrey, and the Trade Area, 2000 to 2010

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2000-2010					
												Total Starts	Average Annual Amount	Share of Trade Area Total Starts	Share of Trade Area Total Single Family Starts	Share of Trade Area Total Duplex/Townhouse Starts	Share of Trade Area Total Apartment Starts
White Rock:																	
Single Family	23	18	50	59	51	50	22	7	8	17	8	313	31	3%	8%	n/a	n/a
Multi-family:																	
Duplex/townhouse	-	-	2	9	-	-	-	2	7	-	9	29	3	0%	n/a	1%	n/a
Apartments	28	-	60	64	108	100	63	301	52	98	77	951	95	10%	n/a	n/a	35%
Multi-family Total	28	-	62	73	108	100	63	303	59	98	86	980	98	10%	n/a	n/a	n/a
White Rock Total	51	18	112	132	159	150	85	310	67	115	94	1,293	129	14%	n/a	n/a	n/a
Surrey-South:																	
Single Family	284	254	334	533	411	194	223	344	233	246	448	3,504	350	37%	92%	n/a	n/a
Multi-family:																	
Duplex/townhouse	165	189	275	243	222	113	92	297	439	407	378	2,820	282	30%	n/a	99%	n/a
Apartments	-	31	67	172	128	27	120	491	625	12	76	1,749	175	19%	n/a	n/a	65%
Multi-family Total	165	220	342	415	350	140	212	788	1,064	419	454	4,569	457	49%	n/a	n/a	n/a
South Surrey Total	449	474	676	948	761	334	435	1,132	1,297	665	902	8,073	807	86%	n/a	n/a	n/a
Trade Area Total:																	
Single Family	307	272	384	592	462	244	245	351	241	263	456	3,817	382	41%	100%	n/a	n/a
Multi-family:																	
Duplex/townhouse	165	189	277	252	222	113	92	299	446	407	387	2,849	285	30%	n/a	100%	n/a
Apartments	28	31	127	236	236	127	183	792	677	110	153	2,700	270	29%	n/a	n/a	100%
Multi-family Total	193	220	404	488	458	240	275	1,091	1,123	517	540	5,549	555	59%	n/a	n/a	n/a
Trade Area Total	500	492	788	1,080	920	484	520	1,442	1,364	780	996	9,366	937	100%	n/a	n/a	n/a

Source: CMHC, housing starts data from "Housing Now-Vancouver and Abbotsford CMAs" publications.

5.2 Current Projects

5.2.1 Residential Projects Currently Marketing

Figure 20 lists the residential projects that are currently marketing or about to start marketing as of April 2011.¹³

In the trade area, a total of 41 residential projects are currently marketing or about to commence marketing. These projects contain a total of 4,065 units of which 2,525 units were still available for sale as of April 2011. Of the 2,525 units available for sale in the trade area, 13% are single family homes, 30% are duplex/townhouse units, and 57% are apartment units.

The data for White Rock shows that:

- There are 5 projects currently marketing in White Rock and 2 projects that anticipate commencing marketing soon. All of these projects are apartments, including two high-rise projects currently marketing (Avra and Miramar Village), one high-rise project about to commence marketing (Meriden at Miramar Village), one mid-rise project about to commence marketing (Sausalito), and three low-rise projects currently marketing (Regency Court Phase One, Regency Court Phase Two, and South Beach).
- The 7 projects have a combined total of 638 units, of which 107 units were still available for sale in projects currently marketing as of April 2011 and 222 units were not yet for sale.

The data clearly shows that developer interest in White Rock is in the apartment market.

¹³ Source: MPC Intelligence, The Trac online residential market data (www.thetrac.ca).

Figure 20: Residential Projects Currently Marketing in the Trade Area as of April 2011

Location	Project Name or Address	Status	Type	Developer	Total Number of Units in Project	Number of Units Sold as of April 2011	Number of Units Remaining as of April 2011		Size in Square Feet		Current Asking Price per sq. ft. as of April 2011
							Min	Max	Min	Max	
White Rock	Regency Court	Currently marketing	Low Rise	TMC Developments Inc	35	33	2	617	974	\$396	
White Rock	Regency Court - Phase Two	Currently marketing	Low Rise	TMC Developments Inc	21	2	19	648	1047	\$404	
White Rock	South Beach	Currently marketing	Low Rise	Forge Properties	27	24	3	631	1267	\$429	
White Rock	Sausalito	Coming Soon	Mid Rise	n/a	19	0	19	-	-	-	
White Rock	Avra	Currently marketing	High Rise	EPTA Properties/N.P.A.C. Holdings Inc	108	28	80	652	1228	\$560	
White Rock	Miramar Village (Tower A and B)	Currently marketing	High Rise	Bosa Properties	225	222	3	497	2265	\$604	
White Rock	Meridian at Miramar Village (Tower C and D)	Coming Soon	High Rise	Bosa Properties	203	0	203	-	-	-	
South Surrey	Anderson Walk	Currently marketing	Single Family	EPTA Properties	51	15	36	1845	3551	231	
South Surrey	Coast 49	Currently marketing	Single Family	Equitas	64	16	48	1694	2516	312	
South Surrey	McNally Creek	Currently marketing	Single Family	Laurel Ridge Homes/Pavilion Homes Inc./Prime Pacific Construction	14	9	5	2177	4019	280	
South Surrey	Summerfield	Currently marketing	Single Family	Cressey Development Corp	320	69	251	1367	3509	307	
South Surrey	Blu	Currently marketing	Duplex	Phoenix Homes	64	2	62	2787	2996	216	
South Surrey	Vinterra	Currently marketing	Duplex	Pacific Rim Property Developments	101	62	39	3040	3800	212	
South Surrey	Wills Creek	Currently marketing	Duplex	Emaar Properties (Canada)	118	64	54	2158	4724	228	
South Surrey	Azure	Currently marketing	Townhouse	Azure Developments Ltd	76	71	5	2651	2653	206	
South Surrey	Belcroft	Currently marketing	Townhouse	Phoenix Homes	41	0	41	2526	2914	202	
South Surrey	Enclave	Currently marketing	Townhouse	Citimark	129	105	24	1222	1814	255	
South Surrey	Europa Court	Currently marketing	Townhouse	Pacific New Technologies	31	0	31	601	1239	356	
South Surrey	Glenmore	Currently marketing	Townhouse	Intracorp	223	192	31	1125	1722	260	
South Surrey	Highland Park	Currently marketing	Townhouse	Intracorp	265	181	84	1174	1872	273	
South Surrey	Kallisto	Currently marketing	Townhouse	Lakewood Group Developments Ltd.	73	24	49	1336	2042	244	
South Surrey	Keystone	Currently marketing	Townhouse	Forge Properties	42	1	41	1748	1786	260	
South Surrey	The Greens	Currently marketing	Townhouse		88	6	82	2139	2491	234	
South Surrey	Toccatà	Currently marketing	Townhouse	Westchester Development Group Inc.	62	2	60	1214	1440	274	
South Surrey	Arista	Coming Soon	Town Home	Hayer Homes Ltd.	65	0	65	-	-	-	
South Surrey	Nuvo 2	Coming Soon	Town Home	Qualico Group/Porte Development Corp.	75	0	75	-	-	-	
South Surrey	Headwaters Club	Currently marketing	Low Rise	Tree Group	149	33	116	639	1279	415	
South Surrey	High Street	Currently marketing	Low Rise	Grosvenor	88	82	6	694	1361	425	
South Surrey	Morgan Crossing - Apex	Currently marketing	Low Rise	Larco Investments Ltd.	36	20	16	719	1334	384	
South Surrey	Morgan Crossing - Arc	Currently marketing	Low Rise	Larco Investments Ltd.	45	4	41	773	959	340	
South Surrey	Morgan Crossing - Axis	Currently marketing	Low Rise	Larco Investments Ltd.	45	33	12	773	959	335	
South Surrey	Morgan Crossing - Central	Currently marketing	Low Rise	Larco Investments Ltd.	33	31	2	634	1142	408	
South Surrey	Morgan Crossing - Main	Currently marketing	Low Rise	Larco Investments Ltd.	59	22	37	719	1240	382	
South Surrey	Morgan Crossing - Pivot	Currently marketing	Low Rise	Larco Investments Ltd.	24	20	4	634	1125	385	
South Surrey	Morgan Crossing - Point and Focus	Currently marketing	Low Rise	Larco Investments Ltd.	116	76	40	719	1271	375	
South Surrey	Park Place	Currently marketing	Low Rise	Goertzen Construction	24	23	1	777	1060	362	
South Surrey	Watermark	Currently marketing	Low Rise		87	68	19	591	1042	395	
South Surrey	Avera	Coming Soon	Low Rise	Boffo Developments Ltd	105	0	105	-	-	-	
South Surrey	Edgewater	Coming Soon	Low Rise	Barber Creek Developments	201	0	201	-	-	-	
South Surrey	Morgan Crossing - The Summit House	Coming Soon	Low Rise	Larco Investments Ltd.	99	0	99	-	-	-	
South Surrey	The Village	Coming Soon	Low Rise	Grosvenor	414	0	414	-	-	-	
TOTALS:											
Single Family					449	109	340				
Duplex/Townhouse					1453	710	743				
Low-rise Apartment					1608	471	1137				
Mid-rise Apartment					19	0	19				
High-rise Apartment					536	250	286				
Total					4065	1540	2525				

Source: Compiled by Coriolis Consulting using data from MPC Intelligence's The Trac online data. April 2011.

5.2.2 Multi-Family Projects in the Approvals Process

Figure 21 lists the multi-family residential and mixed-use projects that are currently in the approvals process in the trade area.

In the trade area, there are approximately 3,040 new multi-family residential units planned in projects that are currently in the approvals process. Based on recent multi-family housing starts (which averaged 560 units per year in the trade area over the past ten years), this represents about five years of supply.

In White Rock, there are 470 new multi-family units planned in projects in the approvals process (i.e. about 15% of the trade area total).

Figure 21: Residential Projects in the Approvals Process as of April 2011

Location	Application Type	Status	Address	Total Number of Proposed Residential Units	Description	Commercial Floor Area (Sq. Ft.)
White Rock	RZ/DP	Under construction	1347 Best St.	9	3 storey, 9 unit residential building.	-
White Rock	RZ/DP Amendment	BP application for Phase I in process. Foundation permit granted	1406/16/26 Johnston Rd. and 15241 Thrift Ave.	146	Mixed use development consisting of 146 residential units and 1,096m ² (11,800) of commercial space.	18,000
White Rock	RZ/DP	DP issued. BP application in process	1456 Johnston Rd. and 1477 George St.	112	Mixed use development consisting of 2 buildings; one consisting of 108 residential strata units and the other of 4 residential strata units over 4 commercial strata units.	n/a
White Rock	RZ/DP	RZ and DP applications in process; deferred at request of applicant	1466 Everall St.	6	3 storey, 6 unit residential townhouse building.	-
White Rock	OCP/RZ/DP	Final reading granted; DP issued; DP extended to May 3, 2011	14845/55/65/75/95 Thrift Ave., 1435/45 Everall St., and 14850/60/70 Goggs Ave.	80	4 storey, 80 unit residential development.	-
White Rock	DP	DP issued; no building permit applied for yet	14955 Victoria Ave.	19	6 storey commercial/residential development with 19 residential units and 74.7m ² (804ft ²) of commercial space.	804
White Rock	RZ/DP	Phase 1 – completed Phase 2 – under construction	15377, 15389 Roper Ave. & 1328 Merklin St.	21	Phase 1 – 4 storey, 35 unit residential building Phase 2 – 4 storey, 21 unit residential building.	-
White Rock	DP	DP issued Mar. 1, 2010. BP application in process	15449 & 15453 Marine Dr.	8	4 storey commercial/residential development with 8 residential units and 29.15m ² (313.78ft ²) of commercial space.	314
White Rock	DP	DP issued Sept 29, 2008. DP amended; extended to Sept. 29, 2011	15577/81/85 Marine Dr.	4	3 storey commercial/residential development with 4 residential units and 282.42m ² (3,040 ft ²) of commercial space.	3,040
White Rock	RZ/DVP	In process – deferred by Council pending infill redevelopment study	15609/23 Thrift Ave; and, 1426/36/44 Finlay St.	1	13 single family dwelling infill lots.	-
White Rock	RZ/DP	Final reading granted; DP issued Nov. 3, 2008. DP extended to Jan. /2012	15727/31/37/47 Marine Dr	18	3 storey, 18 unit residential development.	-
White Rock	RZ/DP	Final reading granted; DP issued; Under construction	1444/1456 Everall St.	9	9 unit Town House development with internal access road and common area to preserve existing mature trees.	-
White Rock	RZ/DP	RZ/DP application in process. RZ granted. DP issued	1325/33 Winter St 15133/41 Roper Ave	27	3 storey, 27 unit apartment building.	-
White Rock	RZ/DP	Rezoning and Development Permit Application in process	14968 Beachview Ave	3	3 unit Triplex.	-
White Rock	MJP	Major Development Permit Application in process	1148 Johnston Rd	5	4 storey, 5 unit apartment and 1 unit commercial with 10 underground parking.	n/a
South Surrey	RZ/DP	In Process	2827 156 St	104	To rezone from RA to CD based on RM-30 and develop 104 units (41 townhouse units and 63 condo units in a three to four storey building.	-
South Surrey	RZ/DP	In Process	16226 24 Ave	238	To develop a total of 238 townhouse units.	-
South Surrey	RZ/DP	3rd Reading	3303 152 St	445	Generalized Development Permit to establish the overall site plan, form and character, design guidelines and landscaping for this mixed commercial/residential project. (Rezone from RA to CD, based on RM-45, RM-30 and C-5) in order to permit a phased comprehensive development consisting of 420 apartments and 25 townhouse units).	n/a
South Surrey	RZ/DP	In Process	2482 163 St	80	To develop 80 townhouse units at approx. 19 upa.	-
South Surrey	RZ/DP	In Process	1881 152 St	130	Development Permit to allow the construction of a 1 storey commercial base with a 20 storey residential storey tower on top.	n/a
South Surrey	RZ/DP	Approved	3685 152 St	201	Development Permit for an apartment complex consisting of five, 3-storey buildings containing 201 residential units.	-
South Surrey	RZ/DP	In Process	2350 153 St	n/a	Development Permit for a four storey apartment building.	-
South Surrey	RZ/DP	Approved	16230 16 Ave	43	Development Permit for a 43-unit townhouse project.	-
South Surrey	RZ/DP	In Process	15370 20 Ave	104	Development Permit to allow development of two, 4 storey apartment buildings with a total of 104 units.	-
South Surrey	RZ/DP	In Process	15650 28 Ave	84	To permit the development of approximately 84 townhouse units.	-
South Surrey	RZ/DP	In Process	2687 158 St	77	Development Permit for 77 townhouse units.	-
South Surrey	RZ/DP	In Process	1881 152 St	112	To develop a 15 storey mixed use building. Ground level commercial on 152 St and 14 floors of residential with a total of 112 units.	n/a
South Surrey	RZ/DP	In Process	15572 32 Ave	106	To rezone from A-1 to CD (based on RM-30 and B) and develop 106 live and work units.	-
South Surrey	RZ/DP	3rd Reading	3333 King George Blvd	16	Development Permit to permit development of a 16-unit townhouse project.	-
South Surrey	RZ/DP	3rd Reading	2205 King George Blvd	7	Development Permit to permit development of 7 three-bedroom townhouse units arranged in 3 buildings.	-
South Surrey	RZ/DP	In Process	103 171 St	11	Development Permit to allow 11 fee-simple row-houses.	-
South Surrey	RZ/DP	3rd Reading	15321 16 Ave	204	Development Permit for the construction of an eight-storey mixed-use complex, comprising of a seniors retirement and independent living facility, office space limited to medical offices and limited retail space with a total floor area of 22,220 square feet.	22,220
South Surrey	RZ/DP	In Process	3087 160 St	31	To rezone from RA to CD (RM-15) in order to permit the development of approximately 31 townhouse units.	-
South Surrey	DP	3rd Reading	2960 156 St	37	Development Permit in order to permit the development of a 37 unit cluster housing project.	-
South Surrey	DP	In Process	2487 156 St	20	Development Permit in order to permit the development of a 20 unit townhouse project.	-
South Surrey	DP	In Process	2128 152 St	31	Development Permit in order to permit a 31 unit multi-family residential development.	-
South Surrey	DP	In Process	2955 156 St	65	Development Permit in order to permit the development of a 65-unit townhouse project.	-
South Surrey	DP	Approved	2627 160 St	41	Development Permit in order to permit the development of a 41 unit townhouse project.	-
South Surrey	DP	Approved	15908 32 Ave	64	Development Permit in order to permit the development of a 64 unit cluster housing project.	-
South Surrey	DP	Approved	3109 161 St	9	Development Permit in order to permit the development of 9 additional townhouse units and modifications to the existing site plan.	-
South Surrey	DP	Approved	15535 28 Ave	62	Development in order to permit the development of 62 townhouse units.	-
South Surrey	RZ/DP	In Process	15005 36 Ave	71	To Rezone from A-1 to CD in order to develop 71 cluster units.	-
South Surrey	RZ/DP	3rd Reading	15755 298 Ave	31	Rezone from RA to CD (based on Rm-15) in order to permit the development of a 31-unit cluster housing development.	-
South Surrey	RZ/DP	3rd Reading	15647 28 Ave	58	Rezone from RA to CD (based on RM-15) in order to permit the development of a 58-unit cluster housing development.	-
South Surrey	RZ	Approved	17480 4 Ave	88	Rezoning from RA to CD (based on RM-15) in order to permit the development of 88 townhouse units.	-
TOTAL				3038		44,378

Source: Compiled by Coriolis Consulting using data from the City of White Rock and the City of Surrey, April 2011. This list includes independent living seniors projects but not planned seniors care facilities.

5.3 Prospects for Residential Growth in White Rock

We examined two indicators of residential growth prospects for White Rock:

1. *Prospects based on recent development trends (see Row A in Figure 22 below).* Over the past ten years, residential housing starts have averaged 31 single family units per year, 3 duplex/townhouse units per year, and 95 apartment units per year. As previously noted, almost all of the single family housing starts in White Rock involved demolition and replacement of existing single family homes, so this is not net new growth. If recent trends continue, White Rock could see net new residential growth of about 100 new multi-family units per year (almost entirely apartment units). This forecast appears to be conservative, as it implies that new households only have an average household size of 1.3 (based on the low end of the population forecast).
2. *Prospects based on expected future population growth and anticipated average household size (see Row B in Figure 22 below).* White Rock’s population is expected to grow from about 19,300 people in 2010 to between 20,800 and 23,300 people by 2030. This translates into growth of about 1,500 to 4,000 people per year. At the current average household size in White Rock (1.9 as of 2006), this suggests growth of about 800 to 2,100 households over the 20 year period or an average of about 40 to 100 new households per year. However, the current average household size for multi-family units in White Rock is 1.5.¹⁴ Almost all of the population growth in White Rock will be accommodated in multi-family units, so if we apply an average household size of 1.5 to the forecast of population growth, this would result in growth of about 1,000 to 2,700 new households over the 20 year period or an average of about 50 to 130 new multi-family units per year (almost entirely apartment units).

Figure 22: Average Annual Residential Growth Prospects for White Rock, 2010 to 2030

	Single Family	Duplex/Townhouse	Apartment	Total # of Net New Units
A. Forecast based on recent development trends	no net new growth	3	95	98
B. Forecast based on expected population growth in White Rock and the historic split by type of development in White Rock	no net new growth	less than 5	45 to 125	50 to 130
Summary Forecast	no net new growth	less than 5	45 to 125	50 to 130

In summary, we anticipate that residential growth in White Rock will be almost entirely apartment units, averaging in the range of 45 to 125 apartment units per year and less than 5 duplex/townhouse units per year over the next twenty years.

¹⁴ City of White Rock, “Official Community Plan 2008, No. 1837.” Adopted September 2008, consolidated to February 2011. Page 13.

6.0 Retail and Service Trends and Prospects

This section provides an overview of historic and current trends in retail and service space in the trade area and in White Rock, and provides our forecast of retail and service floorspace growth potential for White Rock.

Throughout this section, we distinguish between two broad types of retail and service space:

- *Local/community-serving retail developments.* In suburban trade areas in Metro Vancouver, locally-oriented retail space is typically located along neighbourhood commercial streets and in small retail plazas or community-oriented shopping malls. Tenants typically include grocery stores and specialty food stores, pharmacies, restaurants and cafes, drycleaners, convenience stores, and hair salons.
- *Region-serving retail developments.* In suburban trade areas in Metro Vancouver, region-serving retail space is typically located in town centre areas and in concentrations of large format retail stores on major arterial roads. Tenants typically include clothing and department stores, home décor and building supply stores, pet supplies and supermarkets including large format stores that draw patrons from large sub-regional trade areas.

6.1 Existing Retail and Service Floorspace Inventory

6.1.1 Total Inventory

Figure 23 shows the retail and service floorspace inventory for the trade area by geographic location as of 1990, 2000, and 2010. The data is shown for White Rock and South Surrey, as well as the major commercial precincts within White Rock and South Surrey.

As of 2010, there is a total of 3,448,981 square feet of retail and service floorspace in the trade area, up from an inventory of about 1,847,163 as of 2000. This represents growth of about 1.6 million square feet of retail and service space over the most recent decade, which is significantly higher than in the previous decade (i.e. total growth was only 344,341 square feet between 1990 and 2000).

Key points about the retail and service floorspace inventory in White Rock are as follows:

- As of 2010, there is a total inventory of 601,627 square feet of retail and service floorspace in White Rock, which represents a 17% share of the trade area total.
- Retail and service floorspace growth in White Rock totaled 32,774 square feet between 2000 and 2010, which represents a 2% share of the total growth in the trade area. This was down from a 12% share of total trade area growth between 1990 and 2000 because of the surge in retail development in South Surrey that has occurred since 2000.
- About 53% of White Rock's retail and service floorspace inventory is located in the Upper Town Centre (i.e. 321,188 square feet of the total 601,627 square feet). The Lower Town Centre accounts for about 20% of the City's retail and service floorspace, the West Beach Area accounts for 16%, and the East Beach Area accounts for 8%.
- Since 2000, all of the retail and service floorspace growth in White Rock has occurred in the Upper Town Centre (57% share of growth), the East Beach Area (30%), and in other scattered locations

(13%). There has been no new retail and service floorspace in the Lower Town Centre or West Beach Area since 2000.

Figure 23: Retail and Service Floorspace Inventory

Retail and Service Floorspace	Inventory in Square Feet as of:			Total Growth in Square Feet			Share of Trade Area Growth		
	1990	2000	2010	Ten Years: 1990 to 2000	Ten Years: 2000 to 2010	Twenty Years: 1990 to 2010	Ten Years: 1990 to 2000	Ten Years: 2000 to 2010	Twenty Years: 1990 to 2010
White Rock:									
Upper Town Centre	302,402	302,402	321,188	-	18,786	18,786	0.0%	1.2%	1.0%
Lower Town Centre	99,961	120,536	120,536	20,575	-	20,575	6.0%	0.0%	1.1%
West Beach	79,555	97,085	97,085	17,530	-	17,530	5.1%	0.0%	0.9%
East Beach	34,581	36,736	46,471	2,155	9,735	11,890	0.6%	0.6%	0.6%
Other White Rock	12,094	12,094	16,347	-	4,253	4,253	0.0%	0.3%	0.2%
White Rock Total	528,593	568,853	601,627	40,260	32,774	73,034	11.7%	2.0%	3.8%
South Surrey:									
Semiahmoo and 152nd St Area	525,827	541,827	578,534	16,000	36,707	52,707	4.6%	2.3%	2.7%
Grandview Area	3,318	3,318	1,003,515	-	1,000,197	1,000,197	0.0%	62.4%	51.4%
Peninsula Village and Area	167,995	368,278	430,897	200,283	62,619	262,902	58.2%	3.9%	13.5%
Southpoint and Area	138,711	200,066	621,870	61,355	421,804	483,159	17.8%	26.3%	24.8%
Other South Surrey	138,378	164,821	212,538	26,443	47,717	74,160	7.7%	3.0%	3.8%
South Surrey Total	974,229	1,278,310	2,847,354	304,081	1,569,044	1,873,125	88.3%	98.0%	96.2%
Trade Area Total	1,502,822	1,847,163	3,448,981	344,341	1,601,818	1,946,159	100.0%	100.0%	100.0%

Source: Compiled by Coriolis Consulting using BC Assessment data. This inventory is for retail and service space in commercial locations in the trade area. It does not include retail and service space in industrial areas (e.g. cafes in Campbell Heights), at clubhouses (e.g. golf courses), or floorspace at hotels/bed and breakfast operations. We note that this inventory may slightly understate the amount of gross retail and service floorspace in the trade area because the BC Assessment data only includes net leasable area (not gross floorspace) for some properties (i.e. 282,821 of the total 3,448,981 square feet is net leasable rather than gross).

6.1.2 Split Between Locally-Oriented and Region-Serving Space

Using the floorspace inventory, we estimate that there is at least 1,660,000 square feet of region-serving retail and service floorspace in the trade area as of 2010 (see Figure 24). This space is all located in the portion of the Johnston Road/152nd Street town centre area that is in South Surrey and in concentrations of large format retail stores on major arterial roads in South Surrey (i.e. Grandview Corners, The Shops at Morgan Crossing, Peninsula Village, South Point Exchange). This estimate is likely conservative, because some of the restaurants in the waterfront commercial areas in White Rock attract visitors from outside the trade area.

Figure 24: Estimate of Regionally-Oriented Retail and Service Space

Address	Name	Floorspace (Square feet)	Notes:
2355 160th Street, Surrey	Walmart	309,160	Includes adjacent retail
1711 152 Street, Surrey	Semiahmoo Shopping Centre	252,229	Includes PriceSmart Foods
3165 King George Boulevard, Surrey	RONA Home Centre	30,000	
15355 24th Street, Surrey	Peninsula Village	165,140	Includes Safeway
3033 152 Street, Surrey	South Point Exchange	267,482	Includes Save-on-Foods
2525 160th Street, Surrey	Home Depot	94,934	
15715 Cryodon Drive, Surrey	Morgan Crossing	346,005	Includes Thrifty Foods
15760 Cryodon Drive, Surrey	Best Buy (Grandview Corners)	28,225	
2444 160 Street, Surrey	Grandview Corners	165,789	
Total		1,658,964	

Source: Compiled by Coriolis Consulting using BC Assessment data.

Using the estimate of region-serving space from Figure 24, Figure 25 shows the split between locally-oriented and region-serving space in the trade area.

Figure 25: Split between Locally-Oriented and Region-Serving Retail/Service Space in the Trade Area

	Locally-Oriented Retail/Service Space as of 2010 (in sq.ft.)	Region-Serving Retail/Service Space as of 2010 (in sq.ft.)	Total Retail/Service Space as of 2010 (in sq.ft.)
White Rock	601,627	0	601,627
South Surrey	1,188,390	1,658,964	2,847,354
Trade Area Total	1,790,017	1,658,964	3,448,981

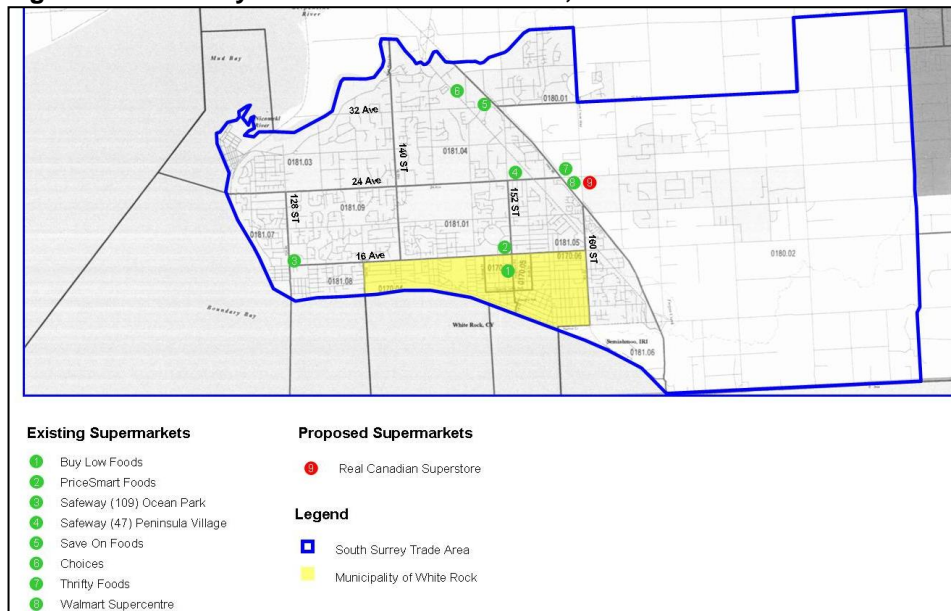
6.1.3 Share of Total Inventory that is Supermarket Space

Grocery stores tend to be anchor tenants in most neighbourhood commercial centres, acting as a strong draw for day-to-day convenience shopping trips that are often combined with other errands, so we look specifically at this segment of the retail/service market.

The trade area currently has 8 grocery stores with a combined total of about 310,000 square feet of floorspace.¹⁵ As shown in Figure 26, this includes 1 store in White Rock (Buy Low Foods) and 7 stores in South Surrey (two Safeways, PriceSmartFoods, Save On Foods, Choices, Thrifty Foods, and a grocery department in Wal-Mart).

In White Rock, the Buy Low Foods is the anchor tenant at Hillcrest Mall, which is the strip mall on the property that is slated for redevelopment as the second phase of Bosa’s Miramar Village project. The current lease for the Buy Low Foods expires in September 2011. Based on Council meeting minutes from September 2010, we understand that Bosa may be planning to include a grocery store in the second phase of its Miramar Village project but we understand that this is not yet certain.

Figure 26: Grocery Stores in the Trade Area, 2011



Source: Coriolis Consulting, based on fieldwork completed in February 2011.

¹⁵ This includes the following estimates for each store: Buy Low Foods (5000 sq.ft.), Ocean Park Safeway (34,000 sq.ft.), Peninsula Village Safeway (45,000 sq.ft.), PriceSmartFoods (55,500 sq.ft.), Save On Foods (45,000 sq.ft.), Choices (19,500 sq.ft.), Thrifty Foods (35,000 sq.ft.), grocery department in Wal-Mart (approximately 70,700 sq.ft.).

6.1.4 Existing Per Capita Ratio

Retail/service floorspace is directly correlated to the size of a trade area’s population. We can compare the trade area’s retail/service floorspace per capita to regional benchmarks to determine if the trade area appears to under or over supplied in terms of retail/service space. We also use per capita ratios to forecast future growth potential in the next section.

Figure 27 shows the existing retail/service floorspace per capita ratios for the trade area, White Rock and South Surrey by type of space (i.e. locally-oriented and region-serving).

Figure 27: Existing Retail & Service Floorspace Per Capita Ratios

	White Rock	South Surrey	Trade Area
2010 Population	19,278	66,735	86,013
2010 Retail & Service Floorspace Inventory (sq.ft.):			
Locally-oriented	601,627	1,188,390	1,790,017
Region-serving	0	1,658,964	1,658,964
Total	601,627	2,847,354	3,448,981
2010 Retail & Service Floorspace (sq.ft.) per capita:			
Locally-oriented	31	18	21
Region-serving	0	25	19
Total	31	43	40

Source: BC Stats (population data), BC Assessment Authority (floorspace inventory; compiled by Coriolis Consulting), Per Capita Ratios (calculated by Coriolis Consulting).

As a benchmark, we can compare the ratios in the trade area with typical per capita ratios in suburban trade areas in Metro Vancouver. On a per capita basis, there is an average of about 42 square feet of total retail and service space in Metro Vancouver outside the City of Vancouver (i.e. in suburban trade areas).¹⁶ This includes an average of 4 square feet per capita of grocery store space. This is made up of an average of 20.7 square feet per capita of locally-oriented retail/service space (including 2 square feet per capita of locally-oriented grocery store space) and an average of 21.1 square feet per capita of region-serving retail space (including 2 square feet per capita of region-serving grocery store space).

As shown in Figure 27 above, the trade area has a total ratio of 40 square feet of retail and service space per capita, which is on par with typical per capita ratios in suburban trade areas in Metro Vancouver. The trade area has about 21 square feet of locally-oriented retail and service space per capita and about 19 square feet of region-serving retail and service space per capita, which is also on par with regional averages. Therefore, the trade area appears to be at equilibrium (i.e. not currently under-served or over-served in terms of the amount of retail and service space).

White Rock has a total ratio of 31 square feet of retail and service space per capita, all of which is locally-oriented space. South Surrey has a total ratio of 43 square feet of retail and service space per capita, including 18 square feet per capita of locally-oriented space and 25 square feet per capita of region-serving

¹⁶ This ratio of 42 square feet per capita was calculated by dividing the total inventory of ground floor retail and service space by the total population in Metro Vancouver for areas outside the City of Vancouver. We exclude the City of Vancouver because it has more commercial floorspace per capita than other cities in Metro Vancouver because it captures much of the non-resident spending in the region. If we add the City of Vancouver into the analysis, the ratio would be 45 square feet of retail and service space per capita in the region. The ratios in the different trade areas in Metro Vancouver range from about 40 to 45 square feet per capita.

space. This indicates that White Rock's population is partly served by region-serving space located in South Surrey and that South Surrey's population is partly served by locally-oriented space in White Rock (likely mainly the waterfront restaurants).

While not shown in Figure 27 above, we can also calculate the grocery store space per capita in the trade area. The trade area currently has a per capita ratio of 3.6 square feet of grocery store space (i.e. 310,000 square feet of grocery store floorspace as noted in Section 6.1.3 above divided by the trade area population of 86,013). This is slightly below the regional benchmark of 4 square feet per capita, so the trade area as a whole appears to be under-served in terms of grocery store space. White Rock only has a ratio of 0.3 square feet of grocery store space per capita, so it is clearly under-served in terms of grocery store space.

6.2 Retail and Service Projects in the Approvals Process

Figure 28 lists the retail and service projects that are currently in the approvals process or that were recently approved in the trade area.

The amount of planned new retail and service space in the trade area includes:

- 63,433 square feet of new retail and service space as part of mixed use projects. Deducting out the existing amount of retail and service space to be demolished on the properties that are the subject of these applications yields planned net new retail and service space of 5,876 square feet in mixed use projects. This is all in White Rock.
- 193,062 square feet of new retail and service space in standalone commercial projects. These projects are all on vacant land or involve expansions to existing projects, so the planned 193,062 square feet is all net new retail and service space. This is all in South Surrey. We note that this includes a proposal for a new grocery store (Real Canadian Superstore) in Grandview Corners in South Surrey.

Figure 28: Retail/Service Projects in the Approvals Process in the Trade Area

Location	Application Type	Status	Address	Description	Planned Retail & Service Floorspace (Sq. Ft.)	Existing Retail & Service Space on the Property to be Demolished (Sq. Ft.)	Net New Planned Retail & Service Floorspace (Sq. Ft.)
MIXED USE PROJECTS:							
White Rock	RZ/DP	BP application for Phase I in process. Foundation permit granted	1406/16/26 Johnston Rd. and 15241 Thrift Ave.	Mixed use development consisting of 146 residential units and 1,096m ² (11,800) of commercial space. (Ava)	11,800	13,353	(1,553)
White Rock	RZ/DP	DP issued. BP application in process	1456 Johnston Rd. and 1477 George St.	Mixed use development consisting of 2 buildings; one consisting of 108 residential strata units and the other consisting of 4 residential strata units over 4 commercial strata units.	n/a	n/a	n/a
White Rock	DP	DP issued; no building permit applied for yet	14955 Victoria Ave.	6 storey commercial/residential development with 19 residential units and 74.7m ² (804ft ²) of commercial space.	804	0	804
White Rock	DP	DP issued Mar. 1, 2010. BP application in process	15449 & 15453 Marine Dr.	4 storey commercial/residential development with 8 residential units and 29.15m ² (313.78ft ²) of commercial space.	314	0	314
White Rock	DP	DP issued Sept 29, 2008. DP amended; extended to Sept. 29, 2011	15577/81/85 Marine Dr.	3 storey commercial/residential development with 4 residential units and 282.42m ² (3,040 ft ²) of commercial space.	3,040	624	2,416
White Rock	MJP	Major Development Permit Application in process	1148 Johnston Rd	4 storey, 5 unit apartment and 1 unit commercial with 10 underground parking.	n/a	n/a	n/a
White Rock	RD/DP	Approved	15177 Thrift Ave.	Mixed use development consisting of 2 buildings; one consisting of 116 residential strata units and the other consisting of 132 residential strata units over a 47,475 square foot retail podium (Meriden at Miramar Village).	47,475	43,580	3,895
South Surrey	RZ/DP	3rd Reading	3303 152 St	Generalized Development Permit to establish the overall site plan, form and character, design guidelines and landscaping for this mixed commercial/residential project. (Rezone from RA to CD, based on RM-45, RM-30 and C-5) in order to permit a phased comprehensive development consisting of 420 apartments and 25 townhouse units).	n/a	n/a	n/a
South Surrey	RZ/DP	In Process	1881 152 St	Development Permit to allow the construction of a 1 storey commercial base with a 20 storey residential storey tower on top.	n/a	n/a	n/a
South Surrey	RZ/DP	In Process	1881 152 St	To develop a 15 storey mixed use building. Ground level commercial on 152 St and 14 floors of residential with a total of 112 units.	n/a	n/a	n/a
RETAIL & SERVICE PROJECTS:							
South Surrey	RZ/DP	3rd Reading	1109 168 St	General Development Permit to establish the overall site plan, form and character, pedestrian connections, parking lot design, landscaping and buffering requirements for the proposed hotel, conference centre, and entertainment/gaming facility (casino).	n/a	n/a	n/a
South Surrey	DP	In Process	2332 160 St	Development permit for a 59 Sq. M. gas bar	635	0	635
South Surrey	DP	In Process	2332 160 St	Development permit to permit development of a 11,398 square meter building (122,692 Sq. Ft.). (Real Canadian Superstore).	122,687	0	122,687
South Surrey	RZ/DP	In Process	15829 24 Ave	Rezoning/Development permit to permit the development of a 343 Sq.M. convenience store with restaurant, 3 pump islands with gas canopy and drive-thru car wash.	3,692	0	3,692
South Surrey	DP	In Process	2466 King George Blvd	Development Permit in order to modify the design of the vehicle storage area for White Rock Honda.	n/a	n/a	n/a
South Surrey	DP	In Process	3050 King George Blvd	Development permit to permit 2,140 Sq. M. additions to the existing car dealership building.	23,035	0	23,035
South Surrey	RZ	In Process	12171 Sullivan St	Rezone from C-4 to CD in order to allow expansion of local commercial uses.	n/a	n/a	n/a
South Surrey	RZ	In Process	4947 192 St	Rezone from A-1 to CD to allow a golf driving range, mini golf and related uses on a portion of the site and retail garden nursery and agricultural uses in balance of site.	n/a	n/a	n/a
South Surrey	RZ	Recently Approved	2121 160 St	Development Permit to permit the development of 2 single storey retail commercial buildings with a combined retail floor area of 1,504 square metres (16,190 Sq.Ft.).	16,189	0	16,189
South Surrey	DP	Recently Approved	15850 24 Ave	Development Permit for the development of a 3-storey 3,489 Sq. M. (37,556 Sq. Ft. retail/professional building) ¹	12,519	0	12,519
South Surrey	DP	Recently Approved	2315 King George Blvd.	Development Permit to allow for the development of 3 commercial buildings (drive-through restaurant, a drive-through oil change and a tire retail/servicing store) with a combined floor area of 1,329 Sq. M. (14,300 Sq. Ft.)	14,305	0	14,305
South Surrey	DP	Recently Approved	17565 2 Ave	Development Permit in order to permit the future development of commercial retail uses, a hotel, and business park.	n/a	n/a	n/a
South Surrey	DP	Recently Approved	1711 152 St	Development Permit in order to permit the redevelopment of a portion of the Semiahmoo Mall for a new free-standing commercial building and addition to the main mall building.	n/a	n/a	n/a
Total planned retail/service space:							
White Rock:							
Retail/service space in mixed use projects					63,433	57,557	5,876
Retail/service space in standalone projects					-	-	-
Total in White Rock					63,433	57,557	5,876
South Surrey:							
Retail/service space in mixed use projects					-	-	-
Retail/service space in standalone projects					193,062	-	193,062
Total in South Surrey					193,062	-	193,062
Trade Area Total:							
Retail/service space in mixed use projects					63,433	57,557	5,876
Retail/service space in standalone projects					193,062	-	193,062
Total in Trade Area					256,495	57,557	198,938

Source: Compiled by Coriolis Consulting using data from the City of White Rock and the City of Surrey. April 2011.

Note 1: We have assumed that one third of this project is retail and service space.

6.3 Forecast of Retail and Service Growth Potential

To forecast the amount of retail and service growth potential in the trade area and in White Rock, we apply per capita ratios to forecasted population growth to determine the amount of supportable retail and service floorspace growth.

6.3.1 Total Potential Floorspace Growth in the Trade Area

Figure 29 shows the forecasts of retail and service floorspace growth potential for the trade area. We use a ratio of 40 square feet per capita of retail and service space in the trade area (i.e. the current ratio in the trade area, which is on par with the regional benchmark) and apply this ratio to our low and high population forecast.

Population growth in the trade area can support retail and service floorspace growth in the trade area on the order of 996,000 to 1,700,000 square feet over the next twenty years. This would bring the total retail and service floorspace inventory in the trade area from 3,448,981 square feet in 2010 to between about 4.4 and 5.1 million square feet by 2030, or an increase of about 30% to 50%. This would represent average annual floorspace growth of about 50,000 to 85,000 square feet per year, which is lower than trends over the past decade (i.e. annual retail and service floorspace growth in the trade area was about 160,000 square feet per year) but reflects that the trade area population reached a critical mass over the past decade and saw a rapid influx of retail development in a short time-frame but is now at equilibrium.

Projects already in the approvals process contain about 199,000 square feet of net new retail and service space. If these planned projects are approved and built, there is remaining future potential for on the order of 797,000 to 1,501,000 square feet of new retail and service space in the trade area over the next twenty years.

Figure 29: Total Retail and Service Growth Potential in the Trade Area

	Low	High
2010 to 2030 Trade Area Population Growth	24,900	42,500
Retail and Service Floorspace (sq.ft.) per Capita	40	40
Total Supportable Retail and Service Floorspace Growth in the Trade Area (sq.ft.)	996,000	1,700,000
Less Planned Net New Retail and Service Floorspace in Projects in the Approvals Process (sq.ft.)	199,000	199,000
Remaining Potential for New Retail and Service Floorspace Growth in the Trade Area (sq.ft.)	797,000	1,501,000

6.3.2 Split between Locally-Oriented and Region-Serving Space

Figure 30 shows the division of our forecast of total supportable retail and service floorspace growth in the trade area into locally-oriented and region-serving space. We use a ratio of 21 square feet per capita of locally-oriented retail and service space and 19 square feet per capita of region-serving retail and service space in the trade area (i.e. the current ratios in the trade area, which are on par with regional benchmarks). The forecasts can be summarized as followed:

- Locally-oriented retail and service space:* In the low scenario, a total of about 523,000 square feet of new locally-oriented retail and service space can be supported by population growth over the next twenty years. The high scenario suggests that this could be up to 893,000 square feet of new locally-serving retail and service space. Projects currently in the approvals process contain about 76,000 square feet of locally-oriented retail and service space. If these planned projects are approved and

built, there is remaining future potential for on the order of 446,000 to 816,000 square feet of new locally-oriented retail and service space in the trade area over the next twenty years.

- *Region-serving retail and service space:* In the low scenario, a total of about 473,000 square feet of new region-serving retail and service space can be supported by population growth over the next twenty years. The high scenario suggests that this could be up to 807,000 square feet of new region-serving retail and service space. There is one planned project currently in the approvals process that can be considered region-serving (i.e. the planned new Superstore in Grandview Corners). If this project is approved and built, there is remaining future potential for on the order of 350,000 to 685,000 square feet of new region-serving retail and service space in the trade area over the next twenty years.

Figure 30: Supportable Locally-Oriented and Region-Serving Retail and Service Floorspace Growth in the Trade Area, 2010-2030

	Low	High
Total Supportable Retail and Service Floorspace Growth in the Trade Area (sq.ft.)	996,000	1,700,000
Share that is locally-oriented:		
Total supportable locally-oriented retail and service space (21 of the 40 sq.ft. per capita) (sq.ft.)	522,900	892,500
Less planned net new locally-oriented retail and service space (sq.ft.)	76,300	76,300
Remaining potential for new locally-oriented retail and service space in the trade area (sq.ft.)	446,600	816,200
Share that is region-serving:		
Total supportable region-serving retail and service space (19 of the 40 sq.ft. per capita) (sq.ft.)	473,100	807,500
Less planned net new region-serving retail and service space (sq.ft.)	122,700	122,700
Remaining potential for new region-serving retail and service space in the trade area (sq.ft.)	350,400	684,800

6.3.3 Supermarket Space Potential

As noted in Section 6.1.4 above, the trade area is currently under-served in terms of supermarket space. Therefore, to forecast the potential for growth in the amount of supermarket space in the trade area, we look at the amount of space that the current and future population can support (not just the space that population growth can support).

As of 2010, the trade area has a population of 86,000 people. At 4 square feet per capita, the trade area's existing population supports approximately 344,000 square feet of supermarket space, but there is only 310,000 square feet of supermarket space at present.

As of 2030, the trade area is projected to have a population in the range of 110,900 and 128,500 people. At 4 square feet per capita, the trade area's future population could support approximately 444,000 to 514,000 square feet of supermarket space.

The trade area could see the following changes in the grocery store market in the foreseeable future:

- The 5,000 square foot Buy Low Foods in White Rock is located on a redevelopment site and its lease expires in September 2011. It is not known whether this store will relocate within the trade area or simply close this location. The second phase of the Bosa Properties redevelopment project on this site appears to be planned to include a grocery store, but we understand that this is not yet certain.
- There is a development permit application in process for a new Real Canadian Superstore at Grandview Corners in South Surrey. This store is planned to be about 122,700 and about half of this space could be occupied by the grocery component (say 60,000 square feet).

If Buy Low Foods relocates within the trade area and if the new Superstore proceeds, there could be room for an additional 74,000 to 144,000 square feet of new grocery store space in the trade area by 2030 (i.e. 444,000 to 514,000 less the existing inventory of 310,000 square feet and less approximately 60,000 square feet in the Superstore proposal).

The number of stores that this growth potential translates into will depend on the size of the new stores. Most of the existing grocery stores in the trade area are in the range of 20,000 to 55,000 square feet, so the total potential for 74,000 to 144,000 square feet of new grocery store space over the next twenty years could result in say 2 to 5 new grocery stores in the trade area.

6.3.4 Prospects for White Rock

White Rock’s population is projected to grow by between 1,500 and 4,000 people from 2010 to 2030.

Due to land supply constraints and the location of other large format, region-serving commercial floorspace in the trade area, we do not expect White Rock to capture any of the region-serving floorspace that its population growth supports (i.e. at a per capita ratio of 19 square feet of region-serving space, White Rock’s population growth will support an additional 28,500 to 76,000 square feet of region-serving floorspace growth over the next twenty years, but it is likely that this space will all locate in South Surrey).

The main commercial growth prospect for White Rock is the portion of supportable retail and service floorspace growth that is locally-oriented. To forecast White Rock’s growth potential, we use a range of 21 to 31 square feet per capita of locally-oriented retail and service floorspace growth (i.e. the low end is the current trade area ratio which is on par with typical per capita ratios in suburban trade areas and the high end is the existing per capita ratio in White Rock). As shown in Figure 31, applying this range to White Rock’s forecasted population growth suggests that White Rock’s population growth could support in the range of 31,500 to 124,000 square feet of new locally-oriented retail and service space over the next twenty years. Mixed use projects in the approvals process in White Rock already include approximately 5,876 square feet of net new retail and service space. If these projects are approved and built, there will be remaining potential for on the order of 25,600 to 118,100 square feet of new locally-oriented retail and service space in White Rock over the next twenty years.

Figure 31: Potential for Locally-Oriented Retail/Service Floorspace Growth in White Rock, 2010-2030

	Low		High	
	1,500	1,500	4,000	4,000
2010 to 2030 Population Growth - White Rock				
Locally-oriented retail and service floorspace (sq.ft.) per capita	21	31	21	31
Total supportable locally-oriented retail and service floorspace growth in White Rock (sq.ft.)	31,500	46,500	84,000	124,000
Less planned net new locally-oriented retail and service space in White Rock (sq.ft.)	5,876	5,876	5,876	5,876
Remaining potential for new locally-oriented retail and service space in White Rock (sq.ft.)	25,600	40,600	78,100	118,100

We also looked at the potential for supermarket space in White Rock. As of 2010, White Rock had a population of 19,278 people. At 2 square feet per capita (locally-serving supermarket space), White Rock’s existing population supports approximately 38,500 square feet of supermarket space. There is currently only one grocery store in White Rock, which is very small (i.e. the Buy Low Foods which is about 5,000 square feet). Almost all of White Rock’s locally-serving grocery store potential is currently being met by stores located in South Surrey.

As of 2030, White Rock is projected to have a population in the range of 20,800 and 23,300 people. At 2 square feet per capita, the White Rock’s future population could support approximately 41,000 to 47,000

square feet of supermarket space. The number of stores that could accommodate this space will depend on the store size, but could include 1 large store or 2 or 3 smaller to medium-sized stores.

6.4 Summary of Findings for White Rock

1. White Rock has a total inventory of 601,627 square feet as of 2010. This accounts for 17% of the total inventory of retail and service floorspace in the trade area.
2. White Rock only captured 2% of retail and service floorspace growth in the trade area over the past decade, down from a share of 12% between 1990 and 2000, due to the surge in commercial development in South Surrey in recent years.
3. Within White Rock, the Town Centre areas combined contain 73% of the City's inventory of retail and service space. The West Beach Area accounts for 16%, the East Beach Area accounts for 8%, and the balance (3%) is in scattered locations. Only the Upper Town Centre, East Beach Area, and scattered locations grew in terms of retail and service floorspace between 2000 and 2010.
4. The main commercial growth prospect for White Rock is the portion of supportable retail and service floorspace growth that is locally-serving. Our forecasts suggest that White Rock's population growth could support in the range of 31,500 to 124,000 square feet of new locally-oriented retail and service space. Mixed use projects currently in the approvals process in White Rock contain about 5,876 square feet of net new locally-oriented retail and service space. If these planned projects are approved and built, there is remaining future potential for on the order of 25,600 to 118,100 square feet of new locally-oriented retail and service space in the trade area over the next twenty years.
5. White Rock currently only has one grocery store, and this store is on a site that is slated for redevelopment. White Rock's existing population supports about 38,500 square feet of grocery store space and, as of 2030, it could support up to 47,000 square feet of grocery store space. White Rock should focus on retaining and attracting one or more grocery stores to its Town Centre.

8.0 Office Trends and Prospects

This section provides an overview of historic and current trends in office space in the trade area and in White Rock, and provides our forecast of office floorspace growth potential for White Rock.

As with the retail/service space, there are two main types of office space:

- *Local/community-serving office space.* In suburban trade areas in Metro Vancouver, locally-oriented office space is typically located along neighbourhood commercial streets and in small retail plazas or community-oriented shopping malls. Tenants typically include medical, realty, insurance, and local government offices.
- *Region-serving office space.* In suburban trade areas in Metro Vancouver, region-serving office space is typically located in town centre areas and in business parks. Tenants typically include businesses with a regional (or broader) orientation.

8.1 Existing Office Floorspace Inventory

8.1.1 Total Inventory

Figure 32 shows the office floorspace inventory for the trade area by geographic location as of 1990, 2000, and 2010. The data is shown for White Rock and South Surrey, as well as the major commercial precincts within White Rock and South Surrey.

As of 2010, there is a total of 839,961 square feet of office floorspace in the trade area, up from an inventory of about 530,508 as of 2000. This represents growth of about 309,000 square feet of office space over the most recent decade, which is higher than in the previous decade (i.e. total growth was only 78,000 square feet between 1990 and 2000).

Key points about the office floorspace inventory in White Rock are as follows:

- As of 2010, there is a total inventory of 163,384 square feet of office floorspace in White Rock, which represents a 19% share of the trade area total.
- Office floorspace growth in White Rock totaled 7,592 square feet between 2000 and 2010, which represents a 2.5% share of the total growth in the trade area. This was down from a 16% share of total trade area growth between 1990 and 2000 because of the surge in commercial development in South Surrey that has occurred since 2000.
- About 56% of White Rock's office floorspace inventory is located in the Upper Town Centre (i.e. 91,165 square feet of the total 163,384 square feet). The Lower Town Centre accounts for about 19% of the City's office floorspace, the West Beach Area accounts for 20%, and the East Beach Area accounts for 4%.
- Since 2000, all of the office floorspace development has occurred in the Upper City Centre.

Figure 32: Office Floorspace Inventory

Office Floorspace	Inventory in Square Feet as of:			Total Growth in Square Feet			Share of Trade Area Growth		
	1990	2000	2010	Ten Years: 1990 to 2000	Ten Years: 2000 to 2010	Twenty Years: 1990 to 2010	Ten Years: 1990 to 2000	Ten Years: 2000 to 2010	Twenty Years: 1990 to 2010
White Rock:									
Upper City Centre	72,341	83,573	91,165	11,232	7,592	18,824	14.4%	2.5%	4.9%
Lower City Centre	29,840	31,148	31,148	1,308	-	1,308	1.7%	0.0%	0.3%
West Beach	33,891	33,891	33,891	-	-	-	0.0%	0.0%	0.0%
East Beach	7,180	7,180	7,180	-	-	-	0.0%	0.0%	0.0%
Other White Rock	-	-	-	-	-	-	0.0%	0.0%	0.0%
White Rock Total	143,252	155,792	163,384	12,540	7,592	20,132	16.1%	2.5%	5.2%
South Surrey:									
Semiahmoo and 152nd St Area	140,678	167,179	227,257	26,501	60,078	86,579	34.0%	19.4%	22.3%
Grandview Area	-	-	132,270	-	132,270	132,270	0.0%	42.7%	34.1%
Peninsula Village and Area	31,357	52,095	78,789	20,738	26,694	47,432	26.6%	8.6%	12.2%
Southpoint and Area	44,470	50,267	50,267	5,797	-	5,797	7.4%	0.0%	1.5%
Other South Surrey	92,751	105,175	187,994	12,424	82,819	95,243	15.9%	26.8%	24.6%
South Surrey Total	309,256	374,716	676,577	65,460	301,861	367,321	83.9%	97.5%	94.8%
Trade Area Total	452,508	530,508	839,961	78,000	309,453	387,453	100.0%	100.0%	100.0%

Source: Compiled by Coriolis Consulting using BC Assessment data. This inventory is for office space in commercial locations in the trade area. It does not include office space associated with storage & warehousing uses or civic uses (e.g. it excludes office space at City Hall).

8.1.2 Existing Per Capita Ratio

As with retail/service space, office floorspace is directly correlated to the size of a trade area’s population. We can compare the trade area’s office floorspace per capita to regional benchmarks to determine if the trade area appears to under or over supplied in terms of office space. We also use per capita ratios to forecast future office growth potential in the next section.

As a benchmark, outside of Downtown Vancouver, there is an average of 22 square feet of office space per capita in Metro Vancouver.¹⁷ This ratio varies widely across the major trade areas, from a low of about 8 square feet per capita in the North East Sector and Pitt Meadows/Maple Ridge to a high of about 38 square feet per capita in Richmond. Suburban trade areas with office space per capita ratios at the low end of this range (such as the White Rock/South Surrey trade area, as described in more detail below) tend to only have office space serving the immediate local needs of the population. The amount of office space beyond about 8 to 10 square feet per capita in any community reflects the degree to which that community is a regional office location.

As shown in Figure 33, the trade area has a ratio of 10 square feet of office space per capita, which is on par with the typical range of 8 to 10 square feet that we would expect for a suburban trade area that does not contain any significant amounts of regionally-oriented office users (i.e. a trade area dominated by office tenants that mainly serve the local trade area population).

White Rock has a slightly lower office floorspace per capita ratio (8 square feet of office space per capita) than South Surrey (10 square feet of office space per capita).

¹⁷ This ratio of 22 square feet per capita was calculated by dividing the total inventory of office space by the total population in Metro Vancouver for areas outside the City of Vancouver. We exclude the City of Vancouver because it has more commercial floorspace per capita than other cities in Metro Vancouver because it captures much of the non-resident spending in the region.

Figure 33: Existing Office Floorspace Per Capita Ratios

	White Rock	South Surrey	Trade Area
Population	19,278	66,735	86,013
Office Inventory (sq.ft.)	163,384	676,577	839,961
Office per capita ratio	8	10	10

Source: BC Stats (population data), BC Assessment Authority (floorspace inventory; compiled by Coriolis Consulting), Per Capita Ratios (calculated by Coriolis Consulting).

8.2 Office Projects in the Approvals Process

Figure 34 lists the office projects that are currently in the approvals process or that were recently approved in the trade area.

The amount of planned new office space in the trade area includes:

- 47,257 square feet of new office space as part of mixed use projects. Deducting out the existing amount of office space to be demolished on the properties that are the subject of these applications yields planned net new office space of 30,812 square feet in mixed use projects.
- 232,428 square feet of new office space in standalone commercial projects. These projects are all on vacant land, so the planned 232,428 square feet is all net new office space. Details about the tenant rosters for these planned projects is not available, but based on the location, format, and size of the projects, it is possible that a portion of this space (at most 170,000 square feet) could be suited to region-serving tenants.

All of the planned new office space in the trade area is in South Surrey.

Figure 34: Office Projects in the Approvals Process in the Trade Area

Location	Application Type	Status	Address	Description	Planned Office Floorspace (Sq. Ft.)	Existing Office Space on the Property to be Demolished (Sq. Ft.)	Net New Planned Office Floorspace (Sq. Ft.)
MIXED USE PROJECTS:							
South Surrey	RZ/DP	3rd Reading	15321 16 Ave	Development Permit for the construction of an eight-storey mixed-use complex, comprising of a seniors retirement and independent living facility, office space limited to medical offices and limited retail space with a total floor area of 22,220 square feet.	22,220	16,445	5,775
South Surrey	DP	Recently Approved	15850 24 Ave	Development Permit for the development of a 3-storey 3,489 Sq. M. (37,556 Sq. Ft. retail/professional building) ¹	25,037	0	25,037
OFFICE PROJECTS:							
Projects that appear to be locally-oriented space:							
South Surrey	RZ/DP	In Process	3264 152 St	Development permit to construct a 3-storey commercial office building of approx. 2,036 Sq. M.	21,915	-	21,915
South Surrey	DP	In Process	2121 160 Street	Development Permit for a 3 store office building and a single storey commercial building totalling 3,718 Sq. M.	40,020	-	40,020
South Surrey	DP	In Process	19056 27 Ave	Development Permit to permit a single storey tilt-up concrete commercial building.	n/a	n/a	n/a
Projects that may be region-serving space:							
South Surrey	RZ/DP	In Process	2594 Croydon Dr	To permit the development of a three storey office building (2,985 Sq. M.)	32,050	-	32,050
South Surrey	DP	In Process	2638 Croydon Dr	Development permit for Phase 1 to permit 7,164 Sq.M. of office in a 4 storey building.	77,110	-	77,110
South Surrey	DP	In Process	19092 26 Ave	To develop an office/warehouse building totalling 2,892 Sq. M.	31,129	-	31,129
South Surrey	DP	Recently Approved	15292 Croydon Drive	Development Permit to permit the development of a 2,806 Sq. M. (30,201 Sq. Ft.) 3-storey office/warehouse building.	30,204	-	30,204
Total planned office space:							
Office space in mixed use projects					47,257	16,445	30,812
Office space in standalone projects:							
Share that appears to be locally-oriented					61,936	-	61,936
Share that may be region-serving					170,492	-	170,492
Total planned office space					279,685	16,445	263,240

Source: Compiled by Coriolis Consulting using data from the City of White Rock and the City of Surrey. April 2011.

Note 1: We have assumed that two thirds of this project is office space.

8.3 Forecast of Office Growth Potential

To forecast the amount of office growth potential in the trade area, we apply per capita ratios to the forecast of population growth. At present, the trade area does not have any significant region-serving office tenants. It is possible that the trade area may develop one or two nodes of region-serving office space (e.g. at Grandview Corners), but we do not anticipate that White Rock would capture any region-serving office space. Therefore, we focus our forecasts of office growth potential on locally-oriented office space.

8.3.1 Total Potential Floorspace Growth in the Trade Area

Figure 35 shows our forecasts of locally-oriented office space growth potential in the trade area. We use a ratio of 10 square feet per capita of locally-serving office space in the trade area (i.e. the current ratio in the trade area, which is on par with the regional benchmark) and apply this ratio to our low and high population forecast.

Population growth in the trade area can support locally-serving office floorspace growth in the trade area on the order of 249,000 to 425,000 square feet over the next twenty years. This would bring the total office floorspace inventory in the trade area from 839,961 square feet in 2010 to between about 1.1 and 1.3 million square feet by 2030, or an increase of about 30% to 50%. This would represent average annual floorspace growth of about 12,000 to 22,000 square feet per year, which is lower than trends over the past decade (i.e. annual office floorspace growth in the trade area was about 30,000 square feet per year).

Deducting out planned net new locally-oriented space that is part of projects that are already in the approvals process (i.e. in the range of 62,000 to 280,000 square feet, depending on the tenant roster for the planned new cluster of office buildings in Grandview Corners) leaves potential for at most 363,000 square feet of new locally-oriented office space in the trade area over the next twenty years.

Figure 35: Total Locally-Oriented Office Growth Potential in the Trade Area

	Low		High	
2010 to 2030 Trade Area Population Growth	24,900	24,900	42,500	42,500
Locally-oriented office floorspace (sq.ft.) per capita	10	10	10	10
Total supportable locally-oriented office floorspace growth potential (sq.ft.)	249,000	249,000	425,000	425,000
Less planned net new locally-oriented office space in the trade area (sq.ft.)	62,000	280,000	62,000	280,000
Remaining potential for new locally-oriented office space in the trade area (sq.ft.)	187,000	-31,000	363,000	145,000

8.3.2 Prospects for White Rock

White Rock’s population is projected to grow by between 1,500 and 4,000 people from 2010 to 2030. As shown in Figure 36, at 8 to 10 square feet per capita (the low end of the range is White Rock’s existing office space per capita ratio and the high end is the trade area’s overall ratio), this supports 12,000 to 40,000 square feet of office floorspace growth. There is no new office space planned in the projects in the approvals process in White Rock so the entire 12,000 to 40,000 square feet is potential new growth.

Figure 36: Potential for Locally-Oriented Office Floorspace Growth in White Rock, 2010-2030

	Low		High	
2010 to 2030 Population Growth - White Rock	1,500	1,500	4,000	4,000
Locally-oriented office floorspace (sq.ft.) per capita	8	10	8	10
Total supportable locally-oriented office floorspace growth in White Rock (sq.ft.)	12,000	15,000	32,000	40,000
Less planned net new locally-oriented office space in White Rock (sq.ft.)	0	0	0	0
Remaining potential for new locally-oriented office space in White Rock (sq.ft.)	12,000	15,000	32,000	40,000

8.4 Summary of Findings for White Rock

1. White Rock has a total office inventory of 163,384 square feet as of 2010. This accounts for 19% of the total inventory of office floorspace in the trade area.
2. White Rock only captured 2.5% of office floorspace growth in the trade area over the past decade, down from a share of 16% between 1990 and 2000, due to the surge in commercial development in South Surrey in recent years.
3. Within White Rock, the Town Centre areas contain 75% of the City's inventory of office space (56% in the Upper Town Centre and 19% in the Lower Town Centre). The West Beach Area accounts for 20% and the East Beach Area accounts for 4%. Since 2000, all of the office floorspace development has occurred in the Upper City Centre.
4. Our forecasts suggest that White Rock's population growth could support in the range of 12,000 to 40,000 square feet of new locally-oriented office space over the next twenty years. There is no new office space planned in the projects in the approvals process in White Rock so the entire 12,000 to 40,000 square feet is potential new growth.

9.0 Overnight Accommodation Trends and Prospects

9.1 Current Situation

White Rock is a visitor destination and tourists help support commercial floorspace growth, so we looked at the overnight accommodation market in White Rock and in South Surrey.

Figure 37 shows the hotels and motels in White Rock and South Surrey based on the floorspace inventory data from BC Assessment Authority and a review of listings on the Tourism BC and Bed & Breakfast Canada websites. White Rock has two hotels: Ocean Promenade Hotel and Ocean Beach Hotel, both of which are on Marine Drive and the waterfront. White Rock also has a large inventory of bed and breakfast operations.

Figure 37: Overnight Accommodation in the Trade Area

Name	Address	Municipality	Accommodation Type	# of Units	Floorspace (sq.ft.)
Ocean Promenade Hotel	15611 Marine Dr	White Rock	Hotel (strata)	51	38,618
Ocean Beach Hotel	14995 Marine Dr	White Rock	Hotel	30	11,550
Breakaway Motel	2160 King George Blvd	South Surrey	Motel	24	3,752
Best Western Peace Arch Inn	2293 King George Hwy	South Surrey	Hotel	42	22,210
Pacific Inn	1160 King George Highway	South Surrey	Hotel	150	90,000
Cedar Lane Motel	926-160 Street	South Surrey	Motel	14	6,650
Seacrest Motel and RV Park	864 Stayte Road	South Surrey	Motel and RV Park	n/a	n/a
Total Hotels/Motels				311	172,780
Bed & Breakfasts:					
Beachside Sausalito B&B-Guest Suites	1186 Oxford St	White Rock	Guest Suites	3	n/a
Bellevue House B&B	14635 Bellevue Cres	White Rock	Bed & Breakfast Home	2	n/a
Cozy Beach B&B	833 Parker St	White Rock	Bed & Breakfast Home	2	n/a
High Street B&B	1287 High St	White Rock	Bed & Breakfast Home	1	n/a
Ocean Rose B&B	14466 Sunset Dr	White Rock	Bed & Breakfast Home	1	n/a
Sand & Sea B&B-Guest Suites	15671 Columbia Ave	White Rock	Bed & Breakfast Home	3	n/a
Seaside Memories B&B Guest Suites	14647 Marine Dr	White Rock	Bed & Breakfast Home	2	n/a
Sunset Harbour B&B	1353 Everall St	White Rock	Bed & Breakfast Home	3	n/a
The Parklander	16311 8th Ave	White Rock	Bed & Breakfast Home	36	n/a
Abbey Lane B&B	14778 Thrift Ave	White Rock	Bed & Breakfast Home	n/a	n/a
Casamea Suite B&B	15490 Cliff Ave	White Rock	Bed & Breakfast Home	1	n/a
Dancing Firs B&B	13894 Terry Rd	White Rock	Bed & Breakfast Home	3	n/a
Four Winds Hill B&B	14480 Malabar Crescent	White Rock	Bed & Breakfast Home	2	n/a
Haven Garden Studio B&B	1381 Everall St	White Rock	Bed & Breakfast Home	1	n/a
Malabar Guest Suite	13960 Malabar Ave	White Rock	Bed & Breakfast Home	1	n/a
Accessible B&B	1282 Duprez st	White Rock	Bed & Breakfast Home	2	n/a
Duck's Inn	15324 Columbia Avenue	White Rock	Bed & Breakfast Home	1	n/a
Ocean Wind B&B	1445 Vidal Street	White Rock	Bed & Breakfast Home	3	n/a
Kent Manor	835 Kent Street	White Rock	Bed & Breakfast Home	2	n/a
Devine Awakanings	15089 Buena Vista Avenue	White Rock	Bed & Breakfast Home	1	n/a
Peir View B&B	14884 Hardie Avenue	White Rock	Bed & Breakfast Home	1	n/a
Star of the Sea B&B	1107 Fir Street	White Rock	Bed & Breakfast Home	1	n/a
Knollsea B&B	13245 Marine Drive	White Rock	Bed & Breakfast Home		n/a
Beachcomber B&B	14336 Marine Drive	White Rock	Bed & Breakfast Home	n/a	n/a
Ocean View	Seymour Avenue	White Rock	Bed & Breakfast Home	n/a	n/a
Beachside Sausalito B&B-Guest Suites	1185 Oxford St	White Rock	Bed & Breakfast Inn	2	n/a
Christine's B&B	15093 Buena Vista Ave	South Surrey	Bed & Breakfast Home	4	n/a
Donna's B&B	14214 20th Ave	South Surrey	Bed & Breakfast Home	1	n/a
Peggy's B&B	12827 13th Ave	South Surrey	Bed & Breakfast Home	4	n/a
Stone Cottage Garden	17490 26th Avenue	South Surrey	Bed & Breakfast Home	n/a	n/a
Subtotal - Bed & Breakfasts				83	n/a

Source: Compiled by Coriolis Consulting using BC Assessment Authority floorspace data and the Tourism BC and Bed&Breakfast Canada websites.

9.2 Prospects for White Rock

White Rock is not located on a major highway, so it is not likely to see much demand for new hotel/motel development in the foreseeable future. There will likely be continued opportunities for expansions in the bed and breakfast market in White Rock.

10.0 Business Gap Analysis

To determine if there are any gaps in the business roster in White Rock that the City and the BIA could try to recruit businesses to fill, we inventoried and analyzed the existing businesses in White Rock and South Surrey. We also compared the roster of large format retailers with a location in the trade area to the typical list of large format retailers that are present in large suburban trade areas.

10.1 Existing Business Roster

Based on fieldwork completed in February 2011, Figure 38a shows the business roster by category for White Rock, South Surrey, and the trade area as a whole and Figure 38b illustrates the share of businesses by category in the trade area. The data shows that:

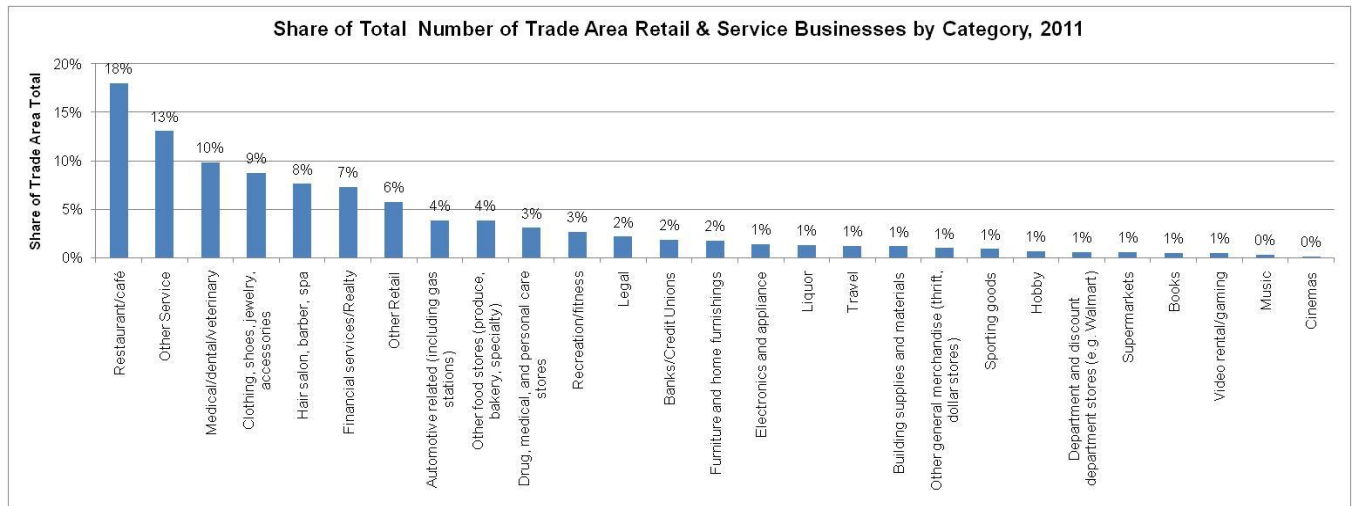
- The trade area has a total of approximately 1200 businesses. About 34% (408) of the trade area’s retail and service businesses are in White Rock.
- Restaurants/cafes in White Rock account for 8% of the trade area’s total business inventory, miscellaneous services in White Rock (e.g. architects, shoe repair, dry-cleaning/laundromat service, postal/shipping service, photography studio, pet grooming) account for 5% of the trade area’s total inventory, and medical/dental/veterinary services in White Rock account for 4% of the trade area’s total business inventory.

Figure 38a: Retail and Service Business Roster for White Rock, South Surrey, and the Trade Area

	White Rock Total	South Surrey Total	Trade Area Total	White Rock's Share of Trade Area Total
Retail:				
Automotive related (including gas stations)	4	42	46	0%
Furniture and home furnishings	3	18	21	0%
Electronics and appliance	3	14	17	0%
Supermarkets	1	6	7	0%
Other food stores (produce, bakery, specialty)	21	25	46	2%
Liquor	5	11	16	0%
Drug, medical, and personal care stores	9	28	37	1%
Clothing, shoes, jewelry, accessories	10	95	105	1%
Building supplies and materials	6	8	14	1%
Sporting goods	0	11	11	0%
Music	2	2	4	0%
Books	2	4	6	0%
Hobby	7	1	8	1%
Department and discount department stores (e.g. Walmart)	0	7	7	0%
Other general merchandise (thrift, dollar stores)	7	5	12	1%
Other Retail	23	46	69	2%
Subtotal Retail	103	323	426	9%
Service:				
Restaurant/café	90	125	215	8%
Medical/dental/veterinary	53	65	118	4%
Travel	3	12	15	0%
Financial services/Realty	26	61	87	2%
Banks/Credit Unions	4	18	22	0%
Hair salon, barber, spa	40	51	91	3%
Video rental/gaming	1	5	6	0%
Cinemas	0	2	2	0%
Recreation/fitness	11	21	32	1%
Other Service	65	92	157	5%
Legal	12	13	25	1%
Subtotal Service	305	465	770	26%
Total	408	788	1196	34%

Source: Coriolis Consulting, based on fieldwork completed in February 2011.

Figure 38b: Share of Total Retail & Service Businesses by Category in the Trade Area, 2011



Source: Coriolis Consulting, based on fieldwork completed in February 2011.

Figures 39a and 39b shows the business roster by category for the main commercial areas in White Rock. The data shows that:

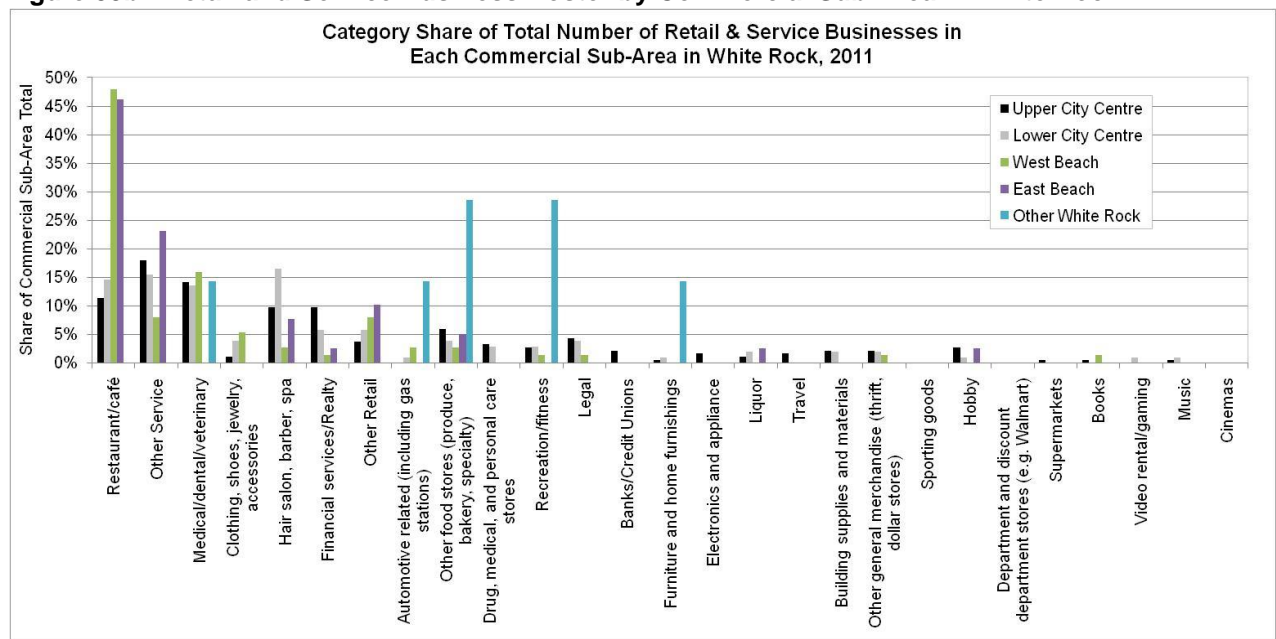
- About 70% of White Rock’s businesses are located in the Upper Town Centre (45%) and the Lower Town Centre (25%) combined. The West Beach Area accounts for about 18% of White Rock’s retail and service businesses and the East Beach Area accounts for about 10%.
- The Upper Town Centre has the largest array of retail and service businesses, followed by the Lower Town Centre. The waterfront beach areas are predominantly restaurant/café locations. More specifically:
 - In the Upper Town Centre, miscellaneous services (e.g. architect, shoe repair, dry-cleaning/laundromat service, photography studio, postal/shipping service, tutoring service, pet grooming) account for 16% of retail and service businesses, medical/dental/veterinary businesses account for 14%, restaurants/cafes account for 11%, hair salon/barber/spa businesses account for 10%, and financial services/realty firms account for 10%.
 - In the Lower Town Centre, hair salon/barber/spa businesses account for 17% of the total number of retail and service businesses in this sub-area. Other services (e.g. tailor, senior services provider, driving school, interior designer) account for 16%, restaurants/cafes account for 15%, and medical/dental/veterinary services account for 14%.
 - The West Beach and East Beach Areas are both predominantly restaurant/café locations. About 48% of the retail and service businesses in the West Beach Area are restaurants or cafes and about 46% of the retail and service businesses in the East Beach Area are restaurants or cafes.
- While not obvious from the business category names, White Rock has a significant number of retailers and service providers in the health and wellness business (e.g. acupuncture, massage therapy, wellness centres, reiki, herbalists).
- The main gap in White Rock’s business inventory is the lack of supermarkets. There is only one supermarket presently located in White Rock (and, as previously noted, this store is located on a redevelopment site).

Figure 39a: Retail and Service Business Roster by Commercial Sub-Area in White Rock

	Upper City Centre	Lower City Centre	West Beach	East Beach	Other White Rock	White Rock Total	Share of White Rock Total
Retail:							
Automotive related (including gas stations)	0	1	2	0	1	4	1%
Furniture and home furnishings	1	1	0	0	1	3	1%
Electronics and appliance	3	0	0	0	0	3	1%
Supermarkets	1	0	0	0	0	1	0%
Other food stores (produce, bakery, specialty)	11	4	2	2	2	21	5%
Liquor	2	2	0	1	0	5	1%
Drug, medical, and personal care stores	6	3	0	0	0	9	2%
Clothing, shoes, jewelry, accessories	2	4	4	0	0	10	2%
Building supplies and materials	4	2	0	0	0	6	1%
Sporting goods	0	0	0	0	0	0	0%
Music	1	1	0	0	0	2	0%
Books	1	0	1	0	0	2	0%
Hobby	5	1	0	1	0	7	2%
Department and discount department stores (e.g. Walmart)	0	0	0	0	0	0	0%
Other general merchandise (thrift, dollar stores)	4	2	1	0	0	7	2%
Other Retail	7	6	6	4	0	23	6%
Subtotal Retail	48	27	16	8	4	103	25%
Service:							
Restaurant/café	21	15	36	18	0	90	22%
Medical/dental/veterinary	26	14	12	0	1	53	13%
Travel	3	0	0	0	0	3	1%
Financial services/Realty	18	6	1	1	0	26	6%
Banks/Credit Unions	4	0	0	0	0	4	1%
Hair salon, barber, spa	18	17	2	3	0	40	10%
Video rental/gaming	0	1	0	0	0	1	0%
Cinemas	0	0	0	0	0	0	0%
Recreation/fitness	5	3	1	0	2	11	3%
Other Service	34	16	6	9	0	65	16%
Legal	7	4	1	0	0	12	3%
Subtotal Service	136	76	59	31	3	305	75%
White Rock Total	184	103	75	39	7	408	100%

Source: Coriolis Consulting, based on fieldwork completed in February 2011.

Figure 39b: Retail and Service Business Roster by Commercial Sub-Area in White Rock



Source: Coriolis Consulting, based on fieldwork completed in February 2011.

10.2 Presence of Large Format Retailers in the Trade Area

Figure 40 lists the large format retailers that are often present in an established trade area with a population of about 100,000 or more. The White Rock/South Surrey trade area has a 2010 population of about 86,000, so it is near the typical threshold for most of these large format retailers. This is one of the reasons why the trade area has seen a recent influx of large format, big box retailers over the past several years.

The data shows that:

- The trade area has multiple grocery stores, furniture/home hardware stores, electronics, and drug/pharmacy chains.
- The trade area does not currently have any major sporting goods stores (e.g. Mountain Equipment Co-op, Sport Chek/Atmosphere, Sport Mart), so there may be an opportunity to attract these types of stores to the trade area.
- There may also be opportunities to attract additional pet supply stores and office supplies stores, as there is only one major retailer in each of these categories represented in the trade area.
- Other notable stores that do not yet have a location in the trade area are Home Outfitters, JYSK (furniture), Michaels (arts and crafts supplies), United Furniture Warehouse, Old Navy, and Toys R Us.

Figure 40: Presence of Major Large Format Retailers in the Trade Area

	Presence in the South Surrey/White Rock Trade Area
<i>Food Retailers:</i>	
Buy Low Foods	yes
Choices Market	yes
Costco	
HY Louie (IGA / IGA Marketplace)	
<i>Loblaw Group:</i>	
- Real Canadian Superstore	
- No Frills	
- Extra Foods	
- T&T Supermarket	
- Real Canadian Wholesale Club	
<i>Overwaitea Food Group:</i>	
- Overwaitea Foods	
- Save on Foods	yes
- Urban Fare	
- Coopers Foods	
- PriceSmart Foods	yes
- Bulkley Valley Wholesale	
Safeway	yes
Sobey's	
Thrifty Foods (Owned by Sobey's)	yes
Whole Foods Market	
<i>Furniture/Home:</i>	
Home Hardware	yes
Home Outfitters	
HomeSense	yes
Home Depot	yes
IKEA	
JYSK	
Michaels	
Pier 1	yes
Rona-Revy	yes
The Brick	yes
United Furniture Warehouse	
<i>Electronics:</i>	
Best Buy	yes
Future Shop (owned by Best Buy)	yes
<i>Drug:</i>	
London Drugs	yes
Rexall/Pharma Plus	yes
Shoppers Drug Mart	yes
Pharmasave	yes
<i>Office:</i>	
Office Depot	
Staples	yes
<i>Sporting Goods:</i>	
Mountain Equipment Coop	
Sport Chek/Atmosphere	
Sport Mart	
<i>Pets:</i>	
Petcetera	
Petland	yes
PetSmart	
<i>Miscellaneous:</i>	
Canadian Tire	yes
Chapters / Indigo Books	yes
Cineplex	
Coles (owned by Chapters Indigo)	
Lordco Auto Parts	yes
Old Navy	
Toys R Us	
Wal-Mart	yes
Winners	yes
Mark's Work Warehouse	yes
Sleep Country	yes
Zellers	yes

Source: Coriolis Consulting, based on fieldwork completed in February 2011 and online research completed in April 2011.

10.3 Summary of Business Gaps

1. White Rock has a large number and variety of businesses that serve the local population. The main gap in White Rock's business inventory is the lack of supermarkets/grocery stores. There is only one grocery store presently located in White Rock and this store is located on a redevelopment site.
2. There are some existing gaps in the business roster in the trade area, but most of these "missing" businesses will prefer a location in South Surrey near other major large format users. White Rock is unlikely to be able to capture these businesses which tend to require a large floor plate and tend to prefer locations near similar retailers. The gaps are:
 - sporting goods stores (e.g. Mountain Equipment Co-Op, Sport Chek/Atmosphere, SportMart).
 - additional pet supply chains (e.g. Petcetera, PetSmart).
 - additional office supplies retailers (e.g. Office Depot).
 - a variety of other large format, brand name retailers that do not yet have stores in the trade area (e.g. Home Outfitters, JYSK, Michaels, United Furniture Warehouse, Old Navy, Toys R Us).

11.0 Viability of Higher Density Urban Development

In this section, we evaluate the economics of urban development in White Rock, to see if market conditions, allowable heights and densities, allowable uses, and other parameters are supportive of new development. The objective is to look at whether redevelopment is financially attractive to see if the market potential for future residential and commercial growth can be accommodated in viable redevelopment projects. This is particularly important because future population growth in White Rock will likely need to be accommodated mainly through new multifamily residential development and, due to land supply constraints, most new commercial development in White Rock will likely occur as part of higher density mixed-use projects.

11.1 Identification of Case Studies

We examined the financial viability of redevelopment for five different vacant or under-utilized sites in the Upper Town Centre, Lower Town Centre, West Beach Area and East Beach Areas:

1. 1513 Johnston Road, a vacant site (currently used for parking) in the Upper Town Centre.
 - This site is zoned CR-7 (Town Centre Medium Density Commercial/Residential Zone), which allows 3-storey mixed use development.
 - This site is designated in the OCP as Town Centre Mixed Use, which allows mixed use development at a maximum density of 2.75 FSR with maximum heights of about 13-storeys (135 feet). Prior to March 2010, the OCP envisioned maximum heights of 21-storeys and maximum densities of 3.8 FSR in this land use designation.
2. 1510 Johnston Road, an older single storey retail project in the Upper Town Centre.
 - This site is zoned CR-7 (Town Centre Medium Density Commercial/Residential Zone), which allows 3-storey mixed use development.
 - This site is designated in the OCP as Town Centre Mixed Use, which allows mixed use development at a maximum density of 2.75 FSR with maximum heights of about 13-storeys (135 feet).
3. 1350 Johnston Road, an older single storey retail project in the Lower Town Centre.
 - This site is zoned CS-1 (Service - Commercial/Residential Zone), which allows 3-storey mixed use development.
 - This site is designated in the OCP as Johnston Road Study Area. Development parameters for this designation will be created following a neighbourhood planning process/study. The OCP indicates that the underlying commercial designation for this property will apply until such time as the study is completed.
4. 1184 Oxford/14807 Marine/14818 Buena Vista, an older garage/service commercial site in the West Beach commercial area.
 - This site is zoned CS-1 (Service - Commercial/Residential Zone), which allows 3-storey mixed use development.
 - This site is designated in the OCP as Commercial. This designation does not describe potential heights and densities. However the development permit guidelines (and surrounding development)

suggest that upper floor residential (stepped back above the second floor) is a potential use with commercial at grade.

5. 15445-15457 Marine Drive, an assembly of vacant lots (and an old house) in the East Beach commercial area. This assembly is only 62 feet deep and is on a steep slope, which is typical of the properties in this location. These physical features limit the development potential of the property.
 - This site is zoned CR-2 (Marine Commercial Zone), which allows 3-storey mixed use development.
 - This site is designated in the OCP as Commercial. This designation does not describe potential heights and densities. However the development permit guidelines (and surrounding development) suggest that upper floor residential (stepped back above the second floor) is a potential use with commercial at grade.

11.2 Steps in the Financial Analysis

For each site, we completed financial analysis for two or three different scenarios so each case study site includes more than one financial scenario:

1. First, we estimated the value of the property under existing use (if it was improved with an existing building).
2. Next, we estimated the land value of the site under existing zoning assuming development as a mixed-use strata titled project.
3. We then estimated the land value assuming rezoning and redevelopment to allow increased height and density. For the two sites in the Upper Town Centre, the rezoning concept is based on the OCP as the OCP is explicit about potential densities, heights and uses. For the other sites (where the OCP is not explicit about potential increases in height and density beyond existing zoning), we assumed a maximum height of 4-storeys in the rezoning scenarios.

11.3 Results of the Financial Analysis

The detailed financial analysis and the assumptions for the analysis are contained in Appendix 3. The main findings of the analysis are as follows:

1. High density mixed-use retail and apartment development in White Rock's Town Centre appears to be financially viable on vacant sites or sites improved with very low value improvements (such as older single storey commercial buildings with surface parking). This is consistent with the interest shown from developers in creating new mixed use projects in the City over the past several years on vacant or under-utilized sites.
2. Mixed use retail and apartment development in the Upper Town Centre is financially viable at the heights and density identified in the OCP (2.75 FSR) on vacant sites and properties currently improved with low value single storey commercial buildings (see case studies 1 and 2). However, redevelopment economics at 2.75 FSR are thin so only improved properties with low value existing buildings (i.e., low existing density and older buildings) are likely to be financially attractive for redevelopment. The amendment to the OCP in 2010 that reduced permitted heights and densities in the Town Centre (from

21-storeys and 3.8 FSR to 13-storeys and 2.75 FSR) likely reduced the number of sites that will be attractive for redevelopment.

3. Mixed use retail and apartment development in the Lower Town Centre is financially viable under existing zoning on vacant sites and properties currently improved with older low density (single storey) commercial buildings (see case study 3). If permitted heights were increased to 4-storeys (or more), an increased number of properties would likely be financially attractive for redevelopment.
4. Mixed use retail and apartment development in the West Beach Area is financially viable under existing zoning on vacant sites and properties currently improved with older low density (single storey) commercial buildings (see case study 4). Increasing permitted heights beyond 3-storeys (current zoning) will improve the financial viability of redevelopment.
5. Development of the remaining vacant (or under-utilized) properties in the East Beach Commercial area is challenging because of the shallow lot depths (about 60 feet or so) and steep topography. Apartment unit prices and lease rates are high enough to make development financially attractive (see case study 5), but the physical site constraints combined with some of the existing development regulations (e.g., upper floor setbacks, 3-storey height limit under existing zoning, parking access restrictions from Marine Drive) are an obstacle to development in this location. However, it is worth noting that most sites in this area are already improved so there is little opportunity for new development.

11.4 Implications for White Rock

The financial analysis suggests the following key policy considerations for White Rock:

1. In the Town Centre areas, mixed-use retail and apartment redevelopment appears to be financially viable but the City may want to look at increasing allowable heights and/or densities to increase the portion of properties that are redevelopment candidates.
2. In the West Beach Area, mixed-use retail and apartment redevelopment appears to be financially viable but the City may want to look at increasing allowable heights to increase the portion of properties that are redevelopment candidates. This will need to be done on a site-by-site basis taking into consideration topographical constraints and possible impacts on views.
3. In the East Beach area, there will be a need for a very fine-grained site-by-site approach to determining whether increases in permitted height increase the portion of the properties that are redevelopment candidates, taking into consideration topographical constraints and possible impacts on views.

12.0 Review of Other Factors Businesses May Consider in Choosing a Location in the Trade Area

We have noted that commercial growth prospects in White Rock will be mainly driven by population growth in White Rock. In choosing a location within the trade area, businesses will likely also consider the following factors in their decision:

- Location relative to higher income residents.
- Availability of vacant commercial land.
- Existing mix and location of retailers, particularly anchor tenants.
- Accessibility and exposure to highway traffic.
- Lease rates and operating costs, including property tax rates.
- Parking and loading.
- Streetscape improvements and retail character.
- Livability.
- Growth prospects in other destination-oriented waterfront locations.

We evaluated White Rock's competitive advantages and disadvantages for each of these factors to determine if there are any policy implications for the City or the BIA that could help enhance White Rock's ability to accommodate the commercial growth potential supported by its population growth.

12.1 Location Relative to Higher Income Residents

Retailers tend to prefer a location closer to higher income residents. As noted in Section 4.5, average incomes in South Surrey are higher than in White Rock, suggesting that retailers may prefer to locate in South Surrey over White Rock to be near these residents. This is not a policy issue.

12.2 Availability of Vacant Commercial Land

Vacant commercial land in White Rock is very limited and remaining parcels are small and challenging to develop (i.e. due to shape, topography, limited accessibility, etc.). Therefore, the only new capacity for accommodating commercial growth in White Rock is via the redevelopment of existing, older, low density buildings.

In contrast, South Surrey has a good supply of vacant, commercial land in locations that already contain large format retailers and associated retail, so it will continue to attract these kinds of businesses who want a location in the trade area.

To maximize the amount of commercial growth that can be accommodated in White Rock, the City should aim to permit heights and densities that facilitate a large share of the existing inventory of commercial properties to redevelop to high density, mixed use projects.

12.3 Existing Mix and Location of Retailers, Particularly Anchor Tenants

White Rock lacks significant anchor tenants who would typically draw customers from a wider trade area. All of the large anchor tenants in the trade area are located in South Surrey and these types of large format retailers tend to prefer to locate in close proximity to each other to capitalize on agglomeration economies. White Rock does not have the ability to zone a specific area for large format retail use (due to land supply constraints), so it will not be possible to attract these types of large format anchor tenants.

12.4 Accessibility

The trade area as a whole is somewhat isolated from other parts of Metro Vancouver and White Rock is located further from other commercial nodes and residential areas (e.g. North Surrey, North Delta) than South Surrey.

South Surrey has the major highway in the trade area and all of the major intersections on the highway are located in South Surrey. These will be the main locations that attract region-serving retail and service space.

Road access to White Rock’s Town Centre is good and, in the long term, it is possible that there will be improved transit (e.g. rapid bus service) to South Surrey and White Rock. The City and the BIA should aim to have any future transit stations locate on the White Rock side of the municipal boundary with Surrey and to encourage high density, transit-oriented development around any future stations.

12.5 Lease Rates and Operating Costs

White Rock is competitive with South Surrey from a lease rate and operating cost perspective. Asking retail and service lease rates in White Rock are within the range of asking rates in South Surrey. Asking net lease rates for retail and service space in White Rock are generally in the range of \$12 to \$30, whereas asking net lease rates for retail and service space in South Surrey range more widely, from about \$12 to \$55 per square foot. However, this partly reflects that there are newer, high profile shopping areas in South Surrey which are achieving higher lease rates than new space in White Rock.

Asking net lease rates for office space range are generally on par between White Rock and South Surrey, ranging from about \$16 to \$22 per square foot in White Rock and \$14 to \$22 in South Surrey.

Operating costs are also on par between White Rock and South Surrey, typically in the range of \$9 to \$12 per square foot for commercial space in White Rock and \$8 to \$12 per square foot in South Surrey.

As shown in Figure 41 below, White Rock’s mill rate for the Business category is close to (although slightly higher than) the mill rate in Surrey. This is not a material difference.

Figure 41: White Rock and South Surrey Business Class Mill Rate, 2006 to 2011

	2006	2007	2008	2009	2010	2011
White Rock	22.69466	19.70078	17.70451	18.46479	18.15228	17.57779
Surrey	20.85451	17.97173	15.68384	16.39128	16.22256	15.97313

Source: Municipal websites.

12.6 Parking and Loading

12.6.1 Parking

We retained BWW Consulting (traffic engineers) to assess the existing parking situation in each commercial sub-area in White Rock and to comment on the likely future parking situation in White Rock based on our commercial growth forecasts.

Figure 42 shows the existing non-resident parking inventory for each sub-area. Appendix 4 provides maps showing the parking count by type by block for each sub-area. There are 1,843 non-resident parking stalls in the Town Centre areas (about 60% of which are in the Upper Town Centre) and 577 non-resident parking stalls in the Beach areas (about 76% of which are in the West Beach Area).

Figure 42: Non-Resident Parking Inventory by Commercial Sub-Area

	On-Street	Off-Street	Total
Upper Town Centre	216	962	1,178
Lower Town Centre	350	315	665
West Beach Area	320	119	439
East Beach Area	128	10	138
Total in Sub-Areas	1,014	1,406	2,420

Source: BWW Consulting, fieldwork during July 2011.

Notes: For area boundaries, on-street parking counts include both sides of the street. The inventory excludes off-street parking that appeared to be residential and excludes on-street resident-only parking. In the beach areas, the large parking lots on the south side of Marine Drive are included as on-street parking.

Figure 43 shows estimated utilization by location within each sub-area, as observed by BWW Consulting during fieldwork in August 2011 (i.e. summertime utilization). Utilization rates of 90%+ suggest that the parking is essentially operating at full capacity and utilization rates less than about 20% suggest that the parking is under-utilized.

The utilization data suggest that:

- In the Town Centre Areas, the supply of parking stalls is more than adequate for the observed demand. In commercial areas such as this, there is sometimes a perceived parking problem if drivers cannot park on-street immediately adjacent to the store that they are visiting, but there did not appear to be excessive circulation on the streets adjacent to Johnston Road.
- In the West Beach Area, there is a significant seasonal difference in parking demand with beach-goers increasing demand in the summer months. Observations during August suggest that on-street parking in this area (including the large parking lots on the south side of Marine Drive) is operating at or near full capacity. There is limited traditional off-street parking in this area, with most lots being small or not readily visible. Two parking areas appeared to be under-utilized: the track-side parking lot that is west of Oxford Street (just outside the West Beach Area boundary) and the Vidal parkade.
- In the East Beach Area, there is also a significant seasonal difference in parking demand with beach-goers increasing demand in the summer months. As with the West Beach Area, observations during August suggest that the on-street parking on Marine Drive is operating at or near capacity. Other parking (e.g. on-street parking on the east side of Finlay Street and off-street parking on the west side of Balsam Street) appeared to be less-utilized.

While parking appears to be at or near full capacity in the Beach areas in the summer months, this is a sign that the area is a successful destination. There are examples of other successful commercial districts (e.g. Granville Island) that also have seasonal parking problems. Possible solutions that White Rock could consider to help lessen the parking problems during the summer months include:

- There may be an opportunity to better promote the track-side parking lot that is west of Oxford Street and the Vidal parkade via signage.
- The current pricing for parking in the Beach areas does not appear to be a demand moderator in the summer months. Based on observations during August, there may be an opportunity to vary parking rates to encourage higher usage of the track-side parking lot that is west of Oxford Street (e.g. by reducing its parking rate relative to the track-side parking east of Oxford).
- If a site is available, the City could consider providing parking for free in the summer months outside of the Beach areas and providing a free shuttle service between the out-of-area parking and the Beach areas.

Figure 43: Existing Parking Utilization by Commercial Sub-Area

Location	Percent Utilization	
	Saturday	Monday
UPPER TOWN CENTRE:		
Johnston	85	75
Russell	60	70
Other streets	45	50
Off-street NW quadrant	30	40
Off-street NE quadrant	35	50
Off-street SW quadrant	35	50
Off-street SE quadrant	45	40
LOWER TOWN CENTRE:		
Johnston	75	60
Other streets	55	40
Off-street: Thrift - Roper	45	40
Off-street: Roper - Buena Vista	30	40
WEST BEACH AREA:		
North side Marine Drive	100	90
Trackside	98	80
Other on-street	5 - 100	10 - 100
Vidal parkade	15	10
Off-street	40	30
EAST BEACH AREA:		
North side Marine Drive	90	80
Trackside	95	80
Other	50	30

Source: BWW Consulting, fieldwork during August 2011.

Notes: Utilization reviews were done for the four study areas on Saturday and Monday between 12:15pm and 2:00pm. The weather was very good on the fieldwork days. All off-street parking areas that appeared to be public lots were included.

BWW Consulting also examined the potential impact of future commercial development on parking conditions in the Town Centre and Beach areas, based on these assumptions:

- New projects are assumed to provide off-street parking in accordance with the City's Zoning Bylaw (i.e. 1 stall per 37m² for retail/service and office space not fronting Marine Drive, 1 stall per 74m² for retail space fronting Marine Drive, and 1 stall per 8 seats for restaurant space).
- Our forecasts suggest that White Rock's population growth could support on the order of 31,500 to 124,000 square feet of net new locally-oriented retail and service space and on the order of 12,000 to 40,000 square feet of net new locally-oriented office space over the next twenty years. The parking analysis assumes that White Rock captures all of this growth (i.e. it does not locate in South Surrey) and that the majority of the net increase in commercial space is accommodated in the Town Centre areas. For the Beach areas, the parking analysis assumes a net increase of at most 10% compared to the existing floorspace inventory, because almost all new projects will involve replacing existing space.

BWW Consulting provided the following comments about the likely future parking situation:

- In the Town Centre Areas, the current parking supply (on-street and off-street) appears to have a surplus relative to observed demand, so future development (built with parking at the bylaw requirement) is not likely to create any parking problems. Even with the loss of some off-street surface parking lots which may be redeveloped, there is a significant cushion between current supply and demand in terms of the total amount of on-street and off-street stalls. However, there is potential for increased demand for on-street parking (particularly if redevelopment includes increased restaurant space) which may result in drivers having to park further from their destination and possibly leading to a heightened perception of parking problems. On-street parking (particularly on Johnston Road) will likely move towards 100% utilization for longer periods of the day and this may lead to increased utilization of on-street stalls on other streets in the Town Centre area.
- In the West Beach and East Beach Areas, modest net new commercial space growth is likely to have a small impact on parking conditions in the peak summer months and no impact on parking conditions in the off-peak months. Based on the existing parking requirements in the Zoning Bylaw, the impact during the summer months will be minimized if most of the net growth in space occurs as non-restaurant space or as space not fronting Marine Drive.

12.6.2 Loading

Loading/unloading in the Beach Areas appears to be challenging for some businesses. Marine Drive is very busy and the sloping of the land away from the water creates a situation in many cases where the rear of buildings is on the second floor so parking/access at the rear does not directly access the ground floor unit. Therefore, most businesses along Marine Drive load/unload off Marine which can cause temporary back-ups while trucks are parked on Marine.

12.7 Streetscape Improvements

White Rock has high quality streetscape improvements and well maintained buildings that create attractive shopping areas. White Rock's Town Centre has a more attractive streetscape and pedestrian scale than its extension along 152nd Street into South Surrey, which has more strip malls. Streetscape improvements in the Beach Areas are also attractive.

The City should continue to encourage redevelopment projects to provide high quality streetscape improvements.

12.8 Liveability

Both White Rock and South Surrey have numerous civic and recreational amenities as well as a large number of attractive parks and outdoor spaces (see Figure 44).

For White Rock, the presence and location of civic and recreational amenities helps to support the livability of the City, which in turn supports developer and business interest in the City.

Over the long term, if White Rock needs a new civic centre (city hall, library), it should be located in the Town Centre if the City can acquire a suitable site.

Figure 44: Civic, Recreation, and Park Facilities in the Trade Area

	White Rock		South Surrey	
	Facility	Address / Location	Facility	Address / Location
Civic Facilities:	Municipal Hall	15322 Buena Vista Ave	Crescent Beach Community Services Camp Alexandra Community House	2916 McBride Avenue
	White Rock Community Centre	15154 Russell Avenue	Ocean Park Library	12854 17 Avenue
	Centennial Park Leisure Centre and Arena	14600 North Bluff Road	Semiahmoo Public Library	1815 152 Street
	Centre for Active Living (next to Centennial Arena)	1475 Anderson St.	Cranley Drive Senior Recreation Centre	2141 Cranley Drive
	Kent Street Activity Centre	1475 Kent Street	Sunnyside Community Hall	1845 154 Street
	White Rock Library	15342 Buena Vista Avenue	Railto Theatres	1734 152 Street
	White Rock Museum & Archives	14970 Marine Drive	South Surrey RCMP District Office	1815 152 Street
	Peace Arch Hospital	15521 Russell Avenue	Meridian Community Centre/Hall	2040 150 Street
			Firehall #13	15155 18 Avenue
			Firehall #12	2610 128 Street
			Criterion 4 Theatres	2381 King George Boulevard
			Elgin Heritage Park/The Hooser Weaving Centre/Stewart Farm House/Ward's Marina	13723 Crescent Road
			Elgin Community Hall	14250 Crescent Road
			Riverside Golf Centre	3600 King George Boulevard
			Nico Wynd Golf Course	3601 Nico Wynd Drive
			Morgan Creek Golf Course	3500 Morgan Creek Way
			Firehall #17	15329 32 Avenue Diversion
			Meridian Golf Par 3	1054 168 Street
			Peace Portal Golf Course	169000 4 Avenue
			Rainforest Reptile Refuge	1395 176 Street
		South Surrey Recreation Centre	14601 - 20 Avenue	
		South Surrey Arena	2199 - 148 Street	
		South Surrey Indoor Pool	14655 - 17 Avenue	
		Kensington Prairie Community Centre	16824 - 32 Avenue	
City Parks:	Coldicutt Park	Marine Drive & Cypress Street	1001 Steps	12500 Block of 16 Ave
	Bayview Park	Marine Drive and Bay Street	Alderwood Park	1761 - Lilac Dr
	City Park	15076 North Bluff Road	Alexandra Tot Lot	12210 Agar St
	Centennial Park	14600 North Bluff Road	Bakerview Park	1845 - 154 St
	Bryant Park	15150 Russell Avenue	Bay Ridge Park	14320 - 17 Ave
	Maccaud Park	Kent Street between Thrift Avenue & North Bluff Road	Bayview Park	2590 Bayview St
	Dr. R.J. Allan Hogg Rotary Park	15400 Block of Buena Vista Avenue	Bell Estates Park	1782 - 136 St
	Peace Arch Elementary Park	15877 Roper Avenue	Bell Park	1782 - 136 St
	Emerson Park	Columbia Avenue & Leg Street	Ben Stevenson View Park	1799 Ocean Park Rd
	White Rock Beach & Promenade	Marine Drive between Maple Street & Bay Street	Blackie Spit	3136 McBride Ave
	Grant Park	14600 North Bluff Road	Bridlewood Park	2144 - 134 St
	Lions Park	Marine Drive & Cypress Street	Chantrell Creek Park	13741 - 24 Ave
	Barge Park	13689 Malabar Avenue	Christopherson Steps	2409 Christopherson Rd
			Crescent Beach Front Walkway	3124 McBride Ave
			Crescent Park	2610 - 128 St
			Darts Hill Garden Park	1660 - 168 St
			Dogwood Park	13485 - 20 Ave
			Dunsmuir Farm	2900 Dunsmuir Rd
			Elgin Estates Park	3148 Northcrest Dr
			Elgin Heritage Park	13723 - Crescent Rd
			Fergus Watershed Park	1277 - 168 St
			Fun Fun Park	1472 - 128 St
			Heron Park	12324 Beecher St
			Huntington Park	2157 - 129 St
			Laronde Park	1806 - 130 St
			Latimer Lake Park	2786 - 192 St
			Meridian by the Sea Park	2040 - 150 St
			Morgan Creek Park	3302 - 156A St
			Morgan Heights Linear Park	16151 - 25 Ave
			Ocean Cliff Park	12572 - 20 Ave
			Peace Arch Provincial Park	Hwy 99 Peace Arch Border Crossing
			Redwood Park	17900 - 20 Ave
			Semiahmoo Trail Park	3065 Semiahmoo Trail
			Serpentine Fen Nature Park	4600 Block of King George Hwy
			South Meridian Park	16187 - 12 Ave
			South Surrey Athletic Park	14600 - 20 Ave
			Southmere Village Park	1701 Martin Dr
			Spruce Park	15459 - 19 Ave
			Summerhill Park	13089 Summerhill Cres
			Sunnyside Acres Urban Forest	2598 - 144 St
			Sunnyside Park	15455 - 26 Ave

Source: Municipal websites.

12.9 Growth Prospects in Other Destination-Oriented Waterfront Locations

White Rock's beach and beachfront retail/restaurant area attract visitors from within White Rock, South Surrey, and other parts of the region. The waterfront areas are unique in the White Rock/South Surrey trade area in that South Surrey does not have any similar character areas that compete with White Rock's Beach Areas (except possibly Crescent Beach). They also used to have a unique appeal in the Metro Vancouver region as a charming commercial area along the beach, although competition among small destination-oriented character areas in the region has increased over time.

The main waterfront commercial areas that compete with White Rock for regional visitors are Steveston, Lower Lonsdale, Port Moody, Ambleside, Downtown New Westminster, and Granville Island. Over the past decade, all of these areas have been growing or undergoing changes (e.g. streetscape improvements, new residential development) that have improved their ability to attract visitors from outside their municipal boundaries. Recent or current initiatives in each of these competing locations include:

1. Steveston:

- Steveston is a waterfront character area with a "heritage" appeal based on the historic cannery use of the area.
- There has been significant multi-family residential development in Steveston over the past decade or so in a form and aesthetic that compliments Steveston's character. Several of these projects are mixed use.
- Planning for parking and traffic improvements is underway.
- The City of Richmond is working on the Steveston Harbour Cannery Channel Long Term Development Plan, which would include harbor improvements, a new causeway, and tourist-oriented improvements near the tidal marsh.
- The Steveston Village Conservation Strategy was introduced in 2009 to protect the exteriors of some historically significant buildings in Steveston.
- Steveston hosts events (e.g. tall ships) throughout the year that help to draw visitors to the area.

2. Lower Lonsdale:

- Lower Lonsdale's attraction has historically been based around the Lonsdale Quay, but the recent development of The Pier master planned community has added other attractions (e.g. the pier itself, public plazas that the City programs with events, amenity spaces) that have expanded areas's ability to draw visitors. When complete, The Pier will add about 1.2 million square feet of multi-family residential, commercial, hotel, and amenity space to the area.
- In addition to The Pier, a number of new multi-family residential developments and mixed use projects have been recently constructed, with additional projects proposed or underway in the Lower Lonsdale area. These will help support additional commercial floorspace growth in the area.
- The City of North Vancouver is working on a plan for the Foot of Lonsdale, which includes site remediation and the development of public amenities, shops, and galleries.
- The Lonsdale Quay hosts regular farmers markets from May to October. This strategy helps to draw residents from both inside and outside the local area.

3. Port Moody:

- Rocky Point Park and the Port Moody inlet is an attractive waterfront park with commercial uses and community events that attract visitors from the local area and the region.
- Over the past decade or so, there has been significant new multi-family residential development in the area surrounding the Port Moody waterfront. This has helped support a moderate amount of new commercial floorspace growth (e.g. restaurants) in Rocky Point Park.
- The Park and inlet area are the location for several civic events (e.g. Golden Spike Days).

4. Ambleside:

- Ambleside has an attractive beach, waterfront walkway, and upscale waterfront commercial precinct.
- The District of West Vancouver is working on the AmblesideNow initiative, its strategy to revitalize the Ambleside area. The plans call for an improved public realm and the creation of a new arts and culture precinct.
- Grosvenor is in the early stages of planning a large redevelopment project in Ambleside that will encompass the 1300 block of Main Street (this includes some municipally owned parcels).
- Ambleside hosts regular Farmers Markets from May to October, helping to draw visitors to the area.
- Ambleside Park improvements are also planned through the Ambleside Park Vision Plan.

5. Downtown New Westminster:

- Downtown New Westminster's public market and waterfront walkway attract visitors to New Westminster's waterfront area.
- The New Westminster Quay has recently undergone significant improvements, including a re-branding of the Quay to the River Market. Phase 1 of the upgrades opened in December 2010.
- A new Downtown Community Plan was adopted in 2010.
- Westminster Pier Park improvements are underway.
- The planning and development of a Multi Use Civic Facility is underway in this area.

6. Granville Island:

- Granville Island's waterfront restaurants, theatres, galleries, studios, unique shops, cafes and public market attract locals and visitors.
- The Granville Island Arts Club Theatre was recently renovated.
- There have been recent improvements to the enclosed surface parking areas, including building upgrades and changes to increase visibility into the parking areas.
- There are also some improvements to the outdoor children's area that are underway.

White Rock's main appeal for visitors is the beach, pier, and promenade. Vacancy rates for space in the West Beach and East Beach Areas are very low, suggesting that there is already good demand for commercial space in the areas near the beach.

Marketing the beach as an 'urban getaway for a day' to help draw Metro Vancouver residents to the area could help support the demand for commercial businesses in the West Beach and East Beach Areas, although the amount of redevelopment that can be accommodated in these areas is limited due to geographical constraints (i.e. shallow lot depths and steep topography).

Existing policies already support retail at grade in these areas and a high quality of streetscape improvements.

12.10 Summary of Implications of Other Factors

1. To maximize the amount of commercial growth that can be accommodated in White Rock, the City should aim to permit heights and densities that facilitate a large share of the existing inventory of low density, under-utilized commercial properties to redevelop to high density, mixed use projects.
2. The City should continue to encourage redevelopment projects in all of its commercial areas to provide high quality streetscape improvements.
3. The City and the BIA should aim to have any future transit (e.g. rapid bus) stations locate on the White Rock side of the municipal boundary with Surrey and to encourage high density, transit-oriented development around any future stations.
4. Over the long term, if White Rock needs a new civic centre (city hall, library), it should be located in the Town Centre if the City can acquire a suitable site.
5. In the Town Centre areas, the existing supply of parking is more than sufficient to meet demand. Over time as redevelopment occurs, there will not be a parking problem in terms of lack of total supply if new projects provide parking at the Zoning Bylaw requirement, but on-street parking on Johnston Road will likely move towards full capacity for longer periods of the day leading to higher usage of on-street stalls on other streets in these areas.
6. In the Beach areas, the existing supply of parking is adequate in off-peak months but is already at or near full capacity in the summer months. There may be an opportunity to promote usage of the track-side parking west of Oxford Street (just outside the boundary of the West Beach Area) and the Vidal parkade via signage or by reducing the parking rate in the track-side parking west of Oxford Street compared to track-side parking east of Oxford. If a site is available, the City could explore the costs and benefits of providing free out-of-area parking with a shuttle service to the Beach areas during the summer months.

13.0 Review of White Rock's Planning Policies with our Forecasts of Commercial Growth Prospects for White Rock

We reviewed White Rock's existing planning policy to identify any amendments or revisions for White Rock to consider, based on our commercial growth forecasts. We have the following key observations:

1. *Policies about encouraging development and business growth in White Rock.* White Rock's OCP already includes general statements about encouraging development and a range of businesses in White Rock.
6. *Policies about high density, mixed use development in the Town Centre Areas.* White Rock's OCP already supports high density, mixed use residential/commercial development in the Town Centre areas and residential development in the area adjacent to it (including the North Bluff Areas). This will be important because population growth will be the main driver for commercial floorspace growth in White Rock and the only new capacity for accommodating commercial growth in White Rock is via the redevelopment of existing, older, low density buildings (and redevelopment will likely take the form of mixed use projects). The amendment to the OCP in 2010 that reduced permitted heights and densities in the Town Centre (from 21-storeys and 3.8 FSR to 13-storeys and 2.75 FSR) likely reduced the number of sites that will be attractive for redevelopment, so the City may want to revisit this amendment.
2. *Policies about retail continuity in the Town Centre Areas.* White Rock's OCP already includes a policy of encouraging street level retail in the Town Centre and identifies prime retail streets as portions of North Bluff Road, Russell Avenue, Thrift Avenue, Johnston Road, and Foster Street. White Rock's Town Centre Guidelines state that "North Bluff Road, Johnston Road, Russell Avenue and Thrift Avenue will have a primarily commercial ground floor focus. Martin Street, Foster Street and George Street will have a primarily residential ground floor focus." White Rock may want to consider aligning the OCP statement with the Town Centre Guidelines by removing Foster Street as a prime retail street in the OCP.
3. *Policies about the size of retail space in mixed use projects in the Town Centre Areas.* White Rock does not appear to have any specific existing policies about encouraging large floor-plate retail units in some redevelopment projects. The City may want to consider adopting a policy that encourages large floorplate retail units in mixed use projects along Johnston Road between North Bluff and Roper, which would help retain the possibility of having one or more grocery stores in the Town Centre areas.
4. *Policies about retail space along Marine Drive in the Beach Areas.* White Rock's OCP encourages retail services and other commercial uses as the predominant use along Marine Drive at the street level. This aligns with our finding that the only new capacity for accommodating commercial growth in the Beach Areas will be via the redevelopment of existing, older, low density buildings and that redevelopment will likely take the form of mixed use projects.
5. *Policies about office space.* White Rock's policies do not appear to include any requirements for office space as part of mixed use projects, which is reasonable given that the potential for office growth in White Rock is small.

6. *Policies about high quality streetscape improvements.* White Rock's OCP and Town Centre Design Guidelines already encourage redevelopment projects to provide high quality streetscape improvements, which will help to enhance the retail character of White Rock's commercial areas and to encourage business interest in locating in these areas.

14.0 Overall Summary of Prospects for White Rock

1. The overall prospects for retail/service growth in White Rock can be summarized as follows:
 - a) Based on forecasted population growth, there is potential for about 31,500 to 124,000 square feet of new locally-oriented retail and service floorspace growth in White Rock over the next twenty years. Mixed use projects currently in the approvals process in White Rock contain about 5,876 square feet of net new locally-oriented retail and service space. If these planned projects are approved and built, there is remaining future potential for on the order of 25,600 to 118,100 square feet of new locally-oriented retail and service space in the trade area over the next twenty years. The high end of the range is based on the population projection in White Rock's OCP. This potential is for smaller-scale specialty retail, personal services, food/beverage, and neighbourhood-oriented convenience retail/service businesses. There is no potential in White Rock for large format, region-serving retail/service uses because of the limited supply of suitable sites and because of the recent influx of large format businesses in South Surrey.
 - b) There is very little vacant commercial land in White Rock, so the only new capacity for accommodating commercial growth is via the redevelopment of existing, older, low density buildings. It may be difficult to accommodate the high end of our forecast (i.e. the 118,100 square feet of potential net new locally-oriented retail and service floorspace growth) as most redevelopment will involve demolishing existing retail and service space (so the amount of net new space in some redevelopment projects may be small). This may mean that redevelopment projects do not necessarily add a significant amount of net new retail space, but they will improve the retail character of White Rock by replacing older space with newer space that may be better able to attract business growth to the City.
 - c) The potential for retail and service floorspace growth in the Town Centre areas can be enhanced by adding more high density residential in the area and encouraging mixed use projects with retail at grade, particularly along Johnston Road between North Bluff and Roper Avenue and along North Bluff for one block east and west of Johnston Road.
 - d) There is potential for one or more grocery stores in White Rock, based on the City's current and future population. At present, almost all of the local-serving grocery store space supported by White Rock's population is being met by grocery stores in South Surrey. To retain the possibility of a grocery store in the Town Centre areas, redevelopment plans for larger sites that front on Johnston Road between North Bluff and Roper Avenue should consider this option.
 - e) There should not be any obligation to provide upper floor retail space in any of the commercial sub-areas in White Rock.
 - f) There will be limited opportunities for net growth in the amount of retail and service space in the West and East Beach Areas, as most new space will come via the redevelopment of older, lower density existing projects.
 - g) There are some existing gaps in the business roster in the trade area, but most of these "missing" businesses will prefer a location in South Surrey near other major large format users. White Rock is unlikely to be able to capture these businesses which tend to require a large floor plate and tend to prefer locations near similar retailers. The gaps are:
 - sporting goods stores (e.g. Mountain Equipment Co-Op, Sport Chek/Atmosphere, SportMart).

- additional pet supply chains (e.g. Petcetera, PetSmart).
 - additional office supplies retailers (e.g. Office Depot).
 - a variety of other large format, brand name retailers that do not yet have stores in the trade area (e.g. Home Outfitters, JYSK, Michaels, United Furniture Warehouse, Old Navy, Toys R Us).
2. The overall prospects for office growth in White Rock can be summarized as follows:
 - a) Our forecasts suggest that White Rock's population growth could support in the range of 12,000 to 40,000 square feet of new locally-oriented office space over the next twenty years. There is no new office space planned in the projects in the approvals process in White Rock so the entire 12,000 to 40,000 square feet is potential new growth.
 - b) There will be small opportunities for office space in the Upper Town Centre and Lower Town Centre areas, to accommodate uses such as medical/dental, financial services, and some small businesses.
 - c) There is little potential for major office uses with a regional-orientation.
 3. The overall prospects for multi-family residential growth in White Rock can be summarized as follows:
 - a) There is market potential for additional apartment development in the Town Centre areas.
 - b) Mixed use retail and apartment development in the Upper Town Centre is financially viable at the heights and density identified in the OCP (2.75 FSR) on vacant sites and properties currently improved with low value single storey commercial buildings, but the economics are thin.
 - c) There is also market potential for additional apartment development in the West Beach and East Beach Areas, although the West Beach Area will be better able to accommodate growth through redevelopment than the East Beach Area (where there are very few properties that are candidates for redevelopment due to physical land constraints).
 4. If in the longer term White Rock needs a new civic centre (city hall, library), it should be located in the Town Centre if the City can acquire a suitable site.
 5. In the long term it is likely that there will be improved transit to South Surrey and White Rock, such as rapid bus. If so, the corner of Johnston Road and North Bluff is a logical station location that would likely be the southern terminus. This is an obvious location for high density, gateway development.

15.0 Strategies for Strengthening Retail

1. White Rock's commercial prospects will be almost entirely driven by population growth. To encourage more commercial floorspace growth, White Rock needs to attract and accommodate high density population growth, mainly in its Town Centre areas.
2. The City and the BIA should focus on recruiting one or more grocery stores to the Upper Town Centre. An anchor tenant such as a grocery store will help strengthen White Rock's Town Centre precinct as a retail location.
3. The City may want to consider the following changes to planning policies:
 - The City could consider revisiting the recent change (2010) in the Town Centre OCP designation which reduced permitted heights and densities in the Town Centre (from 21-storeys and 3.8 FSR to 13-storeys and 2.75 FSR). This change in planning policy likely reduced the number of sites that will be attractive for redevelopment.
 - The City could consider increasing permitted heights in the Lower Town Centre to 4-storeys or more to increase the number of properties would likely be financially attractive for redevelopment.
 - The City could consider increasing permitted heights in the West Beach Area beyond 3-storeys (current zoning) to improve the financial viability of redevelopment and encourage more sites to redevelop. This should be done on a site-by-site basis, taking into consideration topographical constraints and view impacts.
 - The City could consider increasing permitted heights in the East Beach Area beyond 3-storeys (current zoning) to improve the physical form of redevelopment that can be accommodated in this area, where apartment unit prices and lease rates are high enough to make redevelopment financially attractive but the physical site constraints combined with some of the existing development regulations (e.g., upper floor setbacks, 3-storey height limit under existing zoning, parking access restrictions from Marine Drive) are an obstacle to development in this location. As with the West Beach Area, there will need to be careful consideration on a site-by-site basis of the possible height increases, topographical constraints, and views.
 - The City could consider amending the list of prime retail streets in the OCP to exclude Foster Street, as retail space should be focused on Johnston Road between North Bluff Road and Roper Avenue.

16.0 Appendices

Appendix 1: Commercial Floorspace Inventory

(hard copy to be provided in the final report)

Appendix 2: Roster of Businesses

A2.1 Roster of Businesses in White Rock by Commercial Sub-Area

List of Retail and Service Businesses in White Rock			
Name	Location	Use Category	Sub-Area Location
HSBC	1493 Johnston Road, White Rock	Banks and Credit Unions	Upper City Centre
RBC Royal Bank	1588 Johnston Road, White Rock	Banks and Credit Unions	Upper City Centre
Scotiabank	15190 North Bluff Road, White Rock	Banks and Credit Unions	Upper City Centre
TD Canada Trust	15110 North Bluff Road, White Rock	Banks and Credit Unions	Upper City Centre
Bookworm II, The	15181 Russell Avenue, White Rock	Books	Upper City Centre
Irly Building Centre	81 1479 Johnston Road, White Rock	Building Supplies	Upper City Centre
Ocean Pacific Lighting	15156 North Bluff Road, White Rock	Building Supplies	Upper City Centre
Surfside Flooring Ltd.	15229 Russell Avenue, White Rock	Building Supplies	Upper City Centre
Safe Bathing Centre	15212 North Bluff Road, White Rock	Building Supplies	Upper City Centre
Turnabout	1446 Johnston Road, White Rock	Clothing and Accessories	Upper City Centre
Inside Story Fashion Co.	15239 Russell Ave, White Rock	Clothing and Accessories	Upper City Centre
Beltone Hearing Care Centre	204- 1493 Johnston Road, White Rock	Drug and Personal Care	Upper City Centre
Debbie Mozelle Designer Optical	1554 Foster Street, White Rock	Drug and Personal Care	Upper City Centre
Elite Hearing Clinic	1564 Johnston Road, White Rock	Drug and Personal Care	Upper City Centre
Horizon Vision	15227 Thrift Avenue, White Rock	Drug and Personal Care	Upper City Centre
Peoples Pharmacy	1463 Johnston Road, White Rock	Drug and Personal Care	Upper City Centre
Shoppers' Home Health	15182 North Bluff Road, White Rock	Drug and Personal Care	Upper City Centre
GBS Digital Computer Services	15230 North Bluff Road, White Rock	Electronics and Appliance	Upper City Centre
Tech Shop, The	1565 George Street, White Rock	Electronics and Appliance	Upper City Centre
White Rock Computer Solutions	15245 Russell Avenue, White Rock	Electronics and Appliance	Upper City Centre
BC Currency Exchange Inc.	15183 Russell Avenue, White Rock	Financial Services	Upper City Centre
Part Time CFO Inc.	White Rock Square 1480 Foster Street, Suite28	Financial Services	Upper City Centre
Coast Capital Savings	15241 Thrift Avenue, White Rock	Financial Services	Upper City Centre
Custom House Global Foreign Exchange	101A- 1440 George Street, White Rock	Financial Services	Upper City Centre
D.A Penney Financial Services	211- 1548 Johnston Road, White Rock	Financial Services	Upper City Centre
Dianne Mee & Associates Inc.	28 1480 Foster Street, White Rock	Financial Services	Upper City Centre
Centum Mortgage	202-15261 Russell Avenue, White Rock	Financial Services	Upper City Centre
DWR Financial Services	22 - 1480 Foster Street, White Rock	Financial Services	Upper City Centre
Ensure Financial Services Inc.	15233 Russell Avenue, White Rock	Financial Services	Upper City Centre
Express Gold Ltd.	15223 Russell Avenue, White Rock	Financial Services	Upper City Centre
Investors Group	1413 Johnston Road, White Rock	Financial Services	Upper City Centre
Murphy & Murphy Accountants	103- 1548 Johnston Road, White Rock	Financial Services	Upper City Centre
Dundee Wealth	34 White Rock Square, 1480 Foster Street, White Rock	Financial Services	Upper City Centre
SHEfinancial group inc.	304 15261 Russell Avenue, White Rock	Financial Services	Upper City Centre
Traher & Company Chartered Accountant Inc	201 15261 Russell Avenue, White Rock	Financial Services	Upper City Centre
Vancouver Bullion & Currency Exchange (VBCE)	15234 North Bluff Road, White Rock	Financial Services	Upper City Centre
Westland Insurance	15160 North Bluff Road, White Rock	Financial Services	Upper City Centre
White Rock Tax and Accounting	1527 Johnston Road, White Rock	Financial Services	Upper City Centre
Hallmark Carpets	15140 North Bluff Road, White Rock	Furniture and Home Furnishings	Upper City Centre
Knitopia	1411 Johnston Road, White Rock	Hobby	Upper City Centre
Coin Shop, The	203- 1538 Foster Street, White Rock	Hobby	Upper City Centre
Color Groove Ceramic Art Studio	1461 Johnston Road, White Rock	Hobby	Upper City Centre
Laura's Fashion Fabrics	1552 Johnston Rd, White Rock	Hobby	Upper City Centre
Ocean Beads	5- 1457 Johnston Road, White Rock	Hobby	Upper City Centre
Amar Kler Notary Public	201 1538 Foster Street, White Rock	Legal	Upper City Centre
Emilia Luca - Notary Public	202- 1548 Johnston Road, White Rock	Legal	Upper City Centre
Fominoff, Ross and Co. Law Office	204- 1548 Johnston Road, White Rock	Legal	Upper City Centre
J. Amber Goddyn- Notary Public	109 - 1518 George Street, White Rock	Legal	Upper City Centre
J. Lorne Ginther - Barrister and Soliciter	101- 15261 Russell Avenue, White Rock	Legal	Upper City Centre
Kevin R. Westwood Law Corporation	42- 1480 Foster Street, White Rock	Legal	Upper City Centre
White Rock Law Group	42- 1480 Foster Street, White Rock	Legal	Upper City Centre
White Rock Liquor Store	15144 North Bluff Road, White Rock	Liquor	Upper City Centre
Mark Anthony Wines	15220 North Bluff Rd, White Rock	Liquor	Upper City Centre

List of Retail and Service Businesses in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
Barbara J. Bain, M.A., - RCC	202- 1561 George Street, White Rock	Medical and Related	Upper City Centre
Counselling Group, The	209- 1548 Johnston Road, White Rock	Medical and Related	Upper City Centre
Crysalis Dental Studio Inc.	203- 1561 George Street, White Rock	Medical and Related	Upper City Centre
Dr. Allison Krause - Psychologist	26- 1480 Foster Street, White Rock	Medical and Related	Upper City Centre
Dr. Barbara J. MacLean-Chiropractor	302 15261 Russell Avenue, White Rock	Medical and Related	Upper City Centre
Dr. Ed Kramer & Dr. Randy Mackoff - Psychologists	201- 15210 North Bluff Road, White Rock	Medical and Related	Upper City Centre
Dr. Murray Fain - Oral and Maxillofacial Surgery	10- 1480 Foster Street, White Rock	Medical and Related	Upper City Centre
Dr. Patti Anderson - Family Physician	202- 1493 Johnston Road, White Rock	Medical and Related	Upper City Centre
Dr. Sandra M. Finch - Dentist	70- 1480 Foster Street, White Rock	Medical and Related	Upper City Centre
Dr. Shelin Tkatch Inc. - Obstetrician, gynecologist	203- 1493 Johnston Road, White Rock	Medical and Related	Upper City Centre
Dr. Warren Ennis	301 15261 Russell Avenue, White Rock	Medical and Related	Upper City Centre
Feng Li Acupuncture Clinic	101C 1440 George Street, White Rock	Medical and Related	Upper City Centre
G.W. Brown Denture Clinic	1570 Johnston Street, White Rock	Medical and Related	Upper City Centre
George Street Family Practices	1B - 1400 George Street, White Rock	Medical and Related	Upper City Centre
Harmony Health Care	104- 1548 Johnston Road, White Rock	Medical and Related	Upper City Centre
Hodson Denture Clinic - Dr. Peter Hodson, RD	1504 Foster Street, White Rock	Medical and Related	Upper City Centre
In Motion Physiotherapy	1D- 1400 George Street, White Rock	Medical and Related	Upper City Centre
Johnston Road Dental	1549 Johnston Road, White Rock	Medical and Related	Upper City Centre
Leanna M. Parkes & Associates	B- 1505 Foster Street, White Rock	Medical and Related	Upper City Centre
Mind Body Thai Massage	210- 1548 Johnston Road, White Rock	Medical and Related	Upper City Centre
O2 Plus Hyperbaric Therapy Clinic	35- 1480 Foster St, White Rock	Medical and Related	Upper City Centre
Oceanside Family Practice	1560 George Street, White Rock	Medical and Related	Upper City Centre
Peace Arch Family Health Clinic	202- 15210 North Bluff Road, White Rock	Medical and Related	Upper City Centre
Wen Acupuncture & TCM Clinic	#30-1480 Foster Street, White Rock	Medical and Related	Upper City Centre
White Rock Orthopaedic Surgical Center	44- 1480 Foster Street, White Rock	Medical and Related	Upper City Centre
White Rock Wellness Centre & Store	101 & 303 1493 Johnston Road, White Rock	Medical and Related	Upper City Centre
Seashore Music & DVD	1482 Johnston Road, White Rock	Music	Upper City Centre
Chefs Choice Meats Inc.	1515 Johnston Road, White Rock	Other Food Stores	Upper City Centre
Fair Market	1570 George Street, White Rock	Other Food Stores	Upper City Centre
Health Express	1550 Johnston Road, White Rock	Other Food Stores	Upper City Centre
Hillcrest Bakery and Deli	1403 Johnston Road, White Rock	Other Food Stores	Upper City Centre
Penguin Meat Supply	1554 Johnston Road, White Rock	Other Food Stores	Upper City Centre
Richards Of Steveston Fish Shoppe	15136 North Bluff Road, White Rock	Other Food Stores	Upper City Centre
Sweet Escape Candy Boutique	15244 Russell Avenue, White Rock	Other Food Stores	Upper City Centre
Valley Farms Outlet Ltd	1515 Johnston Rd, White Rock	Other Food Stores	Upper City Centre
White Rock Meat and Deli	15238 Russell Avenue, White Rock	Other Food Stores	Upper City Centre
White Rock Super Market & Deli	15236 Russell Avenue, White Rock	Other Food Stores	Upper City Centre
Wolf's Country Deli	15214 North Bluff Road, White Rock	Other Food Stores	Upper City Centre
Happy Harry's Discount Emporium	1457A Johnston Road, White Rock	Other General Merchandise	Upper City Centre
Not For Long Children's Clothing	1567 George Street, White Rock	Other General Merchandise	Upper City Centre
Take It Uptown Consignment	1474 Johnston Road, White Rock	Other General Merchandise	Upper City Centre
WorldServe Ministries Thrift Shop	1401 Johnston Road, White Rock	Other General Merchandise	Upper City Centre
Annel's Studio	101- 1538 Foster Street, White Rock	Other Retail	Upper City Centre
Artistry In Flowers	15234 North Bluff Road, White Rock	Other Retail	Upper City Centre
Celtic Treasure Chest British Imports & Sweets Ltd.	1534 Foster Street, White Rock	Other Retail	Upper City Centre
Critters	1403C Johnston Road, White Rock	Other Retail	Upper City Centre
Jenkins Showler Gallery	1539 Johnston Road, White Rock	Other Retail	Upper City Centre
The Gallery	15134 North Bluff Road, White Rock	Other Retail	Upper City Centre
Victoria & Albert Antiques and Collectables	15244 Russell Avenue, White Rock	Other Retail	Upper City Centre
Adrienne Murray Law Corporation	201- 15225 Thrift Avenue, White Rock	Other Service	Upper City Centre
Amin's Fine Drycleaning	15248 Russell Avenue, White Rock	Other Service	Upper City Centre
Anything To Anywhere Worldwide Logistics Ltd.	38- 1480 Foster Street, White Rock	Other Service	Upper City Centre
ATIRA Property Management Inc.	204- 15210 North Bluff Road, White Rock	Other Service	Upper City Centre
Blueprint Strata Management	206 1548 Johnston Road, White Rock	Other Service	Upper City Centre
Canadian Red Cross - Medical Loan Services	40- 1480 Foster Street, White Rock	Other Service	Upper City Centre

List of Retail and Service Businesses in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
Coastport Consulting	1003 15152 Russell Avenue, White Rock	Other Service	Upper City Centre
Cronos Technology Corporation	15245 Russell Avenue, White Rock	Other Service	Upper City Centre
Easy Reading Academy/Brainchild Education Center	201 1538 Foster Street, White Rock	Other Service	Upper City Centre
Eckankar Canada	203- 1561 George Street, White Rock	Other Service	Upper City Centre
ee.Henry Photography	1455 Johnston Road, White Rock	Other Service	Upper City Centre
EPCOR - White Rock Utilities	203 15261 Russell Avenue, White Rock	Other Service	Upper City Centre
Foto Source	15138 North Bluff Road, White Rock	Other Service	Upper City Centre
French Academy.ca	201- 15225 Thrift Avenue, White Rock	Other Service	Upper City Centre
Grafic Square - Architectural Designers	60- 1480 Foster Street, White Rock	Other Service	Upper City Centre
Guardian Residential Services	15212 North Bluff Road, White Rock	Other Service	Upper City Centre
White Rock Visitor Centre	15261 Russell Avenue, Suite 100, White Rock	Other Service	Upper City Centre
Hygrove Design Co.	1450 Johnston Road, White Rock	Other Service	Upper City Centre
J.A Chapman Mining Services	18- 1480 Foster Street, White Rock	Other Service	Upper City Centre
King Koin Laundromat and Services	1484 Johnston, White Rock	Other Service	Upper City Centre
Lorean's Dressmaking	201- 1548 Johnston Road, White Rock	Other Service	Upper City Centre
Luxe Dog Boutique and Salon	1558 Foster Street, White Rock	Other Service	Upper City Centre
Magpower Systems	20 - 1480 Foster Street, White Rock	Other Service	Upper City Centre
Parfour Signs & Printing	15158 North Bluff Road, White Rock	Other Service	Upper City Centre
Random Access Multimedia Inc.	46- 1480 Foster Street, White Rock	Other Service	Upper City Centre
Fgrap	38- 1480 Foster Street, White Rock	Other Service	Upper City Centre
The Rykon Group Of Companies	15080 North Bluff Road, White Rock	Other Service	Upper City Centre
The UPS Store	15216 North Bluff Road, White Rock	Other Service	Upper City Centre
Time II Dry Clean	1492 Johnston Rd, White Rock	Other Service	Upper City Centre
Western Archrib Structural Wood Systems	#303 15261 Russell Avenue, White Rock	Other Service	Upper City Centre
White Rock Business Improvement Association	1524 Foster Street, White Rock	Other Service	Upper City Centre
White Rock/South Surrey Chamber of Commerce	100- 15261 Russell Avenue, White Rock	Other Service	Upper City Centre
Moody Shoe Master	1525 Johnston Rd, White Rock	Other Service	Upper City Centre
Comfort Keepers	14 - 1480 Foster Street White Rock	Other Service	Upper City Centre
Coast Capital Playhouse	1532 Johnston Road, White Rock	Recreation/Fitness	Upper City Centre
Arthur Murray Dance Studio	15151 Russell Avenue, White Rock	Recreation/Fitness	Upper City Centre
Golden Glory Fitness & Martial Arts Academies	15177 Russell Ave, White Rock, BC	Recreation/Fitness	Upper City Centre
Seung-Ri WTTU Black Belt Academy	1430 Johnston Road, White Rock	Recreation/Fitness	Upper City Centre
Todd Brewer School of Music	209- 15225 Thrift Avenue, White Rock	Recreation/Fitness	Upper City Centre
Coffee Mill, The	1568 George Street, White Rock	Restaurant	Upper City Centre
Dining Wok Shanghai Restaurant	5246 Russell Avenue, White Rock	Restaurant	Upper City Centre
Java Express Neighborhood Cafe	15090 North Bluff Road, White Rock	Restaurant	Upper City Centre
Just Good To Go	1515 Johnston Road, White Rock	Restaurant	Upper City Centre
Kappa Japanese Restaurant	1450 George Street, White Rock	Restaurant	Upper City Centre
KFC	1531 Johnston Road, White Rock	Restaurant	Upper City Centre
King Sushi Japanese Restaurant	15238 North Bluff Road, White Rock	Restaurant	Upper City Centre
Notti Biscotti Express	1493 Johnston Road, White Rock	Restaurant	Upper City Centre
Pelican Rouge Coffee Company	15142 North Bluff Road, White Rock	Restaurant	Upper City Centre
Penang Szechuan Cuisine	15228 Russell Avenue, White Rock	Restaurant	Upper City Centre
Pique Nique Cafe & Party Trays	1407 Johnston Road, White Rock	Restaurant	Upper City Centre
Porto Fino Express	15150 North Bluff Road, White Rock	Restaurant	Upper City Centre
Salty's Fish and Chips	15240 Russell Avenue, White Rock	Restaurant	Upper City Centre
Silver Dragon Restaurant	1564 George Street, White Rock	Restaurant	Upper City Centre
Sugar and Spice	1480 Johnston Road, White Rock	Restaurant	Upper City Centre
The Grape Leaf Cafe	15230 Russell Avenue, White Rock	Restaurant	Upper City Centre
Tommy Salsa Roadside Sandwich & Chili Shop	1434 Johnston Road, White Rock	Restaurant	Upper City Centre
White Rock Garden Restaurant	1490 Johnston Road, White Rock	Restaurant	Upper City Centre
Wolfs Country Deli	15214 North Bluff Road, White Rock	Restaurant	Upper City Centre
Notti Biscotti Express	1493 Johnston Road, White Rock	Restaurant	Upper City Centre
Black T una Sushi	1459 Johnston Road, White Rock	Restaurant	Upper City Centre
Adib's Cut	1542 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre

List of Retail and Service Businesses in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
All-Star Cut	1452 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
Blunt Hair Art Lounge and Day Spa	15125 Russell Avenue, White Rock	Salon Spa and Barber	Upper City Centre
Central Plaza Barber & Hair Stylist	15152 North Bluff Road, White Rock	Salon Spa and Barber	Upper City Centre
CityLook Salon	15239 Russell Avenue, White Rock	Salon Spa and Barber	Upper City Centre
Envy Nail Salon	1470 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
Femme & Homme Skincare Boutique	15226 North Bluff Road, White Rock	Salon Spa and Barber	Upper City Centre
Hair Establishment, The	1483 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
Hillcrest Barbers	1409 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
Lit Hair Salon	304- 1493 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
Mary Lee's Beauty Salon	105- 1548 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
Norma Ann Eaton and Co.	1506 Foster Street, White Rock	Salon Spa and Barber	Upper City Centre
Perfections Hair	15224 North Bluff Road, White Rock	Salon Spa and Barber	Upper City Centre
Pristine Day Spa at Blunt	15125 Russell Avenue, White Rock	Salon Spa and Barber	Upper City Centre
Shibui Skin Care	103- 1440 George Street, White Rock	Salon Spa and Barber	Upper City Centre
Soft N' Curl Coiffures	5- 15234 Russell Avenue, White Rock	Salon Spa and Barber	Upper City Centre
White Rock Barbers	1566 Johnston Road, White Rock	Salon Spa and Barber	Upper City Centre
White Rock Laser & Spa	1C- 1400 George Street, White Rock	Salon Spa and Barber	Upper City Centre
Buy Low Foods	1405 Johnston Rd, White Rock	Supermarket	Upper City Centre
Marlin Travel	1544 Johnston Road, White Rock	Travel	Upper City Centre
Uniglobe Travelex Ltd.	15148 North Bluff Road, White Rock	Travel	Upper City Centre
White Rock Travel & Cruises Ltd.	1472 Johnston Road, White Rock	Travel	Upper City Centre
Petro-Canada - Certigard Car Repair	1392 Johnston Road, White Rock	Automotive Related	Lower City Centre
Cleveland Doan LLP	1321 Johnston Road, White Rock	Legal	Lower City Centre
David W. Grunder Law Corporation	1321 Johnston Road, White Rock	Legal	Lower City Centre
McClughan and Company	15250 Thrift Avenue, White Rock	Legal	Lower City Centre
Cathleen M. McClughan, Barrister and Solicitor	15250 Thrift Avenue, White Rock	Legal	Lower City Centre
Living Room Store, The	1233 Johnston Road, White Rock	Furniture and Home Furnishings	Lower City Centre
CountrySun Natural Foods	1377 Johnston Road, White Rock	Other Food Stores	Lower City Centre
Howes Market	1289 Johnston Road, White Rock	Other Food Stores	Lower City Centre
J&H Food Market	15259 Pacific Avenue, White Rock	Other Food Stores	Lower City Centre
White Rock Bread Box	1257 Johnston Road, White Rock	Other Food Stores	Lower City Centre
Sandpiper Liquor Store	1235 Johnston Road, White Rock	Liquor	Lower City Centre
White Rock Wines	1379 Johnston Road, White Rock	Liquor	Lower City Centre
E.T. Resources Ltd.	1- 1381 George Street, White Rock	Drug and Personal Care	Lower City Centre
Precision Optical	15240 Thrift Avenue, White Rock	Drug and Personal Care	Lower City Centre
Sight For Sore Eyes Optical	1187 Johnston Road, White Rock	Drug and Personal Care	Lower City Centre
Branka's Boutique & Accessories	1189 Johnston Road, White Rock	Clothing and Accessories	Lower City Centre
Sea Orchid Boutique	15218 Pacific Avenue, White Rock	Clothing and Accessories	Lower City Centre
Sinikka's Boutique	15208 Pacific Avenue, White Rock	Clothing and Accessories	Lower City Centre
Vasanji Butique	1391 Johnston Road, White Rock	Clothing and Accessories	Lower City Centre
Bond Harrington	14831 Buena Vista Avenue, White Rock	Building Supplies	Lower City Centre
Hilltop Plumbing and Heating	1341 Johnston Road, White Rock	Building Supplies	Lower City Centre
Tapestry Music	1335 Johnston Road, White Rock	Music	Lower City Centre
Greyhaven Hobbies	1289A Johnston Road, White Rock	Hobby	Lower City Centre
Deals World Discount Stores	1350 Johnston Road, White Rock	Other General Merchandise	Lower City Centre
Salvation Army Thrift Store	1327 Johnston Road, White Rock	Other General Merchandise	Lower City Centre
Ashberry And Logan	1231 Johnston Road, White Rock	Other Retail	Lower City Centre
Kidazzles	1253 Johnston Road, White Rock	Other Retail	Lower City Centre
Rosemary Cottage Antiques & Collectables	1229 Johnston Road, White Rock	Other Retail	Lower City Centre
Solarus Sauna	1345 Johnston Road, White Rock	Other Retail	Lower City Centre
White Rock Gallery	1247 Johnston Road, White Rock	Other Retail	Lower City Centre
White Rock Vacuum	1389 Johnston Road, White Rock	Other Retail	Lower City Centre
Alina's Cantina Mexicana	1- 15223 Pacific Avenue, White Rock	Restaurant	Lower City Centre
Blazin' Bagels	1369 Johnston Road, White Rock	Restaurant	Lower City Centre
Clancy's Tea Cosy	6 15223 Pacific Avenue, White Rock	Restaurant	Lower City Centre

List of Retail and Service Businesses in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
Coffee With Attitude	15202 Pacific Avenue, White Rock	Restaurant	Lower City Centre
Damianos Pizza	1191 Johnston Road, White Rock	Restaurant	Lower City Centre
Emilio Finatti Sicilian Pizzeria	5- 15223 Pacific Avenue, White Rock	Restaurant	Lower City Centre
Five Corners Bistro	15182 Buena Vista Avenue, White Rock	Restaurant	Lower City Centre
Five Corners Cafe	1173 Johnston Road, White Rock	Restaurant	Lower City Centre
Leela Thai Restaurant	1310 Johnston Road, White Rock	Restaurant	Lower City Centre
Onyx Steakhouse & Lounge	1225 Johnston Road, White Rock	Restaurant	Lower City Centre
Pavlos Restaurant	15169 Roper Avenue, White Rock	Restaurant	Lower City Centre
Shochiko Japanese Restaurant	1357 Johnston Road, White Rock	Restaurant	Lower City Centre
Small Ritual Coffee Society	1237 Johnston Road, White Rock	Restaurant	Lower City Centre
Taka's Take-Out Sushi	15214 Pacific Avenue, White Rock	Restaurant	Lower City Centre
Yucca Tree Cafe	1347 Johnston Road, White Rock	Restaurant	Lower City Centre
Buena Vista Massage Therapy Clinic	1223B Johnston Road, White Rock	Medical and Related	Lower City Centre
David & Walter Dugay, Denturists	15168 Roper Avenue, White Rock	Medical and Related	Lower City Centre
DesLauriers Chiropractic Group Inc. & Associates	1219 Johnston Road, White Rock	Medical and Related	Lower City Centre
Dr. Rosemary Jones - Podiatrist	103- 15240 Thrift Avenue, White Rock	Medical and Related	Lower City Centre
Jill Arnold, M.A. RCC	6- 1365 Johnston Road, White Rock	Medical and Related	Lower City Centre
L.C. Chinese Health Centre	5B- 1381 George Street, White Rock	Medical and Related	Lower City Centre
Leading Edge Acupuncture & Laser Clinic	105 15240 Thrift, White Rock	Medical and Related	Lower City Centre
Lifelong Health	15228 Pacific Avenue, White Rock	Medical and Related	Lower City Centre
Maclean Chiropractic Clinic	7- 1381 George Street, White Rock	Medical and Related	Lower City Centre
Romich Medical	15157 Roper Avenue, White Rock	Medical and Related	Lower City Centre
Roper Avenue Chiropractic	15158 Roper Avenue, White Rock	Medical and Related	Lower City Centre
Southern Health Centre	15157 Roper Avenue, White Rock	Medical and Related	Lower City Centre
White Rock Denture Clinic Ltd.	15158 Roper Avenue, White Rock	Medical and Related	Lower City Centre
White Rock Footcare Centre	1341B Johnston Road, White Rock	Medical and Related	Lower City Centre
Century21 Seaside Realty Ltd.	1267 Johnston Road, White Rock	Financial Services	Lower City Centre
Coastal Insurance Services Ltd.	1322 Johnston Road, White Rock	Financial Services	Lower City Centre
IPC Securities Corp.	1223A Johnston Road, White Rock	Financial Services	Lower City Centre
New Options Realty	#7 1381 George Street, White Rock	Financial Services	Lower City Centre
Raymond James Financial Planning Ltd.	15178 Buena Vista Avenue, White Rock	Financial Services	Lower City Centre
Visionvest Financial	2- 15223 Pacific Avenue, White Rock	Financial Services	Lower City Centre
Artistic Nails	15216 Pacific Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Bonjour Nail Bar	1367 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
By The Sea Esthetics	4- 15223 Pacific Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Cabelo Electrolysis Clinic	1320 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
Definition Hair	15256 Thrift Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Design Group Hair Studio	15161 Roper Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Diamante Nail Lounge	1223 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
Impressions and Images Hair Salon	3- 15223 Pacific Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Johnston and Thrift Barber	1383 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
Juli's Hair Design	1371 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
Kirsten Fischer Cut & Colour	1324 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
Pacific Barber Shop	15222 Pacific Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Penny Lane Hair Salon	15156 Roper Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Sam's Profile Cut	1263 Johnston Road, White Rock	Salon Spa and Barber	Lower City Centre
Seaside Spa	7- 15223 Pacific Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Sin 7 Salon	15212 Pacific Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Forever Nails	15163 Roper Avenue, White Rock	Salon Spa and Barber	Lower City Centre
Hillcrest Video	1399 Johnston Road, White Rock	Video Rental and Gaming	Lower City Centre
Bikram Yoga White Rock	200- 1326 Johnston Road, White Rock	Recreation/Fitness	Lower City Centre
FloMotion Fitness and Yoga Studio	15186 Buena Vista Avenue, White Rock	Recreation/Fitness	Lower City Centre
Live Yoga	1229 Johnston Road, White Rock	Recreation/Fitness	Lower City Centre
Argus Control Systems Ltd.	1281 Johnston Road, White Rock	Other Service	Lower City Centre
BC Tailor	15220 Pacific Avenue, White Rock	Other Service	Lower City Centre

List of Retail and Service Businesses in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
Blue Frog Studios	1328 Johnston Road, White Rock	Other Service	Lower City Centre
Canadian Cancer Society	104 15240 Thrift Avenue, White Rock	Other Service	Lower City Centre
Corpco Solutions Inc.	1- 1321 Johnston Road, White Rock	Other Service	Lower City Centre
Dtech Enterprises	1- 1365 Johnston Road, White Rock	Other Service	Lower City Centre
Heart's Desire Designs from Valerie	1351 Johnston Road, White Rock	Other Service	Lower City Centre
Home Instead Senior Care	102A- 15240 Thrift Ave, White Rock	Other Service	Lower City Centre
Invision Creative	15254 Thrift Avenue, White Rock	Other Service	Lower City Centre
La Maison Shuku Tailoring & Alterations	1316 Johnston Road, White Rock	Other Service	Lower City Centre
Parallax Film Productions Inc.	200- 1349 Johnston Road, White Rock	Other Service	Lower City Centre
White Rock Alzheimer Resource Centre	102- 15240 Thrift Avenue, White Rock	Other Service	Lower City Centre
White Rock Cornerstone Education Resources	15252 Thrift Avenue, White Rock	Other Service	Lower City Centre
World Serve Ministries	1301 Johnston Road, White Rock	Other Service	Lower City Centre
Young Drivers of Canada	5A- 1381 George Street, White Rock	Other Service	Lower City Centre
4 Cats Arts Studio	1195 Johnston Road, White Rock	Other Service	Lower City Centre
White Rock Mufflers	14807 Marine Drive, White Rock	Automotive Related	West, Marine Drive
White Rock Brake and Wheel	15170 Prospect Avenue, White Rock	Automotive Related	West, Marine Drive
Whitby's Book Store	14833 Marine Drive, White Rock	Books	West, Marine Drive
Wishes & Co. - The Bikini Genie	14885 Marine Drive, White Rock	Clothing and Accessories	West, Marine Drive
Barb's Boutique	103- 14909 Marine Drive, White Rock	Clothing and Accessories	West, Marine Drive
Beach 'n Surfwear (Vacating)	14845 Marine Drive, White Rock	Clothing and Accessories	West, Marine Drive
CandyShop Couture Inc	14967 Marine Drive, White Rock	Clothing and Accessories	West, Marine Drive
Mortgage Architects - Alan Trompeter	14967 Marine Drive, White Rock	Financial Services	West, Marine Drive
Joseph M. Prodor - Trial Lawyer	15260 Thrift Avenue, White Rock	Legal	West, Marine Drive
Cynthia Poole - Personal Journey Consultant, Reiki M	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Brenda Stelcer - Nutritional Consultant, Herbalist, Jou	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Elizabeth MacKay (MH, CHT, RM) - Reiki Master, Clini	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Energy Body Works - Nelda Oman	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Katharine Fahlman - Reiki Master, Tea Leaf Reader,	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
LED Diagnostics	201- 15047 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Mazebah Taahn - Divine Heart Space Mentor, Crystal	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Mindy Kollman (BA, M.Ed, RCC) - Counselor, Profess	14889 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Natalie Dunser - Reiki Master, Vibrational Energy Fac	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Nelda Oman - Energy Healer	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Rev. Audrie Lankhof - Ordained Minister of Metaphysi	14899 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Saje Natural Wellness	14837 Marine Drive, White Rock	Medical and Related	West, Marine Drive
Anie's Beach Mart	1117 Vidal Street, White Rock	Other Food Stores	West, Marine Drive
Marine Market Gourmet and Gifts	14949 Marine Drive, White Rock	Other Food Stores	West, Marine Drive
Pier Point Gifts and Souvenirs	14963 Marine Drive, White Rock	Other General Merchandise	West, Marine Drive
Oxford Artist Studio - Serge Demetrius Dube	1- 1184 Oxford Street, White Rock	Other Retail	West, Marine Drive
White Rock Museum Gift Shop & Gallery	14970 Marine Drive, White Rock	Other Retail	West, Marine Drive
Angelic Teapot	14971 Marine Drive, White Rock	Other Retail	West, Marine Drive
Canadiana Gifts	14853 Marine Drive, White Rock	Other Retail	West, Marine Drive
Jozefs	14903 Marine Drive, White Rock	Other Retail	West, Marine Drive
Oriental Link Enterprise Arts	14969 Marine Drive, White Rock	Other Retail	West, Marine Drive
Globalnet Marketing Solutions	300- 15047 Marine Drive, White Rock	Other Service	West, Marine Drive
White Rock Museum & Archives	14970 Marine Drive, White Rock	Other Service	West, Marine Drive
Awakening Heart Holistic Learning & Wellness Centre	14899 Marine Drive, White Rock	Other Service	West, Marine Drive
Lynne Edel (CIEHP, RA) - Reiki Master, Integrative En	14899 Marine Drive, White Rock	Other Service	West, Marine Drive
Retro Group	303- 15047 Marine Drive, White Rock	Other Service	West, Marine Drive
Silvercreek Development Corp.	14869 Marine Drive, White Rock	Other Service	West, Marine Drive
West Beach Pilates	14899 Marine Drive, White Rock	Recreation/Fitness	West, Marine Drive
FRESHSLICE PIZZA	1113 Vidal Street, White Rock	Restaurant	West, Marine Drive
Charlie Don't Surf	15011 Marine Drive, White Rock	Restaurant	West, Marine Drive
Little India Restaurant	15081 Marine Drive, White Rock	Restaurant	West, Marine Drive
Sara's Old Fashioned Ice Cream	2- 14961 Marine Drive, White Rock	Restaurant	West, Marine Drive

List of Retail and Service Busiessnes in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
14981 Fusion Cuisine	14981 Marine Drive, White Rock	Restaurant	West, Marine Drive
Booster Juice By The Beach	7- 14973 Marine Drive, White Rock	Restaurant	West, Marine Drive
Cielo's Tapas and Oyster Bar	15069 Marine Drive, White Rock	Restaurant	West, Marine Drive
Cosmo's Greek Restaurant	14871 Marine Drive, White Rock	Restaurant	West, Marine Drive
Dock's Fish and Chips	15061 Marine Drive, White Rock	Restaurant	West, Marine Drive
Dolce Gelato	15045 Marine Drive, White Rock	Restaurant	West, Marine Drive
Five Doors Down	15047 Marine Drive, White Rock	Restaurant	West, Marine Drive
Fronds on the Beach	14989 Marine Drive, White Rock	Restaurant	West, Marine Drive
Gelateria Italia	14901 Marine Drive, White Rock	Restaurant	West, Marine Drive
Giraffe Restaurant	15053 Marine Drive, White Rock	Restaurant	West, Marine Drive
Iguana's Beach Grill	14985 Marine Drive, White Rock	Restaurant	West, Marine Drive
Italian Touch Restaurant	15077 Marine Drive, White Rock	Restaurant	West, Marine Drive
Jimmy Flynn's Restaurant	15065 Marine Drive, White Rock	Restaurant	West, Marine Drive
Keko's Brothers Restaurant	14849 Marine Drive, White Rock	Restaurant	West, Marine Drive
Keso - A Cheese Speciality Shop	14841 Marine Drive, White Rock	Restaurant	West, Marine Drive
Le Vol Au Vent	14959 Marine Drive, White Rock	Restaurant	West, Marine Drive
Marine Market Gourmet and Gifts	14949 Marine Drive, White Rock	Restaurant	West, Marine Drive
Ocean Beach Club & Grill	14995 Marine Drive, White Rock	Restaurant	West, Marine Drive
Ocean Rock Bistro	101- 14909 Marine Drive, White Rock	Restaurant	West, Marine Drive
Pearl On The Rock	14955 Marine Drive, White Rock	Restaurant	West, Marine Drive
Seaside Scoops Ice Cream Cafe	14893 Marine Drive, White Rock	Restaurant	West, Marine Drive
Shin Ji Ru Japanese Restaurant	15171 Russell Avenue, White Rock	Restaurant	West, Marine Drive
Shin Ju Ku Japanese Restaurant	15019 Marine Drive, White Rock	Restaurant	West, Marine Drive
Slainte By The Pier Irish Pub	100- 15057 Marine Drive, White Rock	Restaurant	West, Marine Drive
The Boathouse Restaurant	14935 Marine Drive, White Rock	Restaurant	West, Marine Drive
The Boathouse Surfside Grill & Bar	14935 Marine Drive, White Rock	Restaurant	West, Marine Drive
Tracycakes Bakery & Cafe	15015 Marine Drive, White Rock	Restaurant	West, Marine Drive
Uli's	15021 Marine Drive, White Rock	Restaurant	West, Marine Drive
West Beach Bar & Grill	1101 Elm Street, White Rock	Restaurant	West, Marine Drive
Whitby's Coffee House	14829 Marine Drive, White Rock	Restaurant	West, Marine Drive
White Mountain Ice Cream	104- 14904 Marine Drive, White Rock	Restaurant	West, Marine Drive
Wings Tap & Grill	14945 Marine Drive, White Rock	Restaurant	West, Marine Drive
Natural Oasis Day Spa	1115 Vidal Street, White Rock	Salon Spa and Barber	West, Marine Drive
Pamper Me Day Spa	14889 Marine Drive, White Rock	Salon Spa and Barber	West, Marine Drive
Liberty Financial - Sandra Williams, AMP	15571 Marine Drive, White Rock	Financial Services	East, Marine Drive
Naeem Brothers Canada Ltd.	15575 Marine Drive, White Rock	Hobby	East, Marine Drive
Bay Wines	15529 Marine Drive, White Rock	Liquor	East, Marine Drive
Sandcastle Mini Market	15525 Marine Drive, White Rock	Other Food Stores	East, Marine Drive
Sunlight Market	15783 Marine Drive, White Rock	Other Food Stores	East, Marine Drive
Grand Bazaar Istanbul	102- 15505 Marine Drive, White Rock	Other Retail	East, Marine Drive
Neo Concept Art Gallery	15787 Marine Drive, White Rock	Other Retail	East, Marine Drive
Seaside Pearl Gifts	101- 15505 Marine Drive, White Rock	Other Retail	East, Marine Drive
Sposa Wedding Couture	3- 15621 Marine Drive, White Rock	Other Retail	East, Marine Drive
Asia Textile Inspections Ltd.	15573 Marine Drive, White Rock	Other Service	East, Marine Drive
Azura Management Corporation	15561 Marine Drive, White Rock	Other Service	East, Marine Drive
Brifen Canada Inc	15521 Marine Drive, White Rock	Other Service	East, Marine Drive
Prospect Centre For Multisensory Learning	15777 Marine Drive, White Rock	Other Service	East, Marine Drive
Rebecca Sehn	15551 Marine Drive, White Rock	Other Service	East, Marine Drive
Reconnaissance Energy Corporation	15567 Marine Drive, White Rock	Other Service	East, Marine Drive
Trans Canada Traffic	15521 Marine Drive, White Rock	Other Service	East, Marine Drive
West Coast Engineering Ltd.	15521 Marine Drive, White Rock	Other Service	East, Marine Drive
Westminster Industries Ltd.	8- 15777 Marine Drive, White Rock	Other Service	East, Marine Drive
Andy's Gourmet Desserts & Ice Cream	104- 15505 Marine Drive, White Rock	Restaurant	East, Marine Drive
Coney Island Seafood	15487 Marine Drive, White Rock	Restaurant	East, Marine Drive
Delight Restaurant & Catering	15547 Marine Drive, White Rock	Restaurant	East, Marine Drive

WHITE ROCK BUSINESS NEEDS ASSESSMENT

List of Retail and Service Busiennses in White Rock - CONTINUED			
Name	Location	Use Category	Sub-Area Location
Deluxe	15475 Marine Drive, White Rock	Restaurant	East, Marine Drive
Famous Rome Ice Cream & Gelato	15543 Marine Drive, White Rock	Restaurant	East, Marine Drive
Fishboat Restaurant	15513 Marine Drive, White Rock	Restaurant	East, Marine Drive
Georgie's Bar & Grill	15495 Marine Drive, White Rock	Restaurant	East, Marine Drive
Heaven's Angels Gelato & Ice Cream	15445 Marine Drive, White Rock	Restaurant	East, Marine Drive
Holly's Poultry In Motion	15491 Marine Drive, White Rock	Restaurant	East, Marine Drive
Indian Kitchen	15481 Marine Drive, White Rock	Restaurant	East, Marine Drive
Kahuna's Fish and Chips	15519 Marine Drive, White Rock	Restaurant	East, Marine Drive
La Baia Italian Restaurant	15791 Marine Drive, White Rock	Restaurant	East, Marine Drive
Look Watts Cooking	15611 Marine Drive, White Rock	Restaurant	East, Marine Drive
Moby Dick Seafood Restaurant	15479 Marine Drive, White Rock	Restaurant	East, Marine Drive
Montgomery's Cottage Lunch	15539 Marine Drive, White Rock	Restaurant	East, Marine Drive
Roxy's On The Beach	15565 Marine Drive, White Rock	Restaurant	East, Marine Drive
SandPiper Pub	15595 Marine Drive, White Rock	Restaurant	East, Marine Drive
Whale's Tail Cafe	15527 Marine Drive, White Rock	Restaurant	East, Marine Drive
East Beach Family Salon	15677 Marine Drive, White Rock	Salon Spa and Barber	East, Marine Drive
Salon Montago Beachside	15569 Marine Drive, White Rock	Salon Spa and Barber	East, Marine Drive
Mystique Hair Design	1-15621 Marine Drive, White Rock	Salon Spa and Barber	East, Marine Drive
Esso Gas Station	1595 Nichol Road, White Rock	Automotive Related	Other
Don's New and Used Furnishings	1481 Stayte Road, White Rock	Furniture and Home Furnishings	Other
Stayte Dental Office	1115 Stayte Road, White Rock	Medical and Related	Other
Red Rooster Food Store	1489 Stayte Road, White Rock	Other Food Stores	Other
Skyline Market	1590 Nichol Road, White Rock	Other Food Stores	Other
Spiral Dance Studio	1471 Stayte Road White Rock	Recreation/Fitness	Other
Trainers Fitness Studio	1477 Stayte Road White Rock	Recreation/Fitness	Other

Source: Coriolis Consulting Corp, based on fieldwork in February 2011.

A2.2 Roster of Businesses in South Surrey

List of Retail and Service Businesses in South Surrey		
Name	Use Category	Location in South Surrey
Gold Key Volkswagen	Automotive Related	Semiahmoo Centre and 152 Street Area
Tire Ship	Automotive Related	Semiahmoo Centre and 152 Street Area
Atlas Transmission	Automotive Related	Semiahmoo Centre and 152 Street Area
Tim's Mastercare Automotive	Automotive Related	Semiahmoo Centre and 152 Street Area
CIBC	Banks and Credit Unions	Semiahmoo Centre and 152 Street Area
Westminster Savings	Banks and Credit Unions	Semiahmoo Centre and 152 Street Area
Vancity	Banks and Credit Unions	Semiahmoo Centre and 152 Street Area
Coast Capital Savings and Insurance	Banks and Credit Unions	Semiahmoo Centre and 152 Street Area
Prospera Credit Union (Ocean Pointe Building)	Banks and Credit Unions	Semiahmoo Centre and 152 Street Area
Black Bond Books	Books	Semiahmoo Centre and 152 Street Area
General Paint	Building Supplies	Semiahmoo Centre and 152 Street Area
Benjamin Moore Paints	Building Supplies	Semiahmoo Centre and 152 Street Area
Anna Kristina Boutique	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Carter Burton Home	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Jenny's	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Jitterbug Fashion	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Lotus Point	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Northern Reflections	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Silhouette Fine Lingerie	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Suzanne's	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Tabi	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Keith Ridge Men's Wear	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Claire's Accessories	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Going Places	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Giovanni Jewellers	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Rochelle's Jewellers	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Elegante Shoes	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Ronsons	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Ronsons Rack	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
The Shoe Warehouse	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Custom Jewellers	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Kimberley Jewellers	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Petite Fashions	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Magique	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Inside Story Fashions	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Grasbys on Top (Vacating)	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Petite Fashions	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Rewind	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Magique	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
International Gems	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Margarita Fashion Boutique (Retail, Ocean Pointe)	Clothing and Accessories	Semiahmoo Centre and 152 Street Area
Zellers	Department and Discount Stores	Semiahmoo Centre and 152 Street Area
Shoppers Drugmart	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Alive Health Centre	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Nutrition House	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
IRIS The Visual Group	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Crystal Hearing Centre	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Crystal Vision Optical	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Herbal Magic	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Personal Mobility Shop	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Medicine Shoppe Pharmacy	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
In-Joy Wellness Group	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
White Rock Eye Care	Drug and Personal Care	Semiahmoo Centre and 152 Street Area

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
The Medicine Shoppe	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Save On Scooters	Drug and Personal Care	Semiahmoo Centre and 152 Street Area
Bell	Electronics and Appliance	Semiahmoo Centre and 152 Street Area
PCS Wireless/Telus	Electronics and Appliance	Semiahmoo Centre and 152 Street Area
Rogers Wireless	Electronics and Appliance	Semiahmoo Centre and 152 Street Area
Simply Computing	Electronics and Appliance	Semiahmoo Centre and 152 Street Area
The Source	Electronics and Appliance	Semiahmoo Centre and 152 Street Area
RBC Dominion Securities	Financial Services	Semiahmoo Centre and 152 Street Area
Awater Insurance	Financial Services	Semiahmoo Centre and 152 Street Area
DMCL.ca Chartered Accountants	Financial Services	Semiahmoo Centre and 152 Street Area
Scotia Macleod	Financial Services	Semiahmoo Centre and 152 Street Area
Schill Insurance	Financial Services	Semiahmoo Centre and 152 Street Area
Johnston Meier Insurance	Financial Services	Semiahmoo Centre and 152 Street Area
Money Mart	Financial Services	Semiahmoo Centre and 152 Street Area
H&R Block	Financial Services	Semiahmoo Centre and 152 Street Area
Homelife Realty	Financial Services	Semiahmoo Centre and 152 Street Area
Dundee Wealth Management	Financial Services	Semiahmoo Centre and 152 Street Area
Accountant	Financial Services	Semiahmoo Centre and 152 Street Area
Accountant	Financial Services	Semiahmoo Centre and 152 Street Area
Investors Group	Financial Services	Semiahmoo Centre and 152 Street Area
Manulife Securities	Financial Services	Semiahmoo Centre and 152 Street Area
BMO Nesbitt Burns (2nd Floor)	Financial Services	Semiahmoo Centre and 152 Street Area
Edward Jones Investments	Financial Services	Semiahmoo Centre and 152 Street Area
Envision Insurance	Financial Services	Semiahmoo Centre and 152 Street Area
Wellington West Capital Inc.	Financial Services	Semiahmoo Centre and 152 Street Area
CIBC Wood Gundy (4th floor Ocean Pointe)	Financial Services	Semiahmoo Centre and 152 Street Area
Currency Exchange	Financial Services	Semiahmoo Centre and 152 Street Area
The Cash Store	Financial Services	Semiahmoo Centre and 152 Street Area
Daniadown	Furniture and Home Furnishings	Semiahmoo Centre and 152 Street Area
Home Again/Home Again	Furniture and Home Furnishings	Semiahmoo Centre and 152 Street Area
Quilts Etc.	Furniture and Home Furnishings	Semiahmoo Centre and 152 Street Area
Stella Blu Home Décor and Design	Furniture and Home Furnishings	Semiahmoo Centre and 152 Street Area
Lawyers (4th floor Ocean Pointe)	Legal	Semiahmoo Centre and 152 Street Area
Notary Public	Legal	Semiahmoo Centre and 152 Street Area
Lawyer	Legal	Semiahmoo Centre and 152 Street Area
Lawyer	Legal	Semiahmoo Centre and 152 Street Area
BC Liquor Store	Liquor	Semiahmoo Centre and 152 Street Area
Liquor Depot	Liquor	Semiahmoo Centre and 152 Street Area
Semiahmoo Dental Centre	Medical and Related	Semiahmoo Centre and 152 Street Area
Semiahmoo Medical Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area
Dental Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area
Strides Orthodontic Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area
Multiple Doctors	Medical and Related	Semiahmoo Centre and 152 Street Area
Chiropractor	Medical and Related	Semiahmoo Centre and 152 Street Area
Peace Arch Medical Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area
Physiotherapy Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area
Travel Medicine Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area
Chiropractor	Medical and Related	Semiahmoo Centre and 152 Street Area
Doctor	Medical and Related	Semiahmoo Centre and 152 Street Area
Dentist	Medical and Related	Semiahmoo Centre and 152 Street Area
Envision Denture	Medical and Related	Semiahmoo Centre and 152 Street Area
Psychiatrist	Medical and Related	Semiahmoo Centre and 152 Street Area
Dentist	Medical and Related	Semiahmoo Centre and 152 Street Area
Doctor	Medical and Related	Semiahmoo Centre and 152 Street Area
Windsor Laser and Vein Clinic	Medical and Related	Semiahmoo Centre and 152 Street Area

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Physiotherapy Clinic (3rd floor Ocean Pointe)	Medical and Related	Semiahmoo Centre and 152 Street Area
West Coast Hit Yoga (2nd floor Ocean Pointe)	Medical and Related	Semiahmoo Centre and 152 Street Area
Doctors (Ocean Pointe Building)	Medical and Related	Semiahmoo Centre and 152 Street Area
Hilltop Medical (Peace Arch Professional Building)	Medical and Related	Semiahmoo Centre and 152 Street Area
Physiotherapist (Peace Arch Professional Building)	Medical and Related	Semiahmoo Centre and 152 Street Area
Pharmasave (Peace Arch Professional Building)	Medical and Related	Semiahmoo Centre and 152 Street Area
BC Biomedical Laboratories (Peace Arch Professional Building)	Medical and Related	Semiahmoo Centre and 152 Street Area
Dentists (Peace Arch Professional Building)	Medical and Related	Semiahmoo Centre and 152 Street Area
Peninsula Crossing Animal Hospital	Medical and Related	Semiahmoo Centre and 152 Street Area
Cobs Bread	Other Food Stores	Semiahmoo Centre and 152 Street Area
Purdy's	Other Food Stores	Semiahmoo Centre and 152 Street Area
Temptations Convenience Store	Other Food Stores	Semiahmoo Centre and 152 Street Area
Lifetime Organics	Other Food Stores	Semiahmoo Centre and 152 Street Area
7-11	Other Food Stores	Semiahmoo Centre and 152 Street Area
Dollar Giant	Other General Merchandise	Semiahmoo Centre and 152 Street Area
The Body Shop	Other Retail	Semiahmoo Centre and 152 Street Area
GS & Co/The Gallery	Other Retail	Semiahmoo Centre and 152 Street Area
Alice Toys	Other Retail	Semiahmoo Centre and 152 Street Area
Batteries Included	Other Retail	Semiahmoo Centre and 152 Street Area
Sheffield and Sons	Other Retail	Semiahmoo Centre and 152 Street Area
BC Lottery	Other Retail	Semiahmoo Centre and 152 Street Area
Trident Key Mart	Other Retail	Semiahmoo Centre and 152 Street Area
Hallmark	Other Retail	Semiahmoo Centre and 152 Street Area
Flowers and Company	Other Retail	Semiahmoo Centre and 152 Street Area
Umberto's Flowers	Other Retail	Semiahmoo Centre and 152 Street Area
Mother Hubbard's Pet Supplies	Other Retail	Semiahmoo Centre and 152 Street Area
Oceanic Pools and Spas	Other Retail	Semiahmoo Centre and 152 Street Area
Captain Imports and Clock Repair	Other Retail	Semiahmoo Centre and 152 Street Area
Peter's Shoe Repair	Other Service	Semiahmoo Centre and 152 Street Area
Stitch It, Canada's Tailor	Other Service	Semiahmoo Centre and 152 Street Area
Sutton Realty	Other Service	Semiahmoo Centre and 152 Street Area
Ticket Master	Other Service	Semiahmoo Centre and 152 Street Area
Matthew's Tailor Shop (2nd floor)	Other Service	Semiahmoo Centre and 152 Street Area
Brainchild Math/English (2nd floor)	Other Service	Semiahmoo Centre and 152 Street Area
Dutch Boy Laundromat	Other Service	Semiahmoo Centre and 152 Street Area
GLI Test Centre (2nd Floor)	Other Service	Semiahmoo Centre and 152 Street Area
Aldritt Development Ltd.	Other Service	Semiahmoo Centre and 152 Street Area
New Age Marketing	Other Service	Semiahmoo Centre and 152 Street Area
Adanac Molybdenum Corporation	Other Service	Semiahmoo Centre and 152 Street Area
Triumph Construction Co.	Other Service	Semiahmoo Centre and 152 Street Area
Holloway Zaiser Group	Other Service	Semiahmoo Centre and 152 Street Area
Office of the White Rock MLA	Other Service	Semiahmoo Centre and 152 Street Area
Transocean Transport Company (4th floor Ocean Pointe)	Other Service	Semiahmoo Centre and 152 Street Area
Save-on-Cleaners	Other Service	Semiahmoo Centre and 152 Street Area
Sandcastle Bowling	Recreation/Fitness	Semiahmoo Centre and 152 Street Area
Sandcastle Fitness	Recreation/Fitness	Semiahmoo Centre and 152 Street Area
She's Fit (2nd Floor)	Recreation/Fitness	Semiahmoo Centre and 152 Street Area
Blenz Coffee	Restaurant	Semiahmoo Centre and 152 Street Area
Murchie's	Restaurant	Semiahmoo Centre and 152 Street Area
A&W	Restaurant	Semiahmoo Centre and 152 Street Area
Fortune Wok	Restaurant	Semiahmoo Centre and 152 Street Area
Fresh Slice	Restaurant	Semiahmoo Centre and 152 Street Area
Kuroishi Japanese Cuisine	Restaurant	Semiahmoo Centre and 152 Street Area
Nibblers Soup and Sandwich	Restaurant	Semiahmoo Centre and 152 Street Area
Orange Julius	Restaurant	Semiahmoo Centre and 152 Street Area

List of Retail and Service Buissnesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Pick & Chews	Restaurant	Semiahmoo Centre and 152 Street Area
Tim Horton's	Restaurant	Semiahmoo Centre and 152 Street Area
White Spot	Restaurant	Semiahmoo Centre and 152 Street Area
Smooth Café	Restaurant	Semiahmoo Centre and 152 Street Area
Sawbucks Pub	Restaurant	Semiahmoo Centre and 152 Street Area
Joeys Seafood Restaurant	Restaurant	Semiahmoo Centre and 152 Street Area
Wrap Zone	Restaurant	Semiahmoo Centre and 152 Street Area
Starbucks Coffee	Restaurant	Semiahmoo Centre and 152 Street Area
Pizza Hut	Restaurant	Semiahmoo Centre and 152 Street Area
Fatburger	Restaurant	Semiahmoo Centre and 152 Street Area
The Pantry Restaurant	Restaurant	Semiahmoo Centre and 152 Street Area
Baselines Pub	Restaurant	Semiahmoo Centre and 152 Street Area
Boston Pizza	Restaurant	Semiahmoo Centre and 152 Street Area
Reflex Food and Shake Bar	Restaurant	Semiahmoo Centre and 152 Street Area
Siam Thai Food	Restaurant	Semiahmoo Centre and 152 Street Area
Kiki's Restaurant	Restaurant	Semiahmoo Centre and 152 Street Area
Bertolucci Pizza	Restaurant	Semiahmoo Centre and 152 Street Area
Java Hut	Restaurant	Semiahmoo Centre and 152 Street Area
Kiki's Restaurant	Restaurant	Semiahmoo Centre and 152 Street Area
Greek Restaurant and Lounge	Restaurant	Semiahmoo Centre and 152 Street Area
Taco Del Mar	Restaurant	Semiahmoo Centre and 152 Street Area
McDonald's	Restaurant	Semiahmoo Centre and 152 Street Area
Subway	Restaurant	Semiahmoo Centre and 152 Street Area
Hennessey Salon and Spa	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Magicuts	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Merle Norman	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Great Clips	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Bella Nails, Hair, Spa	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Teezers European Hair Studio	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Aru Spa and Salon	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
DT Nail Bar	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Mareth's Hair Studio	Salon Spa and Barber	Semiahmoo Centre and 152 Street Area
Peninsula Runners	Sporting Goods	Semiahmoo Centre and 152 Street Area
Peninsula Cycles	Sporting Goods	Semiahmoo Centre and 152 Street Area
South Surrey Cycles	Sporting Goods	Semiahmoo Centre and 152 Street Area
PriceSmart Foods	Supermarket	Semiahmoo Centre and 152 Street Area
Flight Centre	T ravel	Semiahmoo Centre and 152 Street Area
Whistler Vacation Club	T ravel	Semiahmoo Centre and 152 Street Area
10 minute oil change	Autmotive Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Suds City Car Wash	Autmotive Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
CIBC	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Coast Capital Savings	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Scotiabank	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
TD Canada Trust	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Royal Bank	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Vancity Credit Union	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
BMO	Banks and Credit Unions	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Indigo Books	Books	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Home Depot	Building Supplies	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Potter's Garden Centre	Building Supplies	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Aldila boutique	Clothing and Aecessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Aldo	Clothing and Aecessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Ardene/Miss Teen Ardene	Clothing and Aecessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
BCBG Maxazria	Clothing and Aecessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Calvin Klien	Clothing and Aecessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Crush Clothing	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Extreme Clothing	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Garage	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
H&M	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Jack and Jill	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
La Senza/La Senza Girl	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
La Vie En Rose	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Le Chateau	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Mark's Work Warehouse	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Moores	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Please Mum	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
RW&Co.	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Shoe Warehouse	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Smart Set	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Sterling Shoes	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
The Children's Place	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Tommy Hilfiger	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Turner/Geox Rispeira	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Town Shoes	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Laura Stores (Pitites/Plus)	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Jacob	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Dunn's Tailors	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Crowns and Jewels	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Muse Social Fashion House	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Rip Curl	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Roots 73	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
West 49	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Natalia Jewellers	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
In the Pink	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Banana Republic Factory Store	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Gap Outlet	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Olsen Europe	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Fashion Addition 14+	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Carter's Osh Kosh Babies and Kids	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Claire's	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Lucky Brand Jeans Outlet	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Posh Shop	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Wow Royalty (Fashion)	Clothing and Accessories	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Wal-Mart Supercentre	Department and Discount Stores	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Winners	Department and Discount Stores	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Insight Eye Care	Drug and Personal Care	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Iris Optical	Drug and Personal Care	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Pharmasave	Drug and Personal Care	Grandview Area (incl. Grandview Corners and Morgan Crossing)
London Drugs	Drug and Personal Care	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Eyes in Motion Vision Centre	Drug and Personal Care	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Creek Pharmacy	Drug and Personal Care	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Future Shop	Electronics and Appliance	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Sony Style	Electronics and Appliance	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Telus	Electronics and Appliance	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Best Buy	Electronics and Appliance	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Sussex Insurance	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Vancity Insurance	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Co-Operators Insurance	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Assante Wealth Management	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Integral Financial Services	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Vohora & Company	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Denroche & Co.	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Brewer & Co	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Five Seasons Financial	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Robert Brent Lang	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Dundee Wealth Management	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Edward Jones	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Kotler van den Brink & Co.	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Royal Lepage Northstar Realty	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Ferd Milian	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Desjardins Fincial Security Investments	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Fransen Fincial Inc.	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Larose Sandra	Financial Services	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Ambiente Gifts and Décor	Furniture and Home Furnishings	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Pebblecreek Furniture	Furniture and Home Furnishings	Grandview Area (incl. Grandview Corners and Morgan Crossing)
The Brick	Furniture and Home Furnishings	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Bopomo Pictures	Furniture and Home Furnishings	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Hudson Décor	Furniture and Home Furnishings	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Penisula Law Group	Legal	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Chancery Chambers	Legal	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Law Office	Legal	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Milne Veronica	Legal	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Smith Howard & Co.	Legal	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Leno Ellen	Legal	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Uliquour Store	Liquor	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Everything Wine	Liquor	Grandview Area (incl. Grandview Corners and Morgan Crossing)
GVC Dental	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Heights Dental Centre	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Crossing Dental	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Crossing Sports Medicine	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
In Motion Physio	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Performance Chiropractic & Wellness Clinic	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Pacificare Services	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Cosmedisys Skin & Laser Clinic	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Creek Medical Walk-In Clinic	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Doctor	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Creek Dental	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Acoustica Hearing	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Doctor	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Lotay Oral & Maxillofacial Surgery Inc.	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Doctor	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Doctor	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Creek Optometry	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Doctor	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Doctor	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Jakeman Financial Group Ltd.	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Adkins Diane	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Rosemary Heights Dental Centre	Medical and Related	Grandview Area (incl. Grandview Corners and Morgan Crossing)
HMV	Music	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Cupcakes	Other Food Stores	Grandview Area (incl. Grandview Corners and Morgan Crossing)
GNC	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Hallmark	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Kitchen Therapy	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Petland	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)
The Point	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Jerkin's Shower Gallery	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Brenca	Other Retail	Grandview Area (incl. Grandview Corners and Morgan Crossing)
The T reegroup Properties	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Arbutus Cleaners	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Heights Cleaners	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Euro Tailors	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
BGL Brokerage Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Wheelchair Foundation Canada	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
BC Vegetable Marketing Commission	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Fresh Hair Concepts	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Pacific Search Group	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Elkay Developments	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Manley Design & Construction Mangement	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Vohcom Software	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Sirius Marketing	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Excel Global Logistics	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
InhouseCFO	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Armadio Kitchen & Bath	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
GSI Construction	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Love Magazine	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Luiz Leon & Associates Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Marathon Homes Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Willowfield Enterprises Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Encompass Property Group Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Northwest Sourcing Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
It's a Girl Thing	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Kube Allan Associates Inc.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Smith & Millar Interior Design and Contracting Ltd.	Other Service	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Steve Nash Sports Club	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
JP Strength Systems (Personal Training)	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Kalmar Marketing	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
MC Fitness & Spa	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Mi-Cher Dance Academy	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Roca Blanca Dance	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
White Rock Gymnastics	Recreation/Fitness	Grandview Area (incl. Grandview Corners and Morgan Crossing)
De Dutch Pankoeck House	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Five Guys Burgers and Fries	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Jugo Juice	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Kami Japanese Restaurant	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Marble Slab Creamery	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Memphis Blues BBQ House	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Moka House Coffee and Bistro	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Montana's Cookhouse	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
OPA Slouvaki	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Original Joes Sports Bar	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Subway	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Tim Horton's	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Ulounge	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Wok Box	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Plaka Mediterranean Cuzina	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Mink Café	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Pita Pit	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Café Fresh	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Creacious Eats	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Sushi Castle	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)

List of Retail and Service Busiensses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
White Spot	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
The Keg	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Notti Biscotti	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Little Caesars Pizza	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Tap Restaurant	Restaurant	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Casbah Evolution	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Chatters Beauty Supply and Salon	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Great Clips	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Nail Studio	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Sunscape Tanning	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Pure Nail Bar	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Firefly Hair Co.	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Bel Bronzo	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Blo Blowdry Bars	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Noir Nail Lounge	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Urban Shiatsu Works	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Link to Wellness Inc.	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Shannon's Hair Lounge	Salon Spa and Barber	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Golf T own	Sporting Goods	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Thrifty Foods	Supermarket	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Flight Centre	T ravel	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Morgan Creek Cruiseshipcentres	T ravel	Grandview Area (incl. Grandview Corners and Morgan Crossing)
EB Games	Video Rental and Gaming	Grandview Area (incl. Grandview Corners and Morgan Crossing)
Petron Canada	Automotive Related	Peninsula Village and Area
DJ Automart	Automotive Related	Peninsula Village and Area
Carwash	Automotive Related	Peninsula Village and Area
Blue Top Auto Repair	Automotive Related	Peninsula Village and Area
White Rock Honda	Automotive Related	Peninsula Village and Area
Avis Rent-A-Car	Automotive Related	Peninsula Village and Area
Don Beck Collision	Automotive Related	Peninsula Village and Area
Speedy Glass	Automotive Related	Peninsula Village and Area
Budget Brake and Muffler	Automotive Related	Peninsula Village and Area
RDR T ireland	Automotive Related	Peninsula Village and Area
Modern Bradley Collision	Automotive Related	Peninsula Village and Area
Budget Rent-A-Car	Automotive Related	Peninsula Village and Area
Fountain T ire	Automotive Related	Peninsula Village and Area
Mr. Lube (Coming Soon)	Automotive Related	Peninsula Village and Area
Broco Glass	Automotive Related	Peninsula Village and Area
Esso	Automotive Related	Peninsula Village and Area
Auto Repair (1 of 2)	Automotive Related	Peninsula Village and Area
Auto Repair (2 of 2)	Automotive Related	Peninsula Village and Area
Esso	Automotive Related	Peninsula Village and Area
Lordco Auto Parts	Automotive Related	Peninsula Village and Area
TD Bank	Banks and Credit Unions	Peninsula Village and Area
Black Bond Books	Books	Peninsula Village and Area
Lund Line Glass and Aluminum	Building Supplies	Peninsula Village and Area
Caprice Theatre	Cinemas	Peninsula Village and Area
Presto Cuchina	Clothing and Acessories	Peninsula Village and Area
Current	Clothing and Acessories	Peninsula Village and Area
J. Gregory Men's Apparel	Clothing and Acessories	Peninsula Village and Area
Speedy Shoe Service	Clothing and Acessories	Peninsula Village and Area
Never E'Nuff Clothes	Clothing and Acessories	Peninsula Village and Area
Just Jewellery	Clothing and Acessories	Peninsula Village and Area
Spoiled Not Rotten	Clothing and Acessories	Peninsula Village and Area
Sears Canada	Department and Discount Stores	Peninsula Village and Area

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Bayshore Home Healthcare	Drug and Personal Care	Peninsula Village and Area
London Drugs	Drug and Personal Care	Peninsula Village and Area
Spectrum Optometry	Drug and Personal Care	Peninsula Village and Area
Pure Healthcare	Drug and Personal Care	Peninsula Village and Area
Rogers	Electronics and Appliance	Peninsula Village and Area
Big Gary's Vacuum	Electronics and Appliance	Peninsula Village and Area
Alpha Computers	Electronics and Appliance	Peninsula Village and Area
BCAA	Financial Services	Peninsula Village and Area
Accountant	Financial Services	Peninsula Village and Area
TD Waterhouse	Financial Services	Peninsula Village and Area
Remax Office	Financial Services	Peninsula Village and Area
Dominion Macklem Mortgages	Financial Services	Peninsula Village and Area
Sutton Group	Financial Services	Peninsula Village and Area
Thuis Interior and Custom Furniture	Furniture and Home Furnishings	Peninsula Village and Area
ED's Linens	Furniture and Home Furnishings	Peninsula Village and Area
Wholesale and Retail Area Rugs	Furniture and Home Furnishings	Peninsula Village and Area
Country Woods Furniture	Furniture and Home Furnishings	Peninsula Village and Area
Concord Interiors	Furniture and Home Furnishings	Peninsula Village and Area
Lawyer	Legal	Peninsula Village and Area
BC Liquor Store	Liquor	Peninsula Village and Area
D'Vine Wines	Liquor	Peninsula Village and Area
BC Liquor Store	Liquor	Peninsula Village and Area
Chiropractic Clinic	Medical and Related	Peninsula Village and Area
Veterinary Hospital	Medical and Related	Peninsula Village and Area
Dream Orthodontics Studio	Medical and Related	Peninsula Village and Area
Medical Clinic	Medical and Related	Peninsula Village and Area
Chiropractic	Medical and Related	Peninsula Village and Area
Physiotherapy Clinic	Medical and Related	Peninsula Village and Area
Dental Centre	Medical and Related	Peninsula Village and Area
Dentist	Medical and Related	Peninsula Village and Area
Meridian Meat and Seafood	Other Food Stores	Peninsula Village and Area
Joe's Farm	Other Food Stores	Peninsula Village and Area
Bernard Callebaut Chocolates	Other Food Stores	Peninsula Village and Area
Dollarama	Other General Merchandise	Peninsula Village and Area
White Rock Hospice Thrift Store	Other General Merchandise	Peninsula Village and Area
Gallery 24	Other Retail	Peninsula Village and Area
Thomas Kinkade Signature Gallery	Other Retail	Peninsula Village and Area
Crocodile Kid's Boutique	Other Retail	Peninsula Village and Area
Your Go Games (Board Games etc.)	Other Retail	Peninsula Village and Area
Gasland Equipment (Fireplaces)	Other Retail	Peninsula Village and Area
Magna Graphics	Other Retail	Peninsula Village and Area
Eternal Harvest Florist	Other Retail	Peninsula Village and Area
Party Supplies Store	Other Retail	Peninsula Village and Area
Pet grooming	Other Retail	Peninsula Village and Area
Ceramic Tile Store	Other Retail	Peninsula Village and Area
Ber-Nardis Bridal	Other Retail	Peninsula Village and Area
Angel Christian Supplies	Other Retail	Peninsula Village and Area
Time II Dry-clean	Other Service	Peninsula Village and Area
UPS Store	Other Service	Peninsula Village and Area
Busy Bee Cleaners	Other Service	Peninsula Village and Area
Best Western Hotel	Other Service	Peninsula Village and Area
Delco Renos	Other Service	Peninsula Village and Area
Happy Days Dog Daycare	Other Service	Peninsula Village and Area
Go Kids Daycare	Other Service	Peninsula Village and Area
Pasquale's Workshop	Other Service	Peninsula Village and Area

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Condo Owners Society	Other Service	Peninsula Village and Area
Minuteman Press	Other Service	Peninsula Village and Area
Dogwood Awards and Engraving	Other Service	Peninsula Village and Area
Engineering Company	Other Service	Peninsula Village and Area
Image X Media (Vacating?)	Other Service	Peninsula Village and Area
30 Minute Hit Kick Boxing	Recreation/Fitness	Peninsula Village and Area
Marital Arts	Recreation/Fitness	Peninsula Village and Area
Music and Dance Lessons	Recreation/Fitness	Peninsula Village and Area
Champion Cheerleading	Recreation/Fitness	Peninsula Village and Area
Dance Studio	Recreation/Fitness	Peninsula Village and Area
Chang's Tae Quon Do	Recreation/Fitness	Peninsula Village and Area
My Village Indian Cuisine	Restaurant	Peninsula Village and Area
Hanya Japanese Restaurant	Restaurant	Peninsula Village and Area
Quiznos	Restaurant	Peninsula Village and Area
Knight and Day Neighbourhood Grill	Restaurant	Peninsula Village and Area
The Kitchen Garden Restaurant	Restaurant	Peninsula Village and Area
Booster Juice	Restaurant	Peninsula Village and Area
Starbucks	Restaurant	Peninsula Village and Area
Yamako Sushi	Restaurant	Peninsula Village and Area
Flying Wedge Pizza	Restaurant	Peninsula Village and Area
Sabatino's Trattoria and Bar	Restaurant	Peninsula Village and Area
Extreme Pita	Restaurant	Peninsula Village and Area
Red Rose Restaurant	Restaurant	Peninsula Village and Area
Maple Sushi	Restaurant	Peninsula Village and Area
Golden Lion Chinese Foods	Restaurant	Peninsula Village and Area
Newton Pizza	Restaurant	Peninsula Village and Area
Subway	Restaurant	Peninsula Village and Area
KW Gardens Chinese	Restaurant	Peninsula Village and Area
A&W	Restaurant	Peninsula Village and Area
Edible Gardens	Restaurant	Peninsula Village and Area
Waterstone Lounge	Restaurant	Peninsula Village and Area
Michael's Café	Restaurant	Peninsula Village and Area
Ihop	Restaurant	Peninsula Village and Area
Crysalis Spa	Salon Spa and Barber	Peninsula Village and Area
Tanning Studio	Salon Spa and Barber	Peninsula Village and Area
Sally Beauty Supplies	Salon Spa and Barber	Peninsula Village and Area
Salon Montage	Salon Spa and Barber	Peninsula Village and Area
Magic Cuts	Salon Spa and Barber	Peninsula Village and Area
Casbah Spa	Salon Spa and Barber	Peninsula Village and Area
The Cut Hair Salon	Salon Spa and Barber	Peninsula Village and Area
Wish Salon	Salon Spa and Barber	Peninsula Village and Area
Curves	Salon Spa and Barber	Peninsula Village and Area
Uptown Salon	Salon Spa and Barber	Peninsula Village and Area
Smart Cuts and Style (Vacating ?)	Salon Spa and Barber	Peninsula Village and Area
Soccerwest	Sporting Goods	Peninsula Village and Area
Docksdeader Source for Sports	Sporting Goods	Peninsula Village and Area
Mountain Magic (Outdoor Gear)	Sporting Goods	Peninsula Village and Area
Tri Geeks Multisport	Sporting Goods	Peninsula Village and Area
Safeway w/Starbucks	Supermarket	Peninsula Village and Area
Accent Travel	Travel	Peninsula Village and Area
Cruise and Vacation Counsellors	Travel	Peninsula Village and Area
Cruise Holidays of White Rock	Travel	Peninsula Village and Area
Blockbuster Video	Video Rental and Gaming	Peninsula Village and Area
Game Stop	Video Rental and Gaming	Peninsula Village and Area
South Surrey Repo.com Auto Dealer	Automotive Related	Southpoint Exchange and Area

List of Retail and Service Busiessses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Used Auto Dealer	Automotive Related	Southpoint Exchange and Area
Shell	Automotive Related	Southpoint Exchange and Area
White Rock Chrysler/Dodge/Jeep	Automotive Related	Southpoint Exchange and Area
White Rock Hyundai	Automotive Related	Southpoint Exchange and Area
Nissan	Automotive Related	Southpoint Exchange and Area
Midway Mazda	Automotive Related	Southpoint Exchange and Area
Ocean Park Ford	Automotive Related	Southpoint Exchange and Area
Maximum Collision	Automotive Related	Southpoint Exchange and Area
Splashes.ca (auto detailing)	Automotive Related	Southpoint Exchange and Area
Enterprise Rent-a-Car	Automotive Related	Southpoint Exchange and Area
Peace Arch Toyota	Automotive Related	Southpoint Exchange and Area
HSBC	Banks and Credit Unions	Southpoint Exchange and Area
RBC	Banks and Credit Unions	Southpoint Exchange and Area
Scotia Bank	Banks and Credit Unions	Southpoint Exchange and Area
Kids Books	Books	Southpoint Exchange and Area
Rona	Building Supplies	Southpoint Exchange and Area
Benjamin Moore Paints	Building Supplies	Southpoint Exchange and Area
Tommy Hilfiger	Clothing and Aecessories	Southpoint Exchange and Area
Reitman's	Clothing and Aecessories	Southpoint Exchange and Area
Additionelle	Clothing and Aecessories	Southpoint Exchange and Area
Melanie Lyne	Clothing and Aecessories	Southpoint Exchange and Area
Mexx/Mexx Kids	Clothing and Aecessories	Southpoint Exchange and Area
Turner Ecco	Clothing and Aecessories	Southpoint Exchange and Area
Grasbys	Clothing and Aecessories	Southpoint Exchange and Area
J.Jordan Fashion	Clothing and Aecessories	Southpoint Exchange and Area
Jozef's	Clothing and Aecessories	Southpoint Exchange and Area
Murdoch Jewellers	Clothing and Aecessories	Southpoint Exchange and Area
Meta Boutique	Clothing and Aecessories	Southpoint Exchange and Area
PuraVida Skate and Apparel	Clothing and Aecessories	Southpoint Exchange and Area
Staples	Department and Discount Stores	Southpoint Exchange and Area
Canadian Tire	Department and Discount Stores	Southpoint Exchange and Area
Home Sense	Department and Discount Stores	Southpoint Exchange and Area
Lens Crafters	Drug and Personal Care	Southpoint Exchange and Area
Rogers Wireless	Electronics and Appliance	Southpoint Exchange and Area
Telus	Electronics and Appliance	Southpoint Exchange and Area
Atkinson and Terry Insurance	Financial Services	Southpoint Exchange and Area
Envision Financial	Financial Services	Southpoint Exchange and Area
Croft Agencies Insurance	Financial Services	Southpoint Exchange and Area
Mardon Insurance	Financial Services	Southpoint Exchange and Area
I-Finance	Financial Services	Southpoint Exchange and Area
Investec Solutions	Financial Services	Southpoint Exchange and Area
Sovereign Leasing	Financial Services	Southpoint Exchange and Area
Cantrust	Financial Services	Southpoint Exchange and Area
CME Mortgage	Financial Services	Southpoint Exchange and Area
Daryl Page Insurance	Financial Services	Southpoint Exchange and Area
Pier 1	Furniture and Home Furnishings	Southpoint Exchange and Area
Sleep Country	Furniture and Home Furnishings	Southpoint Exchange and Area
Urban Barn	Furniture and Home Furnishings	Southpoint Exchange and Area
Scrapbooker's Delight	Hobby	Southpoint Exchange and Area
Liberty Wine Merchants	Liquor	Southpoint Exchange and Area
Artisan Wine Shop	Liquor	Southpoint Exchange and Area
Tudor Liquor Store	Liquor	Southpoint Exchange and Area
Dental Centre	Medical and Related	Southpoint Exchange and Area
Alder Dental	Medical and Related	Southpoint Exchange and Area
Kin's Farm Market	Other Food Stores	Southpoint Exchange and Area

List of Retail and Service Businesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
7-Seas Fish Market	Other Food Stores	Southpoint Exchange and Area
Clancy's	Other Food Stores	Southpoint Exchange and Area
Cob's Bread	Other Food Stores	Southpoint Exchange and Area
M+M Meat Shops	Other Food Stores	Southpoint Exchange and Area
Only One Plus Dollar Store	Other General Merchandise	Southpoint Exchange and Area
Changes Recycling	Other Retail	Southpoint Exchange and Area
Carlton Cards	Other Retail	Southpoint Exchange and Area
T'isol Pet Foods	Other Retail	Southpoint Exchange and Area
Cartridge World	Other Retail	Southpoint Exchange and Area
A Passion for Flowers Florist	Other Retail	Southpoint Exchange and Area
Southpoint Dry Cleaners	Other Service	Southpoint Exchange and Area
Swan Drycleaners	Other Service	Southpoint Exchange and Area
BC Homeschool Association	Other Service	Southpoint Exchange and Area
Kumon	Other Service	Southpoint Exchange and Area
Metl-Span	Other Service	Southpoint Exchange and Area
UFCW Local 247	Other Service	Southpoint Exchange and Area
White Rock Surrey U-Lock	Other Service	Southpoint Exchange and Area
Riverside Golf Centre	Recreation/Fitness	Southpoint Exchange and Area
Innovative Fitness	Recreation/Fitness	Southpoint Exchange and Area
Diva Fitness and Pilates	Recreation/Fitness	Southpoint Exchange and Area
Edo Japan	Restaurant	Southpoint Exchange and Area
Starbucks (with drive through)	Restaurant	Southpoint Exchange and Area
Wendy's/Tim Horton's	Restaurant	Southpoint Exchange and Area
Milestones	Restaurant	Southpoint Exchange and Area
Sticky Rice Thai	Restaurant	Southpoint Exchange and Area
Cactus Club Café	Restaurant	Southpoint Exchange and Area
Damiko Sushi	Restaurant	Southpoint Exchange and Area
Nando's Chicken	Restaurant	Southpoint Exchange and Area
Panago	Restaurant	Southpoint Exchange and Area
Southpoint Pub and Liquor	Restaurant	Southpoint Exchange and Area
Island Blend Coffee House	Restaurant	Southpoint Exchange and Area
Classic O.P. Pizza Surrey	Restaurant	Southpoint Exchange and Area
Bubble Tea House	Restaurant	Southpoint Exchange and Area
Ricky's All Day Grill	Restaurant	Southpoint Exchange and Area
Sushi	Restaurant	Southpoint Exchange and Area
Subway	Restaurant	Southpoint Exchange and Area
Starbucks	Restaurant	Southpoint Exchange and Area
Rasoli Indian Cuisine	Restaurant	Southpoint Exchange and Area
McDonald's	Restaurant	Southpoint Exchange and Area
The Forest House Restaurant	Restaurant	Southpoint Exchange and Area
Salon Cordeiro	Salon Spa and Barber	Southpoint Exchange and Area
Casbah Day Spa	Salon Spa and Barber	Southpoint Exchange and Area
First Choice Hair Cutters	Salon Spa and Barber	Southpoint Exchange and Area
Wet Nail Bar	Salon Spa and Barber	Southpoint Exchange and Area
Island Tan	Salon Spa and Barber	Southpoint Exchange and Area
Sun Shop Tanning Studios	Salon Spa and Barber	Southpoint Exchange and Area
Nails and Aesthetics	Salon Spa and Barber	Southpoint Exchange and Area
TLC Hair Design	Salon Spa and Barber	Southpoint Exchange and Area
Running Room	Sporting Goods	Southpoint Exchange and Area
Ocean Pro Divers	Sporting Goods	Southpoint Exchange and Area
Comor/Pacific Boarder	Sporting Goods	Southpoint Exchange and Area
Save-on-Foods	Supermarket	Southpoint Exchange and Area
Choices Markets	Supermarket	Southpoint Exchange and Area
All Points Travel	Travel	Southpoint Exchange and Area
Play and Trade Video Games	Video Rental and Gaming	Southpoint Exchange and Area

List of Retail and Service Buissnesses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Ocean Park Automotive	Automotive Related	Other South Surrey
Chevron	Automotive Related	Other South Surrey
Chevron	Automotive Related	Other South Surrey
Automotive Repair	Automotive Related	Other South Surrey
RBC	Banks and Credit Unions	Other South Surrey
CIBC Bank	Banks and Credit Unions	Other South Surrey
Home Hardware	Building Supplies	Other South Surrey
JJ + Whiskey Clothing	Clothing and Aecessories	Other South Surrey
Cotton n' Crayon Kids T oys and Clothes	Clothing and Aecessories	Other South Surrey
Clothing Store	Clothing and Aecessories	Other South Surrey
Warren Men's Butique	Clothing and Aecessories	Other South Surrey
Optical	Drug and Personal Care	Other South Surrey
Pharmasave	Drug and Personal Care	Other South Surrey
Expert Hearing	Drug and Personal Care	Other South Surrey
Living Wellness Centre	Drug and Personal Care	Other South Surrey
Atkinson and Terry Insurance	Financial Services	Other South Surrey
Weeks Insurance	Financial Services	Other South Surrey
Sea to Sky Premier Properties	Financial Services	Other South Surrey
Shill Robinson Insurance	Financial Services	Other South Surrey
Hough & McKinnon Realty	Financial Services	Other South Surrey
Singer Olfert	Financial Services	Other South Surrey
Pop Culture Art and Frame	Furniture and Home Furnishings	Other South Surrey
Lawyer	Legal	Other South Surrey
Peninsula Law	Legal	Other South Surrey
BC Liquor Store	Liquor	Other South Surrey
Ocean Park Vet	Medical and Related	Other South Surrey
Ocean Park Chiropractic	Medical and Related	Other South Surrey
Vet	Medical and Related	Other South Surrey
North Bluff Animal Hospital	Medical and Related	Other South Surrey
Village Medical and Dental	Medical and Related	Other South Surrey
Doctors	Medical and Related	Other South Surrey
Sourth Surrey Vet	Medical and Related	Other South Surrey
North Bluff Music	Music	Other South Surrey
Italia Market and Fine Foods	Other Food Stores	Other South Surrey
Piquant Gourmet Food	Other Food Stores	Other South Surrey
Cob's Bread	Other Food Stores	Other South Surrey
Chen's Fresh Produce	Other Food Stores	Other South Surrey
Salt Cellar Deli	Other Food Stores	Other South Surrey
Ocean Park Meats	Other Food Stores	Other South Surrey
Corner Store	Other Food Stores	Other South Surrey
Fieldstone Artisan Breads	Other Food Stores	Other South Surrey
Mac's	Other Food Stores	Other South Surrey
Elgin Farm Market	Other Food Stores	Other South Surrey
Best Market	Other Food Stores	Other South Surrey
West Coast Duty Free	Other General Merchandise	Other South Surrey
Pet Food Supplies Store	Other Retail	Other South Surrey
The Weathered Rooster	Other Retail	Other South Surrey
Melange Gifts of Distinction	Other Retail	Other South Surrey
Christopher Gift Gallery	Other Retail	Other South Surrey
Crescent Beach Toys	Other Retail	Other South Surrey
Tiggywinkle's Folk Art Studio	Other Retail	Other South Surrey
Baby Cheeks	Other Retail	Other South Surrey
House Warmings	Other Retail	Other South Surrey
Art Knapp Plant Land	Other Retail	Other South Surrey
Mastercare Dry Cleaners	Other Service	Other South Surrey

List of Retail and Service Busiensses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Gravity Studio	Other Service	Other South Surrey
Ocean Park News	Other Service	Other South Surrey
Ocean Park Cleaners	Other Service	Other South Surrey
Range's Ocean Park Cleaners	Other Service	Other South Surrey
Candlelight Cuisine	Other Service	Other South Surrey
Architect	Other Service	Other South Surrey
ABC Customs Brokers	Other Service	Other South Surrey
Affiliated Customs Brokers	Other Service	Other South Surrey
Agence Canadienne d'inspeciton des aliments	Other Service	Other South Surrey
Cole International	Other Service	Other South Surrey
Fed Ex Trade Networks Transport & Brokerage	Other Service	Other South Surrey
Frontier Forwarding	Other Service	Other South Surrey
LEI Customs Brokers Inc.	Other Service	Other South Surrey
Locher Evers International	Other Service	Other South Surrey
Panalpina Inc	Other Service	Other South Surrey
PCB Highway Sufferance Warehouse	Other Service	Other South Surrey
Russell A Farrow Ltd.	Other Service	Other South Surrey
Summit Customs Brokers	Other Service	Other South Surrey
United Pacific Centre	Other Service	Other South Surrey
World Wide Customs Brokers Ltd.	Other Service	Other South Surrey
A&A Contact Customs Brokers	Other Service	Other South Surrey
Overland Freight International	Other Service	Other South Surrey
RCS Customes Services Ltd.	Other Service	Other South Surrey
Rutherford William L (BC) Ltd.	Other Service	Other South Surrey
Tudor Inn	Other Service	Other South Surrey
Pacific Inn Catering	Other Service	Other South Surrey
Pizzazz International	Other Service	Other South Surrey
Search Engine Optimization	Other Service	Other South Surrey
Pacific Inn Hotel	Other Service	Other South Surrey
Crescent Luna Health and Sol Yoga Centre	Recreation/Fitness	Other South Surrey
Curves	Recreation/Fitness	Other South Surrey
Coccoloba Health Club	Recreation/Fitness	Other South Surrey
Subway	Restaurant	Other South Surrey
Little Caesars	Restaurant	Other South Surrey
Starbucks	Restaurant	Other South Surrey
Morrison Café	Restaurant	Other South Surrey
Panago	Restaurant	Other South Surrey
Ocean Park Pizza	Restaurant	Other South Surrey
Delrios Restaurant	Restaurant	Other South Surrey
Beecher Street Café	Restaurant	Other South Surrey
Fong's Eatery	Restaurant	Other South Surrey
Sunflower Organic Grocer and Café	Restaurant	Other South Surrey
Crescent Beach Bistro	Restaurant	Other South Surrey
Harbour House Restaurant	Restaurant	Other South Surrey
Wired Monk	Restaurant	Other South Surrey
Martino's Cappuccino Bar	Restaurant	Other South Surrey
The Fish Net Restaurant	Restaurant	Other South Surrey
Red Baron Restaurant	Restaurant	Other South Surrey
Pelagos Greek	Restaurant	Other South Surrey
Seahorse Grill	Restaurant	Other South Surrey
Esquire Coffee	Restaurant	Other South Surrey
Derby Bar & Grill	Restaurant	Other South Surrey
Pizza Factory	Restaurant	Other South Surrey
Belle's Great Food and Coffee	Restaurant	Other South Surrey
Wired Monk	Restaurant	Other South Surrey

List of Retail and Service Busiensses in South Surrey - CONTINUED		
Name	Use Category	Location in South Surrey
Steveston Pizza	Restaurant	Other South Surrey
Grenadine's Restaurant	Restaurant	Other South Surrey
Rockwell's Grill	Restaurant	Other South Surrey
ABC Country Restaurant	Restaurant	Other South Surrey
Barber Shop	Salon Spa and Barber	Other South Surrey
Shears One Hair Design	Salon Spa and Barber	Other South Surrey
Barber Shop	Salon Spa and Barber	Other South Surrey
Head Room Salon	Salon Spa and Barber	Other South Surrey
Seventh Heaven Hair (second floor)	Salon Spa and Barber	Other South Surrey
Socialite Nails	Salon Spa and Barber	Other South Surrey
FX Hair Salon	Salon Spa and Barber	Other South Surrey
Kink Studio	Salon Spa and Barber	Other South Surrey
Spa Aqua Vitae	Salon Spa and Barber	Other South Surrey
Soleful T herapy Reflexology	Salon Spa and Barber	Other South Surrey
Safeway	Supermarket	Other South Surrey
Expedia Cruise Ship Centre	T ravel	Other South Surrey
Ports of Call Travel	T ravel	Other South Surrey
Bell Travel	T ravel	Other South Surrey
T ravel Masters White Rock	T ravel	Other South Surrey
Pacific DVD	Video Rental and Gaming	Other South Surrey

Source: Coriolis Consulting Corp, based on fieldwork in February 2011.

Appendix 3: Financial Analysis

A3.1 Approach to the Financial Analysis

This appendix includes financial analysis for 5 different case study sites:|

6. 1510 Johnston Road, a single storey retail project in the Upper Town Centre.
7. 1513 Johnston Road, a vacant site (used for parking) in the Upper Town Centre.
8. 1350 Johnston Road, a single storey retail project in the Lower Town Centre.
9. 1184 Oxford/14807 Marine/14818 Buena Vista, an older garage/service commercial site in the West Beach commercial area.
10. 15445-15457 Marine Drive, an assembly of vacant lots (and an old house) in the East Beach commercial area. This assembly is only 62 feet deep and is on a steep slope, which is typical of the properties in this location. These physical features limit the development potential of the property.

For each site, we completed financial analysis for two or three different scenarios so each case study site includes more than one financial scenario:

4. First, we estimated the value of the property under existing use (if it was improved with an existing building).
5. Next, we estimated the land value of the site under existing zoning assuming development as a strata-titled residential (or mixed-use) project.
6. We then estimated the land value assuming rezoning and redevelopment. For the 2 sites in the Upper Town Centre, the rezoning concept is based on the OCP as the OCP is explicit about potential densities, heights and uses. For the other sites (where the OCP is not explicit about potential increases in height and density beyond existing zoning), we assumed a maximum height of 4-storeys in the rezoning scenarios.

For each scenario, we collected the market data needed to model strata residential and retail development. All of our market data and construction cost data is based on market conditions as of early 2011. Our research included the following sources:

1. For our strata residential analysis, we relied on data from MPC Intelligence about sales prices at new condominium projects currently marketing in White Rock and detailed MLS sales information for condominium sales prices at new projects in White Rock.
2. For our retail lease rate assumptions, we relied on commercial listing information for grade level commercial space in White Rock.
3. Construction costs assumptions for all scenarios are based on a combination of discussions with multifamily developers who are active in the Lower Mainland market and published information from different cost consultants (BDC Development Consultants, BTY Group, and Altus Group). Our analysis also includes other creation cost assumptions (such as soft costs, City fees/DCCs, property taxes, marketing, financing, regional government levies, site servicing/landscaping) that are based on typical costs for new development projects and on White Rock's rates as of early 2011.

A3.2 Major Assumptions for Redevelopment Analysis

The detailed assumptions for all of our analysis are included in each of the proformas contained in this appendix. Some assumptions vary on a property by property basis (to reflect building form, and specific neighbourhood market conditions).

The main financial assumptions are:

1. New strata residential and commercial space is valued as follows:
 - Concrete residential unit sales prices are assumed to average \$525 per sq.ft.
 - Woodframe residential unit sales prices are assumed to average between about \$400 to \$425 per sq.ft., depending on the location (higher woodframe prices near the waterfront).
 - Lease rates for new retail space are assumed to average about \$25 to \$30 per sq.ft. plus operating costs and taxes (assuming a \$30 per sq.ft. TI allowance). Net operating income from retail space is capitalized at 6.5% to estimate total market value.
2. Residential marketing and commissions are assumed to be 5% of sale revenue.
3. Leasing commissions on the commercial space are set at 17% of Year 1 lease income.
4. Rezoning costs are assumed to total \$100,000.
5. Hard residential construction costs are assumed to be about:
 - \$160 to \$170 per sq.ft. for 4-storey mixed use buildings, depending on the amount of parking.
 - \$230 per sq.ft. for highrise concrete mixed use buildings.
6. Soft costs (for project management, engineering, design, legal, permits, survey, new home warranties, deficiencies and other professional fees) are 11% of hard costs.
7. A demolition and servicing cost allowance is included (which varies by property).
8. A contingency allowance of 5% of hard and soft costs is included.
9. Interim financing is charged on all costs at 6% per year and a 0.5% financing fee is included.
10. All DCCs, SSACs, and GVRD levies are included.
11. A separate allowance for property taxes is also included.
12. Developer's profit margin is set at 15% of project value.
13. Rezoning are assumed to make an amenity contribution of \$20 per square meter of gross floorspace (consistent with existing City policy).

A3.3 Detailed Case Study Financial Analysis

Please see the tables and pro forma analysis on the following pages.

Case Study #1:

1510 Johnston Road - Upper Town Centre

1. Property Information and Existing Value - Vacant Site

Current Zoning	CR-7			
OCP Designation	Town Centre Mixed Use			
1. BC Assessment Information	Site Size	Assessment	Floorspace	
1510 Johnston Road	14,406	\$1,395,000	0	vacant
Total	14,406	\$1,395,000	0	
2. Income Approach	none - vacant			

2. Land Value Under Existing CR-7 Zoning (3-Storey Mixed Use)

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value			
Average Sales Price Per Sq. Ft.	\$400.00	per sq.ft. of net saleable residential space	
Average Value of Commercial Space Per Sq.Ft.			
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 per sq.ft. net, assuming \$30 TI allowance 6.50% cap rate and a vacancy allowance of 2.0%
Site and Building Size			
Site size	14,406	sq.ft. or	0.33 acre
	140	feet x	103 feet
Assumed density	1.90	FSR	
Total floorspace	27,371	sq.ft.	
Residential Space			
Net saleable space	20,168	sq.ft. or	1.40 FSR
	17,143	sq.ft. or	85% of gross area
Average Gross unit size	1,008		
Average Net unit size	857	sq.ft.	
Number of units	20	units or	149 per ha
Total Residential Parking Stalls (based on bylaw)	20	stalls or	1.00 stalls per unit
Commercial Space			
Retail Space	7,203	sq.ft.	0.50 FSR
	7,203		with 100% rentable
Commercial Parking Stalls			
Retail	18	stalls or	1.00 per 37 sq. metres
Combined Residential and Commercial Parking Stalls			
Underground/structured parking stalls Provided	38	stalls in total	
	38	stalls with	0 stalls at surface (portion of retail plus visitor stalls)
		land needed for surface parking stalls	0 sq.ft. 0% of site area
Construction Costs			
Allowance for Rezoning Costs	\$0		
Rezoning Application Fee	\$0	included in soft costs	
Subdivision Application Fee	\$0	included in soft costs	
Development Permit Fee	\$0	included in soft costs	
Building Permit Fee	\$0	included in soft costs	
Allowance for Demolition of Existing Buildings	\$0		
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$111,082	or	\$1,500 per lineal metre of frontage
Water and sewer connections	\$20,000		
Hard Cost Used in Analysis	\$165.00	per gross sq.ft. (BDC indicates \$165 for high quality lowrise mixed use in Surrey)	
Soft costs (1)	11.0%	of hard costs and site prep/servicing costs	
Contingency on hard and soft costs	5.0%	of hard and soft costs	
GVRD Sewer Levy - Residential	\$1,082.00	per unit	
GVRD Sewer Levy - Commercial	\$0.811	per sq.ft. of commercial space	
SSAC	\$600.00	per unit	
Residential DCCs	\$3.98	per sq.ft. of building area or	\$4,011 per average unit
Retail DCCs	\$1.26	per sq.ft. of floorspace +	\$0.00 per sq.ft. of site area
Office DCCs	\$1.26	per sq.ft. of floorspace	
Interim financing on construction costs	6.0%	on 50% of hard and soft costs, assuming a	1.50 year construction period
Financing fees	0.5%	of hard and soft costs	
Other Costs and Allowances			
Marketing and Commissions	5.0%	of gross residential revenue	
	2.0%	of gross commercial value	
Leasing Commissions on Commercial Space	17.0%	of Year 1 net income, or	\$36,001
Tenant Improvement Allowance on Commercial Space	\$30.00	per sq.ft.	
Developer's Profit	15.0%	of gross revenue, or	17.6% of total costs
Property Taxes	0.937%	of assessed value (weighted average blend of residential and business tax rate)	
Assumed current assessment (Year 1 of analysis)	\$1,395,000		
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$5,057,614	(50% of completed project value)	
Analysis			
Revenue			
Gross Residential Sales Revenue	\$6,857,256		
Gross Retail Value	\$3,257,972		
Gross Office Value	\$0		
Total Gross Value	\$10,115,228		
Less marketing and commissions	\$408,022		
Net sales revenue	\$9,707,206		
Project Costs Costs			
Allowance for Rezoning Costs	\$0		
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$111,082		
Water and sewer connections	\$20,000		
Hard construction costs	\$4,516,281		
Soft costs	\$496,791		
Contingency on hard and soft costs	\$257,208		
GVRD Sewer Levy - Residential	\$21,640		
GVRD Sewer Levy - Commercial	\$5,842		
SSAC	\$12,000		
DCCs	\$89,288		
Leasing Commissions on Commercial Space	\$36,001		
Tenant Improvement Allowance on Commercial Space	\$216,090		
Interim financing	\$260,200		
Financing fees/costs	\$30,212		
Total Project Costs Before Land	\$6,072,634		
Developer's Profit	\$1,517,284		
Residual to Land and Land Carry	\$2,117,288		
Less interim financing on land during DP approvals/presales/construction	\$236,289		
Less property purchase tax	\$35,620		
Less property tax allowance during approvals/development	\$49,413		
Residual Land Value	\$1,795,965		
Residual Value per sq.ft. of site	\$124.67		
Residual Value per sq.ft. buildable	\$65.61		

3. Land Value Under Rezoning to 2.75 FSR (Highrise Mixed Use) - Consistent with OCP

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value			
Average Sales Price Per Sq. Ft.	\$525.00	per sq.ft. of net saleable residential space	
Average Value of Commercial Space Per Sq.Ft.			
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 per sq.ft. net, assuming \$30 TI allowance 6.50% cap rate and a vacancy allowance of 2.0%
Site and Building Size			
Site size	14,406 sq.ft. or 140 feet x	0.33 acre 103 feet	
Assumed density	2.75 FSR		
Total floorspace	39,617 sq.ft.		
Residential Space			
Net saleable space	32,414 sq.ft. or	2.25 FSR	
Average Gross unit size	28,200 sq.ft. or	87% of gross area	
Average Net unit size	982		
Number of units	855 sq.ft.		
Total Residential Parking Stalls (based on bylaw)	33 units or 33 stalls or	246 per ha 1.00 stalls per unit	
Commercial Space			
Retail Space	7,203 sq.ft.	0.50 FSR	
Commercial Parking Stalls	7,203	with 100% rentable	
Retail	18 stalls or	1.00 per	37 sq. metres
Combined Residential and Commercial Parking Stalls			
Underground/structured parking stalls Provided	51 stalls in total		
	51 stalls with	0 stalls at surface (portion of retail plus visitor stalls)	
	land needed for surface parking stalls	0 sq.ft.	0% of site area
Construction Costs			
Allowance for Rezoning Costs	\$100,000		
Rezoning Application Fee	\$0	included in soft costs	
Subdivision Application Fee	\$0	included in soft costs	
Development Permit Fee	\$0	included in soft costs	
Amenity Contribution/Density Bonus Fee	\$20	per square metre of gross floorspace (existing policy)	
Allowance for Demolition of Existing Buildings	\$0		
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$111,082 or	\$1,500 per linear metre of frontage	
Water and sewer connections	\$20,000		
Hard Cost Used in Analysis	\$230,000	per gross sq.ft.	
Soft costs (1)	11.0%	of hard costs and site prep/servicing costs	
Contingency on hard and soft costs	5.0%	of hard and soft costs	
GVRD Sewer Levy - Residential	\$1,082.00	per unit	
GVRD Sewer Levy - Commercial	\$0.811	per sq.ft. of commercial space	
SSAC	\$600.00	per unit	
Residential DCCs	\$4.08	per sq.ft. of building area or \$4,011 per average unit	
Retail DCCs	\$1.26	per sq.ft. of floorspace + \$0.00 per sq.ft. of site area	
Office DCCs	\$1.26	per sq.ft. of floorspace	
Interim financing on construction costs	6.0%	on 50% of hard and soft costs, assuming a 2.00 year construction period	
Financing fees	0.5%	of hard and soft costs	
Other Costs and Allowances			
Marketing and Commissions	5.0%	of gross residential revenue	
	2.0%	of gross commercial value	
Leasing Commissions on Commercial Space	17.0%	of Year 1 net income, or \$36,001	
Tenant Improvement Allowance on Commercial Space	\$30.00	per sq.ft.	
Developer's Profit	15.0%	of gross revenue, or 17.6% of total costs	
Property Taxes	0.840%	of assessed value (weighted average blend of residential and business tax rate)	
Assumed current assessment (Year 1 of analysis)	\$1,395,000		
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$9,031,419	(50% of completed project value)	
Analysis			
Revenue			
Gross Residential Sales Revenue	\$14,804,866		
Gross Retail Value	\$3,257,972		
Gross Office Value	\$0		
Total Gross Value	\$18,062,838		
Less marketing and commissions	\$805,403		
Net sales revenue	\$17,257,436		
Project Costs Costs			
Allowance for Rezoning Costs	\$100,000		
Amenity Contribution/Density Bonus Fee	\$73,607		
Allowance for Demolition of Existing Buildings	\$0		
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$111,082		
Water and sewer connections	\$20,000		
Hard construction costs	\$9,111,795		
Soft costs	\$1,002,297		
Contingency on hard and soft costs	\$512,259		
GVRD Sewer Levy - Residential	\$35,706		
GVRD Sewer Levy - Commercial	\$5,842		
SSAC	\$19,800		
DCCs	\$141,436		
Leasing Commissions on Commercial Space	\$36,001		
Tenant Improvement Allowance on Commercial Space	\$216,090		
Interim financing	\$683,155		
Financing fees/costs	\$60,345		
Total Project Costs Before Land	\$12,129,415		
Developer's Profit	\$2,709,426		
Residual to Land and Land Carry	\$2,418,595		
Less interim financing on land during DP approvals/presales/construction	\$337,394		
Less property purchase tax	\$39,624		
Less property tax allowance during approvals/development	\$100,213		
Residual Land Value	\$1,941,363		
Residual Value per sq.ft. of site	\$134.76		
Residual Value per sq.ft. buildable	\$49.00		

Case Study #2:
1513 Johnston Road - Upper Town Centre

1. Property Information and Existing Value - Single Storey Retail

Current Zoning	CR-7			
OCP Designation	Town Centre Mixed Use			
1. BC Assessment Information				
	Site Size	Assessment	Floorspace	
1513 Johnston Road	38,385	\$2,845,000	17,864	retail building
Total	38,385	\$2,845,000	17,864	
2. Income Approach				
Floorspace	17,864			
Assumed Net Lease Rate	\$20	likely optimistic		
Potential Net Annual Income	\$357,280			
Less Vacancy	\$17,864	5%		
Estimated Net Income	\$339,416			
Cap Rate	6.50%			
Estimated Value	\$5,221,785			
3. Sale Information				
current listing	\$18,900,000			

2. Land Value Under Existing CR-7 Zoning (3-Storey Mixed Use)

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)						
Revenue and Value						
Average Sales Price Per Sq. Ft.	\$400.00	per sq.ft. of net saleable residential space				
Average Value of Commercial Space Per Sq.Ft.						
Value of Retail Space (assumes lower rents on Russell)	\$414.62	assuming a lease rate of and a	\$27.50 6.50%	per sq.ft. net, cap rate	assuming \$30 TI allowance and a vacancy allowance of	2.0%
Site and Building Size						
Site size	38,385	sq.ft. or	0.88	acre		
	290	feet x	132	feet		
Assumed density	1.90	FSR				
Total floorspace	72,932	sq.ft.				
Residential Space						
Net saleable space	53,739	sq.ft. or	1.40	FSR		
Average Gross unit size	45,678	sq.ft. or	85%	of gross area		
	977					
Average Net unit size	831	sq.ft.				
Number of units	55	units or	154	per ha		
Total Residential Parking Stalls (based on bylaw)	55	stalls or	1.00	stalls per unit		
Commercial Space						
Retail Space	19,193	sq.ft.	0.50	FSR		
	19,193		with	100%	rentable	
Commercial Parking Stalls						
Retail (fronting on Marine Drive)	48	stalls or	1.00	per		37 sq. metres
Combined Residential and Commercial Parking Stalls						
Underground/structured parking stalls Provided	103	stalls in total				
	103	stalls with	0	stalls at surface (portion of retail plus visitor stalls)		
		land needed for surface parking stalls	0	sq.ft.		0% of site area
Construction Costs						
Allowance for Rezoning Costs	\$0					
Rezoning Application Fee	\$0	included in soft costs				
Subdivision Application Fee	\$0	included in soft costs				
Development Permit Fee	\$0	included in soft costs				
Building Permit Fee	\$0	included in soft costs				
Allowance for Demolition of Existing Buildings	\$50,000					
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$193,153	or	\$1,500	per lineal metre of frontage		
Water and sewer connections	\$20,000					
Hard Cost Used in Analysis	\$170,000	per gross sq.ft. (BDC indicates \$165 for high quality lowrise mixed use in Surrey)				
Soft costs (1)	11.0%	of hard costs and site prep/servicing costs				
Contingency on hard and soft costs	5.0%	of hard and soft costs				
GVRD Sewer Levy - Residential	\$1,082.00	per unit				
GVRD Sewer Levy - Commercial	\$0.811	per sq.ft. of commercial space				
SSAC	\$600.00	per unit				
Residential DCCs	\$4.11	per sq.ft. of building area	or	\$4,011	per average unit	
Retail DCCs	\$1.26	per sq.ft. of floorspace +	\$0.00	per sq.ft. of site area		
Office DCCs	\$1.26	per sq.ft. of floorspace				
Interim financing on construction costs	6.0%	on 50% of hard and soft costs, assuming a	1.50	year construction period		
Financing fees	0.5%	of hard and soft costs				
Other Costs and Allowances						
Marketing and Commissions	5.0%	of gross residential revenue				
	2.0%	of gross commercial value				
Leasing Commissions on Commercial Space	17.0%	of Year 1 net income, or	\$87,930			
Tenant Improvement Allowance on Commercial Space	\$30.00	per sq.ft.				
Developer's Profit	15.0%	of gross revenue, or		17.6%	of total costs	
Property Taxes	0.937%	of assessed value (weighted average blend of residential and business tax rate)				
Assumed current assessment (Year 1 of analysis)	\$2,845,000					
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$13,114,383	(50% of completed project value)				
Analysis						
Revenue						
Gross Residential Sales Revenue	\$18,271,260					
Gross Retail Value	\$7,957,506					
Gross Office Value	\$0					
Total Gross Value	\$26,228,766					
Less marketing and commissions	\$1,072,713					
Net sales revenue	\$25,156,053					
Project Costs Costs						
Allowance for Rezoning Costs	\$0					
Allowance for Demolition of Existing Buildings	\$50,000					
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$193,153					
Water and sewer connections	\$20,000					
Hard construction costs	\$12,398,355					
Soft costs	\$1,363,819					
Contingency on hard and soft costs	\$701,266					
GVRD Sewer Levy - Residential	\$59,510					
GVRD Sewer Levy - Commercial	\$15,565					
SSAC	\$33,000					
DCCs	\$244,767					
Leasing Commissions on Commercial Space	\$87,930					
Tenant Improvement Allowance on Commercial Space	\$575,775					
Interim financing	\$708,441					
Financing fees/costs	\$82,258					
Total Project Costs Before Land	\$16,533,841					
Developer's Profit						
	\$3,934,315					
Residual to Land and Land Carry						
	\$4,687,897					
Less interim financing on land during DP approvals/presales/construction	\$523,169					
Less property purchase tax	\$81,295					
Less property tax allowance during approvals/development	\$113,887					
Residual Land Value	\$3,969,546					
Residual Value per sq.ft. of site						
	\$103.41					
Residual Value per sq.ft. buildable						
	\$54.43					

3. Land Value Under Rezoning to 2.75 FSR (Highrise Mixed Use) - Consistent with OCP

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value				
Average Sales Price Per Sq. Ft.	\$525.00	per sq.ft. of net saleable residential space		
Average Value of Commercial Space Per Sq.Ft.				
Value of Retail Space (assumes lower rents on Russell)	\$414.62	assuming a lease rate of	\$27.50 per sq.ft. net, assuming \$30 TI allowance	
		and a	6.50% cap rate and a vacancy allowance of	2.0%
Site and Building Size				
Site size	38,385	sq.ft. or	0.88	acre
	290	feet x	132	feet
Assumed density	2.75	FSR		
Total floorspace	105,559	sq.ft.		
Residential Space				
Net saleable space	86,366	sq.ft. or	2.25	FSR
Average Gross unit size	75,139	sq.ft. or	87%	of gross area
Average Net unit size	960			
Number of units	835	sq.ft.		
	90	units or	252	per ha
Total Residential Parking Stalls (based on bylaw)	90	stalls or	1.00	stalls per unit
Commercial Space				
Retail Space	19,193	sq.ft.	0.50	FSR
	19,193		with	100% rentable
Commercial Parking Stalls				
Retail (fronting on Marine Drive)	48	stalls or	1.00	per
				37 sq. metres
Combined Residential and Commercial Parking Stalls				
	138	stalls in total		
Underground/structured parking stalls Provided	138	stalls with	0	stalls at surface (portion of retail plus visitor stalls)
		land needed for surface parking stalls	0	sq.ft. 0% of site area
Construction Costs				
Allowance for Rezoning Costs	\$100,000			
Rezoning Application Fee	\$0	included in soft costs		
Subdivision Application Fee	\$0	included in soft costs		
Development Permit Fee	\$0	included in soft costs		
Amenity Contribution/Density Bonus Fee	\$20	per square metre of gross floorspace (existing policy)		
Allowance for Demolition of Existing Buildings	\$50,000			
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$193,153	or	\$1,500	per lineal metre of frontage
Water and sewer connections	\$20,000			
Hard Cost Used in Analysis	\$230.00	per gross sq.ft.		
Soft costs (1)	11.0%	of hard costs and site prep/servicing costs		
Contingency on hard and soft costs	5.0%	of hard and soft costs		
GVRD Sewer Levy - Residential	\$1,082.00	per unit		
GVRD Sewer Levy - Commercial	\$0.811	per sq.ft. of commercial space		
SSAC	\$600.00	per unit		
Residential DCCs	\$4.18	per sq.ft. of building area	or	\$4,011 per average unit
Retail DCCs	\$1.26	per sq.ft. of floorspace +	\$0.00	per sq.ft. of site area
Office DCCs	\$1.26	per sq.ft. of floorspace		
Interim financing on construction costs	6.0%	on 50% of hard and soft costs, assuming a	2.00	year construction period
Financing fees	0.5%	of hard and soft costs		
Other Costs and Allowances				
Marketing and Commissions	5.0%	of gross residential revenue		
	2.0%	of gross commercial value		
Leasing Commissions on Commercial Space	17.0%	of Year 1 net income, or	\$87,930	
Tenant Improvement Allowance on Commercial Space	\$30.00	per sq.ft.		
Developer's Profit	15.0%	of gross revenue, or	17.6%	of total costs
Property Taxes	0.840%	of assessed value (weighted average blend of residential and business tax rate)		
Assumed current assessment (Year 1 of analysis)	\$1,395,000			
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$23,702,645	(50% of completed project value)		
Analysis				
Revenue				
Gross Residential Sales Revenue	\$39,447,785			
Gross Retail Value	\$7,957,506			
Gross Office Value	\$0			
Total Gross Value	\$47,405,290			
Less marketing and commissions	\$2,131,539			
Net sales revenue	\$45,273,751			
Project Costs Costs				
Allowance for Rezoning Costs	\$100,000			
Amenity Contribution/Density Bonus Fee	\$196,128			
Allowance for Demolition of Existing Buildings	\$50,000			
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$193,153			
Water and sewer connections	\$20,000			
Hard construction costs	\$24,278,513			
Soft costs	\$2,670,636			
Contingency on hard and soft costs	\$1,360,615			
GVRD Sewer Levy - Residential	\$97,380			
GVRD Sewer Levy - Commercial	\$15,565			
SSAC	\$54,000			
DCCs	\$385,166			
Leasing Commissions on Commercial Space	\$87,930			
Tenant Improvement Allowance on Commercial Space	\$575,775			
Interim financing	\$1,805,092			
Financing fees/costs	\$159,450			
Total Project Costs Before Land	\$32,049,403			
Developer's Profit				
	\$7,110,794			
Residual to Land and Land Carry				
	\$6,113,554			
Less interim financing on land during DP approvals/presales/construction	\$852,841			
Less property purchase tax	\$103,214			
Less property tax allowance during approvals/development	\$223,411			
Residual Land Value	\$4,934,088			
Residual Value per sq.ft. of site				
	\$128.54			
Residual Value per sq.ft. buildable	\$46.74			

Case Study #3:
1350 Johnston Road - Lower Town Centre

1. Property Information and Existing Value - Single Storey Retail

1350 Johnston Road				
Current Zoning	CS-1			
OCP Designation	Johnston Road Study Area			
1. BC Assessment Information				
	Site Size	Assessment	Floorspace	
1350 Johnston Road	33,364	\$2,200,000	8,717	discount store
Total	33,364	\$2,200,000	8,717	
2. Income Approach				
Floorspace	8,717			
Assumed Net Lease Rate	\$20	likely optimistic		
Potential Net Annual Income	\$174,340			
Less Vacancy	\$8,717	5%		
Estimated Net Income	\$165,623			
Cap Rate	6.50%			
Estimated Value	\$2,548,046			

2. Land Value Under Existing CS-1 Zoning (3-Storey Mixed Use)

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value						
Average Sales Price Per Sq. Ft.	\$400.00	per sq.ft. of net saleable residential space				
Average Value of Commercial Space Per Sq.Ft.						
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 per sq.ft. net, 6.50% cap rate	assuming \$30 TI allowance and a vacancy allowance of		2.0%
Site and Building Size						
Site size	33,364 sq.ft. or 264 feet x		0.77 acre			
Assumed density	1.85 FSR					
Total floorspace	61,723 sq.ft.					
Residential Space	50,046 sq.ft. or		1.50 FSR			
Net saleable space	42,539 sq.ft. or		85% of gross area			
Average Gross unit size	1,001					
Average Net unit size	851 sq.ft.					
Number of units	50 units or		161 per ha			
Total Residential Parking Stalls (based on bylaw)	50 stalls or		1.00 stalls per unit			
Commercial Space	11,677 sq.ft.		0.35 FSR			
Retail Space	11,677		with 100% rentable			
Commercial Parking Stalls						
Retail (fronting on Marine Drive)	29 stalls or		1.00 per			37 sq. metres
Combined Residential and Commercial Parking Stalls	79 stalls in total					
Underground/structured parking stalls Provided	79 stalls with		0 stalls at surface (portion of retail plus visitor stalls)			
	land needed for surface parking stalls		0 sq.ft.			0% of site area
Construction Costs						
Allowance for Rezoning Costs	\$0					
Rezoning Application Fee	\$0 included in soft costs					
Subdivision Application Fee	\$0 included in soft costs					
Development Permit Fee	\$0 included in soft costs					
Building Permit Fee	\$0 included in soft costs					
Allowance for Demolition of Existing Buildings	\$20,000					
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$178,527 or		\$1,500 per lineal metre of frontage			
Water and sewer connections	\$20,000					
Hard Cost Used in Analysis	\$160.00 per gross sq.ft. (BDC indicates \$165 for high quality lowrise mixed use in Surrey)					
Soft costs (1)	11.0% of hard costs and site prep/servicing costs					
Contingency on hard and soft costs	5.0% of hard and soft costs					
GVRD Sewer Levy - Residential	\$1,082.00 per unit					
GVRD Sewer Levy - Commercial	\$0.811 per sq.ft. of commercial space					
SSAC	\$600.00 per unit					
Residential DCCs	\$4.01 per sq.ft. of building area or		\$4,011 per average unit			
Retail DCCs	\$1.26 per sq.ft. of floorspace +		\$0.00 per sq.ft. of site area			
Office DCCs	\$1.26 per sq.ft. of floorspace					
Interim financing on construction costs	6.0% on 50% of hard and soft costs, assuming a		1.50 year construction period			
Financing fees	0.5% of hard and soft costs					
Other Costs and Allowances						
Marketing and Commissions	5.0% of gross residential revenue					
	2.0% of gross commercial value					
Leasing Commissions on Commercial Space	17.0% of Year 1 net income, or		\$58,364			
Tenant Improvement Allowance on Commercial Space	\$30.00 per sq.ft.					
Developer's Profit	15.0% of gross revenue, or		17.6% of total costs			
Property Taxes	0.849% of assessed value (weighted average blend of residential and business tax rate)					
Assumed current assessment (Year 1 of analysis)	\$2,200,000					
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$11,148,709	(50% of completed project value)				
Analysis						
Revenue						
Gross Residential Sales Revenue	\$17,015,640					
Gross Retail Value	\$5,281,778					
Gross Office Value	\$0					
Total Gross Value	\$22,297,418					
Less marketing and commissions	\$956,418					
Net sales revenue	\$21,341,000					
Project Costs Costs						
Allowance for Rezoning Costs	\$0					
Allowance for Demolition of Existing Buildings	\$20,000					
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$178,527					
Water and sewer connections	\$20,000					
Hard construction costs	\$9,875,744					
Soft costs	\$1,086,332					
Contingency on hard and soft costs	\$559,030					
GVRD Sewer Levy - Residential	\$54,100					
GVRD Sewer Levy - Commercial	\$9,470					
SSAC	\$30,000					
DCCs	\$215,258					
Leasing Commissions on Commercial Space	\$58,364					
Tenant Improvement Allowance on Commercial Space	\$350,322					
Interim financing	\$560,572					
Financing fees/costs	\$65,089					
Total Project Costs Before Land	\$13,082,807					
Developer's Profit	\$3,344,613					
Residual to Land and Land Carry	\$4,913,581					
Less interim financing on land during DP approvals/presales/construction	\$548,356					
Less property purchase tax	\$85,305					
Less property tax allowance during approvals/development	\$85,931					
Residual Land Value	\$4,193,989					
Residual Value per sq.ft. of site	\$125.70					
Residual Value per sq.ft. buildable	\$67.95					

3. Land Value Under Rezoning to 4-Storey Mixed Use - Currently Study Area in OCP

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value			
Average Sales Price Per Sq. Ft.	\$400.00	per sq.ft. of net saleable residential space	
Average Value of Commercial Space Per Sq.Ft.			
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 per sq.ft. net, assuming \$30 TI allowance 6.50% cap rate and a vacancy allowance of 2.0%
Site and Building Size			
Site size	33,364 sq.ft. or 264 feet x	0.77 acre 126 feet	
Assumed density	2.35	FSR	
Total floorspace	78,405	sq.ft.	
Residential Space	66,728	sq.ft. or	2.00 FSR
Net saleable space	56,719	sq.ft. or	85% of gross area
Average Gross unit size	890		
Average Net unit size	756	sq.ft.	
Number of units	75	units or	242 per ha
Total Residential Parking Stalls (based on bylaw)	75	stalls or	1.00 stalls per unit
Commercial Space	11,677	sq.ft.	0.35 FSR
Retail Space	11,677		with 100% rentable
Office Space	0		with 95% rentable
Commercial Parking Stalls			
Retail (fronting on Marine Drive)	29	stalls or	1.00 per 37 sq. metres
Combined Residential and Commercial Parking Stalls			
	104	stalls in total	
Underground/structured parking stalls Provided	104	stalls with	0 stalls at surface (portion of retail plus visitor stalls)
		land needed for surface parking stalls	0 sq.ft. 0% of site area
Construction Costs			
Allowance for Rezoning Costs	\$100,000		
Rezoning Application Fee	\$0	included in soft costs	
Subdivision Application Fee	\$0	included in soft costs	
Development Permit Fee	\$0	included in soft costs	
Amenity Contribution/Density Bonus Fee	\$20	per square metre of gross floorspace (existing policy)	
Allowance for Demolition of Existing Buildings	\$20,000		
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$178,527	or	\$1,500 per lineal metre of frontage
Water and sewer connections	\$20,000		
Hard Cost Used in Analysis	\$160.00	per gross sq.ft. (BDC indicates \$165 for high quality lowrise mixed use in Surrey)	
Soft costs (1)	11.0%	of hard costs and site prep/servicing costs	
Contingency on hard and soft costs	5.0%	of hard and soft costs	
GVRD Sewer Levy - Residential	\$1,082.00	per unit	
GVRD Sewer Levy - Commercial	\$0.811	per sq.ft. of commercial space	
SSAC	\$600.00	per unit	
Residential DCCs	\$4.51	per sq.ft. of building area or	\$4,011 per average unit
Retail DCCs	\$1.28	per sq.ft. of floorspace +	\$0.00 per sq.ft. of site area
Office DCCs	\$1.28	per sq.ft. of floorspace	
Interim financing on construction costs	6.0%	on 50% of hard and soft costs, assuming a	1.50 year construction period
Financing fees	0.5%	of hard and soft costs	
Other Costs and Allowances			
Marketing and Commissions	5.0%	of gross residential revenue	
	2.0%	of gross commercial value	
Leasing Commissions on Commercial Space	17.0%	of Year 1 net income, or	\$58,364
Tenant Improvement Allowance on Commercial Space	\$30.00	per sq.ft.	
Developer's Profit	15.0%	of gross revenue, or	17.6% of total costs
Property Taxes	0.801%	of assessed value (weighted average blend of residential and business tax rate)	
Assumed current assessment (Year 1 of analysis)	\$2,200,000		
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$13,984,649	(50% of completed project value)	
Analysis			
Revenue			
Gross Residential Sales Revenue	\$22,687,520		
Gross Retail Value	\$5,281,778		
Gross Office Value	\$0		
Total Gross Value	\$27,969,298		
Less marketing and commissions	\$1,240,012		
Net sales revenue	\$26,729,286		
Project Costs Costs			
Allowance for Rezoning Costs	\$100,000		
Amenity Contribution/Density Bonus Fee	\$145,677		
Allowance for Demolition of Existing Buildings	\$20,000		
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$178,527		
Water and sewer connections	\$20,000		
Hard construction costs	\$12,544,864		
Soft costs	\$1,379,935		
Contingency on hard and soft costs	\$707,166		
GVRD Sewer Levy - Residential	\$81,150		
GVRD Sewer Levy - Commercial	\$9,470		
SSAC	\$45,000		
DCCs	\$315,542		
Leasing Commissions on Commercial Space	\$58,364		
Tenant Improvement Allowance on Commercial Space	\$350,322		
Interim financing	\$718,021		
Financing fees/costs	\$83,370		
Total Project Costs Before Land	\$16,757,409		
Developer's Profit	\$4,195,395		
Residual to Land and Land Carry	\$5,776,483		
Less interim financing on land during DP approvals/presales/construction	\$644,656		
Less property purchase tax	\$100,637		
Less property tax allowance during approvals/development	\$93,552		
Residual Land Value	\$4,937,639		
Residual Value per sq.ft. of site	\$147.99		
Residual Value per sq.ft. buildable	\$62.98		

Case Study #4:

1184 Oxford/14807 Marine Drive/14818 Buena Vista - West Beach

1. Property Information and Existing Value - Older Auto Service/Garage

Current Zoning	CS-1			
OCP Designation	Commercial			
1. BC Assessment Information				
	Site Size	Assessment	Floorspace	
1184 Oxford	12,253	\$1,179,000	3,097	service comm
14807 Marine Drive	14,021	\$2,387,100	2,813	garage
14818 Buena Vista	3,525	\$462,000	0	vacant
Total	29,799	\$4,028,100	5,910	
2. Income Approach				
Floorspace	5,910			
Assumed Net Lease Rate	\$20	likely optimistic		
Potential Net Annual Income	\$118,200			
Less Vacancy	\$5,910	5%		
Estimated Net Income	\$112,290			
Cap Rate	6.50%			
Estimated Value	\$1,727,538			
3. Sale Information				
Currently Listed at	\$4,995,000			

2. Land Value Under Existing CS-1 Zoning (3-Storey Mixed Use)

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value			
Average Sales Price Per Sq. Ft.	\$425.00	per sq.ft. of net saleable residential space	
Average Value of Commercial Space Per Sq.Ft.			
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 per sq.ft. net, assuming \$30 TI allowance and a vacancy allowance of 2.0%
Site and Building Size			
Site size	29,799 sq.ft. or 218 feet x	0.68 acre	137 feet
Assumed density	1.65 FSR		
Total floorspace	49,168 sq.ft.		
Residential Space	34,269 sq.ft. or	1.15 FSR	
Net saleable space	29,129 sq.ft. or	85% of gross area	
Average Gross unit size	926		
Average Net unit size	787 sq.ft.		
Number of units	37 units or	134 per ha	
Total Residential Parking Stalls (based on bylaw)	37 stalls or	1.00 stalls per unit	
Commercial Space	14,900 sq.ft.	0.50 FSR	
Retail Space	14,900	with 100% rentable	
Commercial Parking Stalls			
Retail (fronting on Marine Drive)	19 stalls or	1.00 per	74 sq. metres
Combined Residential and Commercial Parking Stalls	56 stalls in total		
Underground/structured parking stalls Provided	56 stalls with	0 stalls at surface (portion of retail plus visitor stalls)	
	land needed for surface parking stalls	0 sq.ft.	0% of site area
Construction Costs			
Allowance for Rezoning Costs	\$0		
Rezoning Application Fee	\$0 included in soft costs		
Subdivision Application Fee	\$0 included in soft costs		
Development Permit Fee	\$0 included in soft costs		
Building Permit Fee	\$0 included in soft costs		
Allowance for Demolition of Existing Buildings	\$30,000		
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$162,207 or	\$1,500 per lineal metre of frontage	
Water and sewer connections	\$20,000		
Hard Cost Used in Analysis	\$160.00 per gross sq.ft. (BDC indicates \$165 for high quality lowrise mixed use in Surrey)		
Soft costs (1)	11.0% of hard costs and site prep/servicing costs		
Contingency on hard and soft costs	5.0% of hard and soft costs		
GVRD Sewer Levy - Residential	\$1,082.00 per unit		
GVRD Sewer Levy - Commercial	\$0.811 per sq.ft. of commercial space		
SSAC	\$600.00 per unit		
Residential DCCs	\$4.33 per sq.ft. of building area or	\$4,011 per average unit	
Retail DCCs	\$1.26 per sq.ft. of floorspace +	\$0.00 per sq.ft. of site area	
Office DCCs	\$1.26 per sq.ft. of floorspace		
Interim financing on construction costs	6.0% on 50% of hard and soft costs, assuming a	1.50 year construction period	
Financing fees	0.5% of hard and soft costs		
Other Costs and Allowances			
Marketing and Commissions	5.0% of gross residential revenue		
	2.0% of gross commercial value		
Leasing Commissions on Commercial Space	17.0% of Year 1 net income, or	\$74,468	
Tenant Improvement Allowance on Commercial Space	\$30.00 per sq.ft.		
Developer's Profit	15.0% of gross revenue, or	17.6% of total costs	
Property Taxes	0.984% of assessed value (weighted average blend of residential and business tax rate)		
Assumed current assessment (Year 1 of analysis)	\$4,028,100		
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$9,559,390 (50% of completed project value)		
Analysis			
Revenue			
Gross Residential Sales Revenue	\$12,379,622		
Gross Retail Value	\$6,739,158		
Gross Office Value	\$0		
Total Gross Value	\$19,118,781		
Less marketing and commissions	\$753,764		
Net sales revenue	\$18,365,016		
Project Costs Costs			
Allowance for Rezoning Costs	\$0		
Allowance for Demolition of Existing Buildings	\$30,000		
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$162,207		
Water and sewer connections	\$20,000		
Hard construction costs	\$7,866,936		
Soft costs	\$865,363		
Contingency on hard and soft costs	\$447,225		
GVRD Sewer Levy - Residential	\$40,034		
GVRD Sewer Levy - Commercial	\$12,083		
SSAC	\$22,200		
DCCs	\$167,163		
Leasing Commissions on Commercial Space	\$74,468		
Tenant Improvement Allowance on Commercial Space	\$446,985		
Interim financing	\$456,960		
Financing fees/costs	\$53,058		
Total Project Costs Before Land	\$10,664,682		
Developer's Profit	\$2,867,817		
Residual to Land and Land Carry	\$4,832,517		
Less interim financing on land during DP approvals/presales/construction	\$539,309		
Less property purchase tax	\$83,864		
Less property tax allowance during approvals/development	\$123,242		
Residual Land Value	\$4,086,102		
Residual Value per sq.ft. of site	\$137.12		
Residual Value per sq.ft. buildable	\$83.10		

3. Land Value Under Rezoning to 4-Storey Mixed Use - Commercial Designation in OCP

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value					
Average Sales Price Per Sq. Ft.	\$425.00	per sq.ft. of net saleable residential space			
Average Value of Commercial Space Per Sq.Ft.					
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 6.50%	per sq.ft. net, cap rate	assuming \$30 TI allowance and a vacancy allowance of 2.0%
Site and Building Size					
Site size	29,799	sq.ft. or	0.68	acre	
	218	feet x	137	feet	
Assumed density	2.10	FSR			
Total floorspace	62,578	sq.ft.			
Residential Space	47,678	sq.ft. or	1.60	FSR	
Net saleable space	40,527	sq.ft. or	85%	of gross area	
Average Gross unit size	935				
Average Net unit size	795	sq.ft.			
Number of units	51	units or	184	per ha	
Total Residential Parking Stalls (based on bylaw)	51	stalls or	1.00	stalls per unit	
Commercial Space	14,900	sq.ft.	0.50	FSR	
Retail Space	14,900		with	100%	rentable
Commercial Parking Stalls					
Retail (fronting on Marine Drive)	19	stalls or	1.00	per	74 sq. metres
Combined Residential and Commercial Parking Stalls	70	stalls in total			
Underground/structured parking stalls Provided	70	stalls with	0	stalls at surface (portion of retail plus visitor stalls)	
		land needed for surface parking stalls	0	sq.ft.	0% of site area
Construction Costs					
Allowance for Rezoning Costs	\$100,000				
Rezoning Application Fee	\$0	included in soft costs			
Subdivision Application Fee	\$0	included in soft costs			
Development Permit Fee	\$0	included in soft costs			
Amenity Contribution/Density Bonus Fee	\$20	per square metre of gross floorspace (existing policy)			
Allowance for Demolition of Existing Buildings	\$20,000				
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$162,207	or	\$1,500	per linear metre of frontage	
Water and sewer connections	\$30,000				
Hard Cost Used in Analysis	\$160.00	per gross sq.ft. (BDC indicates \$165 for high quality lowrise mixed use in Surrey)			
Soft costs (1)	11.0%	of hard costs and site prep/servicing costs			
Contingency on hard and soft costs	5.0%	of hard and soft costs			
GVRD Sewer Levy - Residential	\$1,082.00	per unit			
GVRD Sewer Levy - Commercial	\$0.811	per sq.ft. of commercial space			
SSAC	\$600.00	per unit			
Residential DCCs	\$4.29	per sq.ft. of building area	or	\$4,011	per average unit
Retail DCCs	\$1.26	per sq.ft. of floorspace +	\$0.00	per sq.ft. of site area	
Office DCCs	\$1.26	per sq.ft. of floorspace			
Interim financing on construction costs	6.0%	on 50% of hard and soft costs, assuming a	1.50	year construction period	
Financing fees	0.5%	of hard and soft costs			
Other Costs and Allowances					
Marketing and Commissions	5.0%	of gross residential revenue			
	2.0%	of gross commercial value			
Leasing Commissions on Commercial Space	17.0%	of Year 1 net income, or	\$74,468		
Tenant Improvement Allowance on Commercial Space	\$30.00	per sq.ft.			
Developer's Profit	15.0%	of gross revenue, or	17.6%	of total costs	
Property Taxes	0.907%	of assessed value (weighted average blend of residential and business tax rate)			
Assumed current assessment (Year 1 of analysis)	\$4,028,100				
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$11,981,490	(50% of completed project value)			
Analysis					
Revenue					
Gross Residential Sales Revenue	\$17,223,822				
Gross Retail Value	\$6,739,158				
Gross Office Value	\$0				
Total Gross Value	\$23,962,980				
Less marketing and commissions	\$995,974				
Net sales revenue	\$22,967,006				
Project Costs Costs					
Allowance for Rezoning Costs	\$100,000				
Amenity Contribution/Density Bonus Fee	\$116,270				
Allowance for Demolition of Existing Buildings	\$20,000				
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$162,207				
Water and sewer connections	\$30,000				
Hard construction costs	\$10,012,464				
Soft costs	\$1,101,371				
Contingency on hard and soft costs	\$566,302				
GVRD Sewer Levy - Residential	\$55,182				
GVRD Sewer Levy - Commercial	\$12,083				
SSAC	\$30,600				
DCCs	\$223,322				
Leasing Commissions on Commercial Space	\$74,468				
Tenant Improvement Allowance on Commercial Space	\$446,985				
Interim financing	\$582,806				
Financing fees/costs	\$67,670				
Total Project Costs Before Land	\$13,601,731				
Developer's Profit					
	\$3,594,447				
Residual to Land and Land Carry					
	\$5,770,828				
Less interim financing on land during DP approvals/presales/construction	\$644,024				
Less property purchase tax	\$100,536				
Less property tax allowance during approvals/development	\$127,407				
Residual Land Value	\$4,898,861				
Residual Value per sq.ft. of site	\$164.40				
Residual Value per sq.ft. buildable	\$78.28				

Case Study #5:

15445 to 15457 Marine Drive - East Beach

1. Property Information and Existing Value - Old House and Vacant Lots

Current Zoning	CR-2		
OCP Designation	Commercial		
1. BC Assessment Information			
	Site Size	Assessment	
15445 Marine Drive	1,848	\$544,100	old/small house
15449 Marine Drive	1,848	\$510,000	vacant
15453 Marine Drive	1,848	\$510,000	vacant
15457 Marine Drive	1,848	\$443,000	vacant
Total	7,392	\$2,007,100	
2. Income Approach			
	no income		

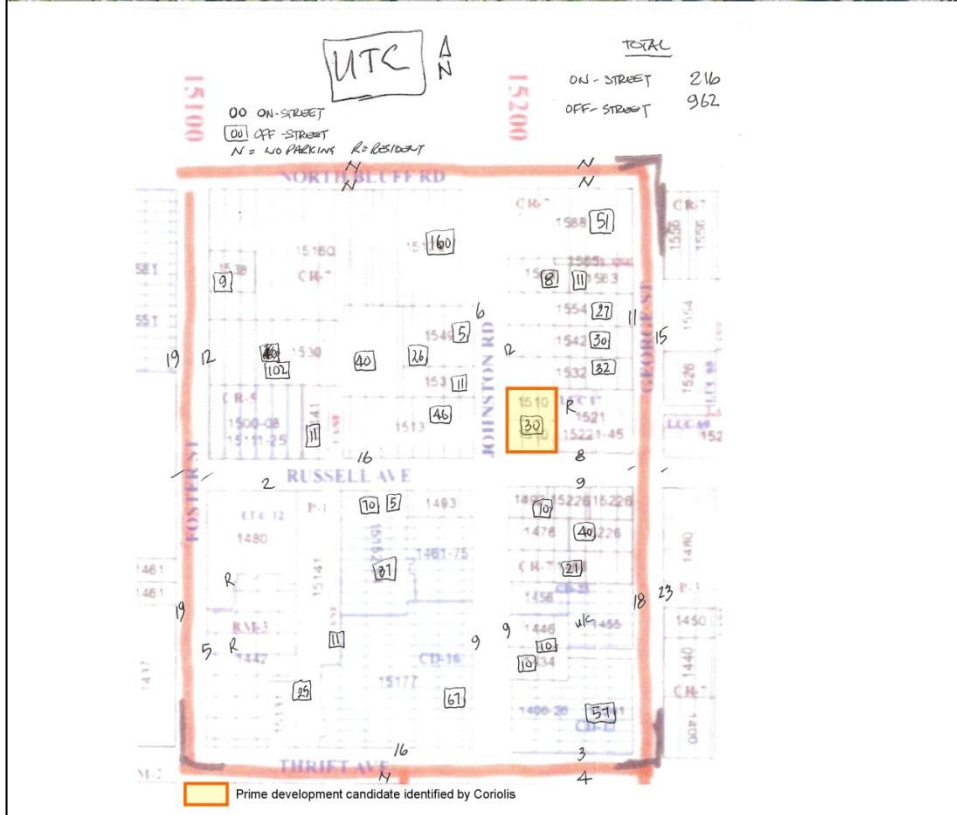
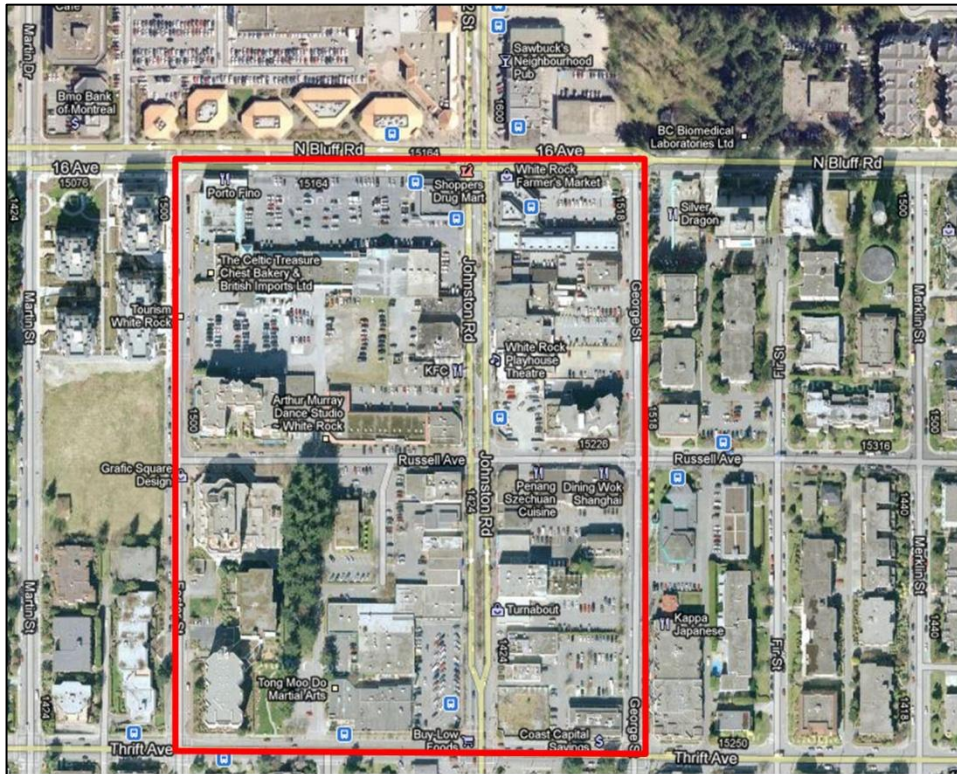
2. Land Value Under Existing CR-2 Zoning (3-Storey Mixed Use)

Major Assumptions (shading indicates figures that are inputs; unshaded cells are formulas)

Revenue and Value			
Average Sales Price Per Sq. Ft.	\$425.00	per sq.ft. of net saleable residential space	
Average Value of Commercial Space Per Sq.Ft.			
Value of Retail Space	\$452.31	assuming a lease rate of and a	\$30.00 per sq.ft. net, assuming \$30 TI allowance 6.50% cap rate and a vacancy allowance of 2.0%
Site and Building Size			
Site size	7,392 sq.ft. or 120 feet wide x	0.17 acre 62 feet dee[
Assumed density	1.5 FSR		
Total floorspace	11,000 sq.ft.		
Residential Space	5,500 sq.ft. or	0.74 FSR	
Net saleable space	4,675 sq.ft. or	85% of gross area	
Average Gross unit size	1,375		
Average Net unit size	1,169 sq.ft.		
Number of units	4 units or	58 per ha	
Total Residential Parking Stalls (based on bylaw)	4 stalls or	1.00 stalls per unit	
Commercial Space	5,500 sq.ft.	0.74 FSR	
Retail Space	5,500	with 100% rentable	
Commercial Parking Stalls			
Retail (fronting on Marine Drive)	7 stalls or	1.00 per	74 sq. metres
Combined Residential and Commercial Parking Stalls	11 stalls in total		
Garage parking stalls Provided	11 stalls with	0 stalls at surface (portion of retail plus visitor stalls)	
	land needed for surface parking stalls	0 sq.ft.	0% of site area
Construction Costs			
Allowance for Rezoning Costs	\$0		
Rezoning Application Fee	\$0 included in soft costs		
Subdivision Application Fee	\$0 included in soft costs		
Development Permit Fee	\$0 included in soft costs		
Building Permit Fee	\$0 included in soft costs		
Allowance for Demolition of Existing Buildings	\$10,000		
On-Site Servicing (Upgrade of adjacent roads/sidewalks/etc)	\$83,049 or	\$1,500 per lineal metre of frontage	
Water and sewer connections	\$20,000		
Hard Cost Used in Analysis	\$155.00 per gross sq.ft.		
Soft costs (1)	11.0% of hard costs and site prep/servicing costs		
Contingency on hard and soft costs	5.0% of hard and soft costs		
GVRD Sewer Levy - Residential	\$1,082.00 per unit		
GVRD Sewer Levy - Commercial	\$0.811 per sq.ft. of commercial space		
SSAC	\$800.00 per unit		
Residential DCCs	\$2.92 per sq.ft. of building area or	\$4,011 per average unit	
Retail DCCs	\$1.26 per sq.ft. of floorspace +	\$0.00 per sq.ft. of site area	
Office DCCs	\$1.26 per sq.ft. of floorspace		
Interim financing on construction costs	6.0% on 50% of hard and soft costs, assuming a	1.00 year construction period	
Financing fees	0.5% of hard and soft costs		
Other Costs and Allowances			
Marketing and Commissions	5.0% of gross residential revenue		
	2.0% of gross commercial value		
Leasing Commissions on Commercial Space	17.0% of Year 1 net income, or	\$27,489	
Tenant Improvement Allowance on Commercial Space	\$30.00 per sq.ft.		
Developer's Profit	15.0% of gross revenue, or	17.6% of total costs	
Property Taxes	1.219% of assessed value (weighted average blend of residential and business tax rate)		
Assumed current assessment (Year 1 of analysis)	\$2,007,100		
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$2,237,284 (50% of completed project value)		
Analysis			
Revenue			
Gross Residential Sales Revenue	\$1,986,875		
Gross Retail Value	\$2,487,692		
Gross Office Value	\$0		
Total Gross Value	\$4,474,567		
Less marketing and commissions	\$149,098		
Net sales revenue	\$4,325,470		
Project Costs Costs			
Allowance for Rezoning Costs	\$0		
Allowance for Demolition of Existing Buildings	\$10,000		
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$83,049		
Water and sewer connections	\$20,000		
Hard construction costs	\$1,705,000		
Soft costs	\$187,550		
Contingency on hard and soft costs	\$100,280		
GVRD Sewer Levy - Residential	\$4,328		
GVRD Sewer Levy - Commercial	\$4,461		
SSAC	\$3,200		
DCCs	\$22,964		
Leasing Commissions on Commercial Space	\$27,489		
Tenant Improvement Allowance on Commercial Space	\$165,000		
Interim financing	\$70,000		
Financing fees/costs	\$12,017		
Total Project Costs Before Land	\$2,415,336		
Developer's Profit	\$671,185		
Residual to Land and Land Carry	\$1,238,948		
Less interim financing on land during DP approvals/presales/construction	\$103,700		
Less property purchase tax	\$20,705		
Less property tax allowance during approvals/development	\$42,681		
Residual Land Value	\$1,071,862		
Residual Value per sq.ft. of site	\$145.00		
Residual Value per sq.ft. buildable	\$97.44		

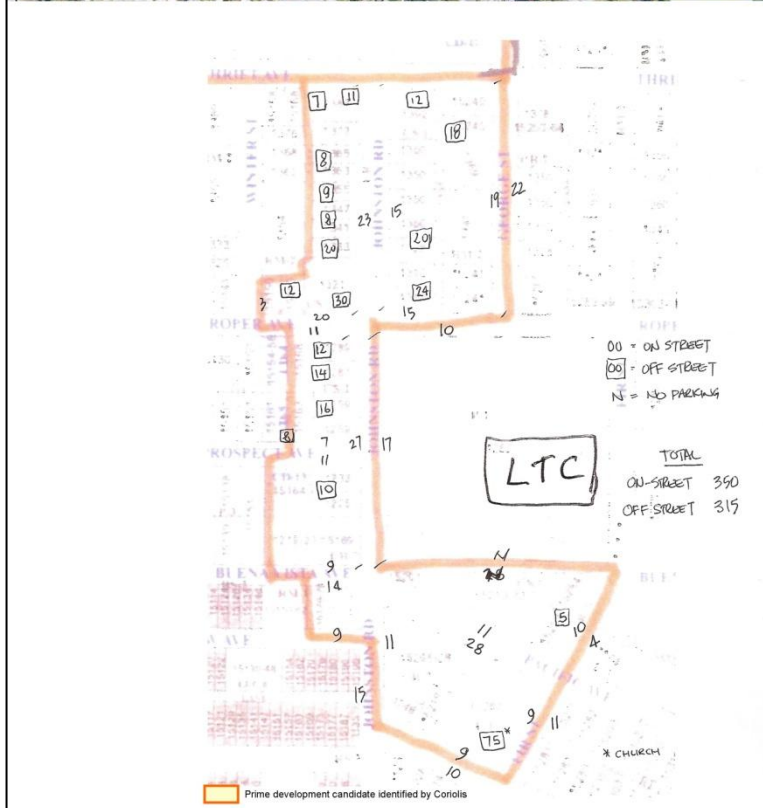
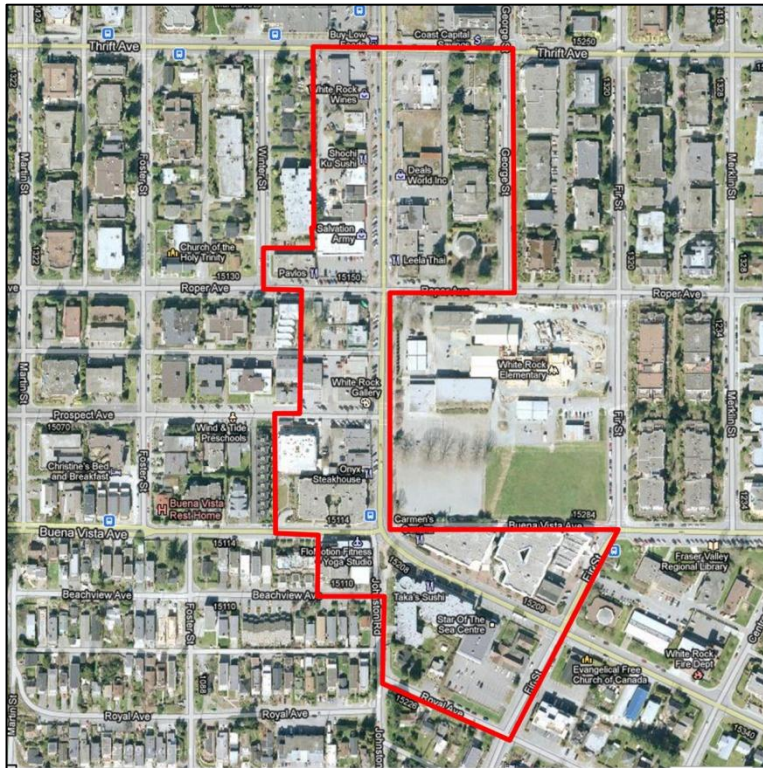
Appendix 4: Parking Inventory by Sub-Area

Upper Town Centre



Source: Fieldwork by BWW Consulting in July 2011; Google Maps (aerial photograph); City of White Rock (zoning map).
 Notes: For area boundaries, on-street parking counts include both sides of the street. The inventory excludes off-street parking that appeared to be residential and excludes on-street resident-only parking.

Lower Town Centre

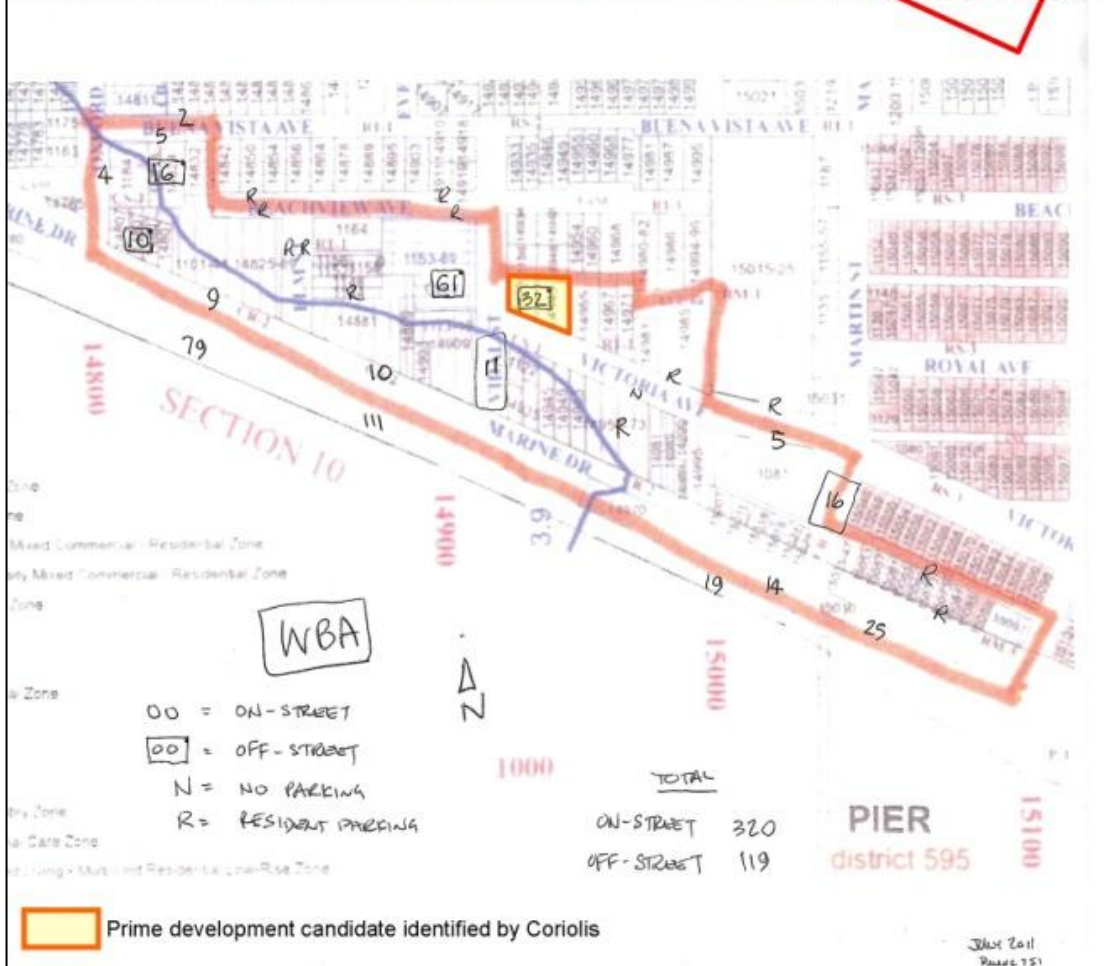


Source: Fieldwork by BWW Consulting in July 2011;

Google Maps (aerial photograph); City of White Rock (zoning map).

Notes: For area boundaries, on-street parking counts include both sides of the street. The inventory excludes off-street parking that appeared to be residential and excludes on-street resident-only parking.

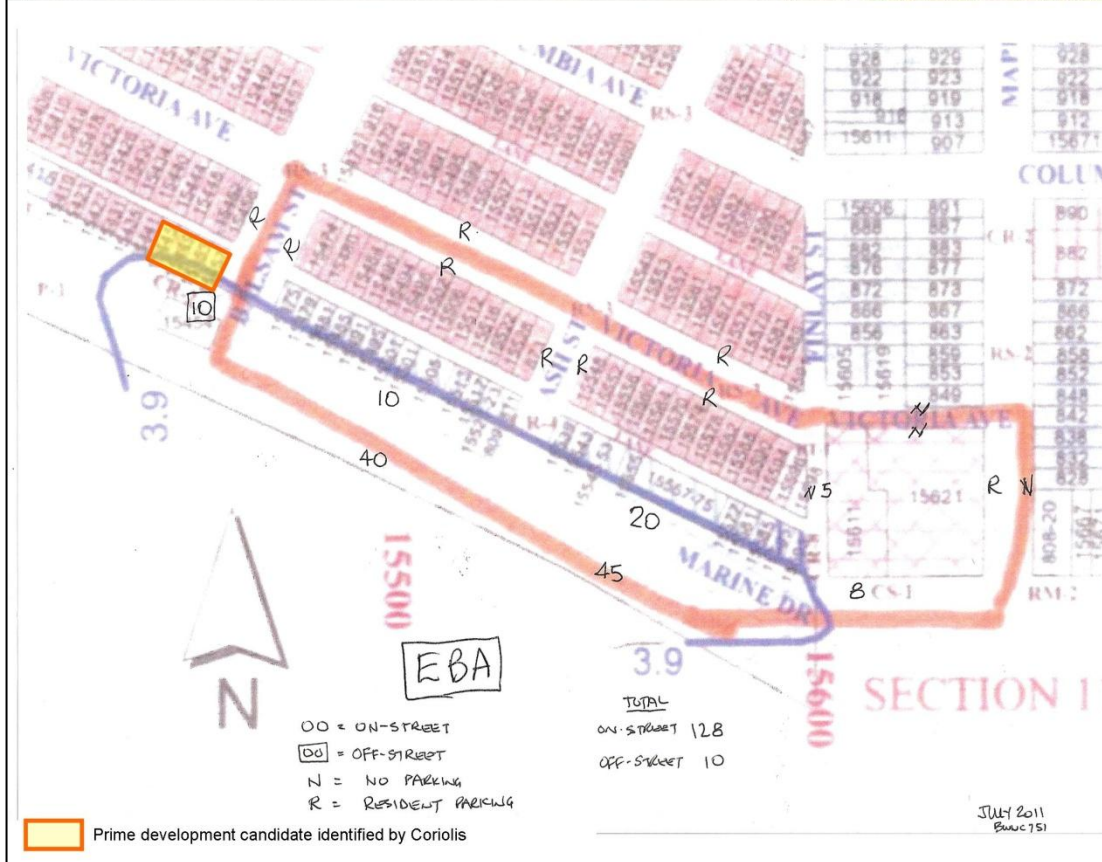
West Beach Area



Source: Fieldwork by BWW Consulting in July 2011; Google Maps (aerial photograph); City of White Rock (zoning map).

Notes: For area boundaries, on-street parking counts include both sides of the street. The inventory excludes off-street parking that appeared to be residential and excludes on-street resident-only parking. The large parking lots on the south side of Marine Drive are included as on-street parking.

East Beach Area



Source: Fieldwork by BWV Consulting in July 2011; Google Maps (aerial photograph); City of White Rock (zoning map).

Notes: For area boundaries, on-street parking counts include both sides of the street. The inventory excludes off-street parking that appeared to be residential and excludes on-street resident-only parking. The large parking lots on the south side of Marine Drive are included as on-street parking.