

WHITE ROCK

City by the Sea!

Facilities Master Plan Update

August 29, 2023



DIALOG®

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1 Executive Summary

Purpose

The City of White Rock (the City) engaged DIALOG in December 2022 to update the Facilities Master Plan of the facilities owned and directly managed by the City. The primary purpose of this study is to develop a framework to invest and manage facilities through maintenance, life cycle replacement, renovation, and redevelopment.

The City of White Rock is a thriving seaside community located at the southern reaches of the Lower Mainland and is popular for its oceanfront promenade and the White Rock Pier. Its population of around 22,000 is expected to grow by 50% by 2041.

The City's Engineering & Operations Department directly manages a total of 27 facilities distributed throughout the City. Facilities range from government and cultural institutions like the Fire Station and the Museum to recreational, community, and utility facilities. These facilities and other public infrastructure, such as roads and parks, facilitate the delivery of public services and support the quality of life in the City.

The City's Engineering & Operations Department recognizes that a current and comprehensive Facilities Master Plan is a critical strategic document to guide the management of its facilities, and wishes to update it to fulfill the following objectives:

- to reflect the current physical condition of these facilities
- assess how the facilities address current needs of the staff and community
- serve as an instrument to inform implementation decisions based on the City's strategic principles and guide investment in the City's facilities in a fiscally responsible manner
- serve as a guidepost for judging the importance of different facility proposals

Process and Outcomes

Major components of the scope of this study are Building Assessment, Space and Needs Assessment, and Visioning Sessions. In addition, approaches to develop a new Community Hub were explored at a high level.

Building Assessment

An inventory of current facilities, in terms of building health and performance, was performed through a visual assessment of the following base building systems: building envelope and interiors; building structural, mechanical, electrical and plumbing systems; and site hardscape and furnishings. Deficiencies were identified and recommendations were developed in response to each deficiency item. A level of priority was assigned to each deficiency item by categorizing them as either CRITICAL, IMPORTANT, or RECOMMENDED. Where applicable, a rough Order of Magnitude (OoM) costing was developed for the recommendations.

Space and Needs Assessment

Interviews were conducted with several City directors and managers to assess how the existing spaces and systems fulfilled the functional needs of the staff and the community. User feedback included program and space deficiencies, building conditions, and their outlook for the future. Possibilities discussed included potential approaches to solving current problems and increasing efficiency of

operations, as well as enhancing community services and making them more accessible to the community.

Visioning Sessions and Community Hub

Taking a comprehensive approach to Facility Master Planning, a cross-departmental workshop with Recreation and Culture, Planning, and Engineering was facilitated to link the outcomes of the facilities assessment work with broad, city-shaping objectives, and to provide guidance and additional nuance to potential next steps and implementation.

In the first session, various factors that might shape the nature and form of future development were discussed with the goal to contextualize the findings of the building review in terms of a refreshed understanding of community needs. These included transit and transportation; demographics; town centre; proximity to Surrey; equity; and ocean front. The two topics most frequently referenced and discussed were the role of transportation and target demographics.

The second session was a targeted conversation around the idea of a Community Hub. Broadly, the discussion of the Senior Leadership Team focused on two topics - What should be included in the Community Hub and where should it be located?

Next Steps

The information in this report will assist in proactive management of the City's physical assets and enable informed decision-making around the construction, operation, maintenance, renewal or upgrade, and financing of infrastructure in the long-term.

On the next two pages, the Building Condition Matrix provides an overview of the overall condition of the major building systems for each facility, and the Order of Magnitude Costing Summary summarizes costs across each importance category.

Regarding the Community Hub, two potential approaches have emerged that will need to be further developed. Specific next steps for each approach are listed in **5.3 Next Steps**.

- Develop a functional program for the proposed facility, in conjunction with a preliminary budget and an understanding of "must-have" and nice-to-have" components.
- Undertake a feasibility study for each approach to further develop them to a point where an economic assessment can be undertaken.

Building Condition Matrix

Matrix indicates the overall condition of major building systems.

LEGEND:	GOOD	NEUTRAL	POOR
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	Envelope	Interiors	Structural	Mechanical	Plumbing	Electrical
City Hall	POOR	NEUTRAL	POOR	POOR	NEUTRAL	NEUTRAL
Evergreen Daycare	POOR	NEUTRAL	POOR	POOR	NEUTRAL	POOR
White Rock RCMP	GOOD	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
Fire Hall	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
Library	NEUTRAL	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Parks Building	POOR	POOR	GOOD	POOR	POOR	POOR
Museum	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
White Rock Pier	NEUTRAL	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Engineering and Operations	NEUTRAL	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Engineering and Operations - Garage	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	POOR
Engineering and Operations - Parts Workshop	NEUTRAL	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Annex	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
West Beach Parkade	NEUTRAL	GOOD	GOOD	GOOD	GOOD	GOOD
Centennial Arena	GOOD	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
Peninsula Productions	POOR	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
White Rock Community Centre	GOOD	GOOD	GOOD	NEUTRAL	GOOD	NEUTRAL
Kent Street Activity Centre	POOR	POOR	NEUTRAL	POOR	NEUTRAL	POOR
Centre for Active Living	GOOD	GOOD	GOOD	GOOD	GOOD	NEUTRAL
Balsam Comfort Station	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Memorial Park Comfort Station	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
Oxford Comfort Station	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Ruth Johnson Park Comfort Station	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Centennial Baseball Diamond Comfort Station	GOOD	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Peace Arch Elementary Comfort Station	GOOD	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Waterworks Yard and Shop Buildings	POOR	POOR	POOR	POOR	POOR	POOR
Oxford Pump House	POOR	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Merklin Pump House	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
Roper Pump House and Reservoir	NEUTRAL	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Water Treatment Plant	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD

The categorization is meant to reflect the overall condition of the respective building system. It does not coincide with the level of importance denoted by the "Response Type" for individual deficiency items in the Building Assessment tables in Chapter 3 for each facility.

Order of Magnitude Costing Summary

	Critical	Important	Recommended
City Hall		\$396,300	\$1,519,400
Evergreen Daycare		\$157,200	\$256,300
White Rock RCMP	\$8,900	\$83,200	\$293,500
Fire Hall	\$29,200	\$83,500	\$72,500
Library		\$123,900	\$466,000
Parks Building		\$39,100	\$199,000
Museum		\$26,600	\$3,500
White Rock Pier		\$25,700	\$6,100
Engineering and Operations		\$65,100	\$237,000
Engineering and Operations - Garage	\$10,100	\$79,100	\$3,700
Engineering and Operations - Parts Workshop	\$3,000	\$42,500	\$6,500
Annex		\$60,100	\$206,800
West Beach Parkade		\$15,600	
Centennial Arena		\$265,400	\$475,400
Peninsula Productions		\$134,600	\$4,700
White Rock Community Centre		\$63,400	
Kent Street Activity Centre	\$229,600	\$136,800	\$253,800
Centre for Active Living		\$64,100	\$94,300
Balsam Comfort Station		\$5,900	\$106,700
Memorial Park Comfort Station			
Oxford Comfort Station	\$3,500	\$16,300	
Ruth Johnson Park Comfort Station			\$20,600
Centennial Baseball Diamond Comfort Station		\$28,300	\$8,400
Peace Arch Elementary Comfort Station			\$900
Waterworks Yard and Shop Buildings	\$31,900	\$147,700	\$52,600
Oxford Pump House		\$3,900	\$80,400
Oxford Pump House (Generator)		\$50,400	\$18,500
Merklin Pump House			
Roper Pump House and Reservoir		\$14,800	\$91,450
Water Treatment Plant			
TOTAL	\$316,200	\$2,129,500	\$4,492,850

2 Objectives and Project Scope

2.1 Introduction & Objectives

DIALOG was engaged by the City of White Rock in December 2022 to update the Facilities Master Plan of the City’s facilities. The primary purpose of this study is to guide the long-term maintenance and development of the City’s facilities.

The City of White Rock is a thriving seaside community located at the southern reaches of the Lower Mainland and clustered around an eight-kilometre-long sandy beach and the warm, shallow waters of Semiahmoo Bay. Per the 2021 Census, its current population of around 22,000 is expected to grow by 50% by 2041, according to BC Stats. Since its early years, White Rock’s moderate climate has made it a magnet for seniors but in recent years, the City has also gained popularity across a much wider demographic including young families. Besides its scenic waterfront, White Rock is home to charming landmarks such as the Pier and Promenade, the train station, and excellent recreation facilities like Centennial Park, with its ice arena, curling rink, and its ravine trails.

The City’s Engineering & Operations Department directly manages a total of 27 facilities distributed throughout the City. The services delivered through these facilities strongly support the quality of life in White Rock. Facilities range from cultural institutions like the Library and Museum to government facilities like City Hall, the Fire Station, and RCMP, in addition to several recreational, community, and utility facilities.

The previous version of White Rock’s Facilities Master Plan was completed in February 2008 and includes only 18 facilities. The City’s Engineering & Operations Department recognizes that a current and comprehensive Facilities Master Plan is a critical strategic document to guide the management of its facilities, and wishes to update it to fulfill the following objectives:

- to reflect the current physical condition of these facilities
- to assess how the facilities address current needs of the staff and community
- to serve as a valuable instrument to inform implementation decisions based on the City’s strategic principles and to guide investment in the City’s facilities in a fiscally responsible manner
- to serve as a guidepost for judging the importance of different facility proposals

2.1.1 Scope of the Facilities Master Plan

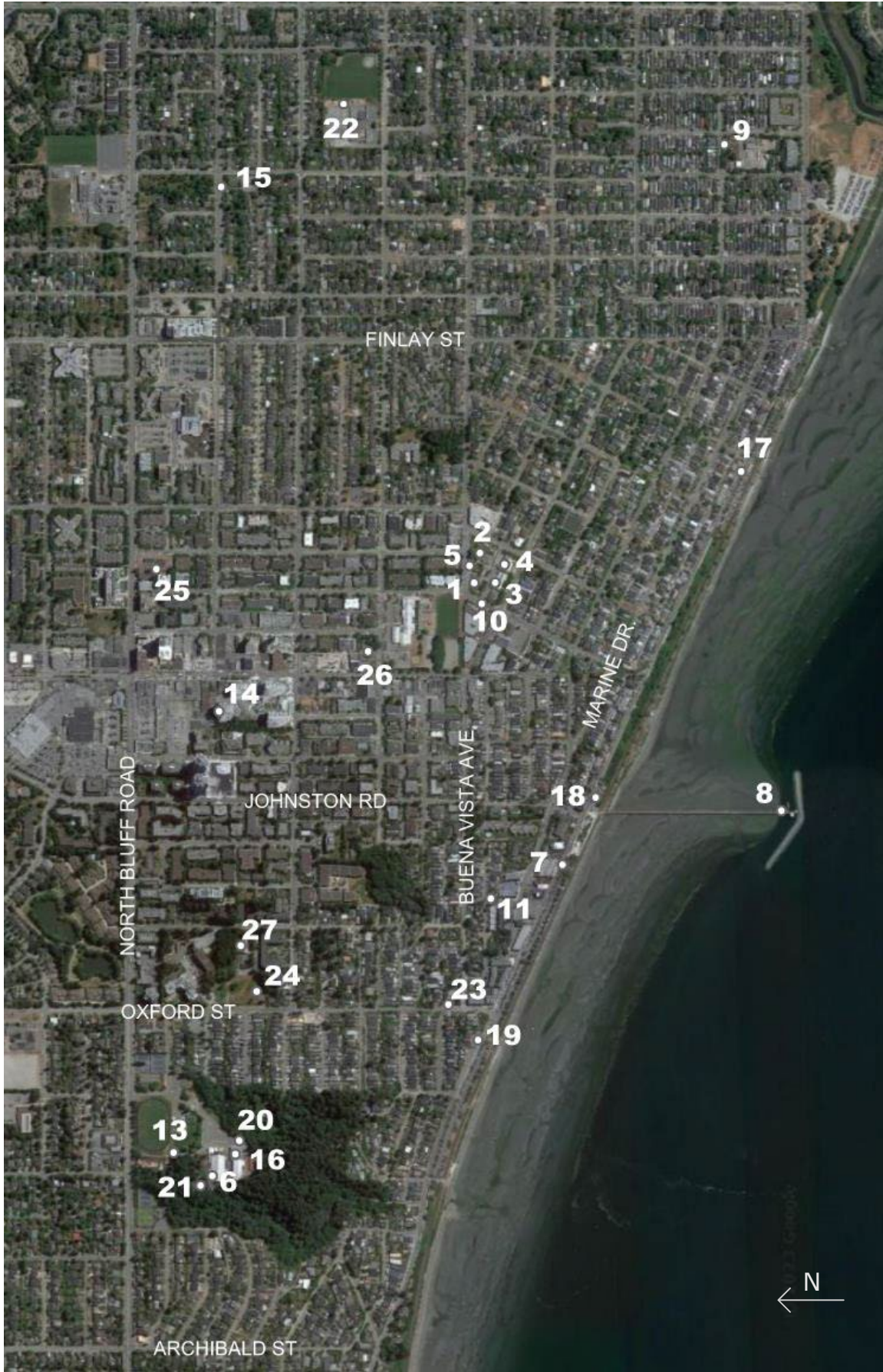
The scope of this project is to prepare a Facilities Master Plan for the facilities owned and managed by City of White Rock with the purpose of providing a framework to invest in and manage facilities through maintenance, life cycle replacement, renovation, and redevelopment.

Major components of the Facilities Master Plan are:

- an inventory of current facilities in terms of building health and performance through a visual assessment of base building systems. The following base systems were assessed: building envelope and interiors; building structural, mechanical, electrical and plumbing systems; and site hardscape and furnishings
- a brief overview of how spatial and program needs are being met
- a high-level commentary about planning principles and various factors that might shape the nature and form of future development.

Facilities included in the Master Plan are indicated in the table and map below.

	CITY FACILITIES	ADDRESS
1	City Hall	15322 Buena Vista Ave
2	Evergreen Daycare (tenanted)	1185 Centre St
3	White Rock RCMP	15299 Pacific Ave
4	Fire Hall	15315 Pacific Ave
5	Library	15342 Buena Vista Ave
6	Parks Building	14600 North Bluff Rd
7	Museum	14970 Marine Dr
8	White Rock Pier	15010 Marine Dr
9	Engineering and Operations	877 Keil St
10	Annex	1174 Fir St
11	West Beach Parkade	14935 Victoria Ave
	RECREATION & CULTURE	
12	Centennial Arena	14600 North Bluff Rd
13	Peninsula Productions (tenanted)	14600 North Bluff Rd
14	White Rock Community Centre	15154 Russell Ave
15	Kent Street Activity Centre	1475 Kent St
16	Centre for Active Living	1475 Anderson St
	COMFORT STATIONS	
17	Balsam Comfort Station	15454 Marine Dr
18	Memorial Park Comfort Station	15010 Marine Dr
19	Oxford Comfort Station	14780 Marine Dr
20	Ruth Johnson Park Comfort Station	14600 North Bluff Rd
21	Centennial Baseball Diamond Comfort Station	14600 North Bluff Rd
22	Peace Arch Elementary Comfort Station	15881 Roper Ave
	WATER UTILITY FACILITIES	
23	Waterworks Yard and Shop Buildings	14811 Buena Vista Ave
24	Oxford Pump House	1444 Oxford St
25	Merklin Pump house	15334 North Bluff Rd
26	Roper Pump House and Reservoir	15241 Roper Ave
27	Water Treatment Plant	14844 Goggs Ave



2.2 Methodology

Outlined below is a brief description of tasks undertaken as part of this project.

Review of Existing Information

Information provided by the City of White Rock pertaining to each site was reviewed. This included existing architectural, structural, mechanical, electrical, and plumbing drawings and condition assessment reports and planned upgrade projects, if any. Some of the drawings were older versions and did not reflect the current layout of interior spaces.

Building Health Assessment

- A high-level facilities condition assessment of each listed facility was conducted. A team consisting of an architect and a structural, mechanical, and electrical engineer visited each facility and visually assessed the condition of the buildings and their systems.
- Based on the condition assessment, deficiencies were identified for each site for each of the following base building systems: building envelope and interiors; building structural, mechanical, electrical and plumbing systems; and site hardscape and furnishings.
- Recommendations were developed in response to each deficiency item, the goal being to mitigate or resolve the deficiency where possible. A level of priority was assigned to each deficiency item:
 - **CRITICAL**- building damage is currently harming the intended use of the building, or such harm is potentially imminent. Repair as soon as possible is highly advisable.
 - **IMPORTANT**- building damage may potentially harm the intended use of the building in the future if not addressed or repaired. Although not considered urgent, it should be monitored to determine whether repair is required in the next several years.
 - **RECOMMENDED**- building damage has little to no impact on the intended use of the building. The purpose of repair is to extend the life of systems, improve level of life-safety, or maintain condition of finishes.
- Rough order of magnitude costing was developed for the recommendations, where applicable.
- The results were recorded and quantified in a database format for easy classification and visualization in a web-based application called Airtable. They are also provided as a Microsoft Excel matrix.

Space and Needs Assessment

Interviews were conducted with the directors and managers of departments associated with the facilities included in the project scope. Questions focused on how the existing spaces and systems fulfilled functional needs of the staff and the community for the respective facilities.

User feedback and discussion was summarized. User feedback included program and space deficiencies, and building conditions, as well as their outlook for the future. Possibilities discussed included potential approaches to solving current problems and increasing efficiency of operations, as well as enhancing community services and making them more accessible to the community.

Visioning Sessions and Community Hub

With the intent of taking a comprehensive approach to Facility Master Planning, two cross departmental workshops with Recreation and Culture, Planning, and Engineering were facilitated.

In the first session, through a series of interactive exercises, various factors that might shape the nature and form of future development were discussed with the goal to contextualize the findings of the building review in terms of a refreshed understanding of community needs.

Areas requiring additional input were identified, such as the need for engagement to assess preferred program mix and facility requirements for the future.

The second session was a targeted conversation around the idea of a Community Hub. Broadly, the discussion of the Senior Leadership Team focused on two topics - What should be included in the Community Hub and where should it be located?

Refer to Appendix A for a summary of the Visioning Sessions.

List of City Personnel Interviewed

The following City personnel provided input during the preparation of this report:

- Vu Tran - Facilities & Project Engineer, Engineering & Municipal Operations
- Tracey Arthur - Director, Corporate Administration
- Janene Brierley-Green - Manager, Revenue Services
- Chris Zota, Manager, Information Technology
- Anne Berry - Director, Planning & Development Services
- Alex Wallace - Manager- Planning,
- Ralph Volkens - Manager, Parking Services
- John Woolgar – Director, Recreation & Culture
- John Stech - Manager, Community Recreation
- Rebecca Forrest - Manager, Cultural Development
- Kari Laing - Director, Human Resources
- Jim Gordon - Director, Engineering & Municipal Operations
- Corrine Haer – Manager, Engineering
- Kristian Davis – Manager, Public Works
- Ed Wolfe - Fire Chief
- Ken Molland - Deputy Fire Chief
- Tara Sauve - Manager, RCMP Support Services

2.3 Qualifications and Exclusions

- The facilities condition assessment was conducted by a visual assessment to observe the condition of the base systems as they were designed and intended for use at the time of installation. It is not an assessment of the base systems relative to current standards or expectations.
- Preliminary structural assessment is included in the base scope. Seismic assessments are not included in the scope of this study. The basic scope for the structural engineering services consists of the following for each building:
 - a. Review existing structural drawings, if available.
 - b. Visit the site and conduct a visual review of visible structural elements and look for signs of any structural distress.
 - c. Summarize findings of the review for each building, provide recommendations for repairs, and indicate items, if any, that need for further review.
- Scope of this study does not include review of any other systems or components except those listed, even though they might be contributing to operations such as process equipment, site and civil engineering, parking, wayfinding, information technology, or security.
- Life-safety and accessibility assessment is not included in the scope of this study.
- Field measurement or site surveys to document as-built conditions are not included in the scope of this project.
- Order of Magnitude (OoM) Costing is generally derived using the impacted area of the program space to which a suitable unit rate is applied for the works. This kind of OoM Costing has a variable of +/- 20-30% at Feasibility Stage. Exclusions to this scope and cost are items such as furnishings or equipment, any soft cost items (such as

consultant fees, permitting fees, City fees, etc.), the generation of a Project Budget, escalation, and change order contingencies.

The facilities condition assessment is not a comprehensive review of all existing deficiencies. Some deficiencies might not have been apparent during the reviews, and no guarantees are provided that all deficiencies are listed in this report.

3 Facility Assessments

3.1 City Hall

3.1.1 Background

White Rock City Hall was originally constructed in 1962. It is an 11,908-square-foot building, separated into three areas: West Wing, East Wing, and the Lobby. The building houses the City’s Financial Services; Corporate Administration and Council Chambers; Planning and Building Department; and Parking Services.

The demand for City services has increased significantly over the past few decades which has exceeded the capacity of the current building. Staff have expressed concerns over the significant lack of office and storage space, poor air circulation and rodents, lack of accessibility measures and washrooms, lack of parking and access, and department separation.

Further, it has been assessed that the existing building is non-compliant with regards to seismic and accessibility standards per City Hall – Seismic Report – 2020 (report dated January 13, 2020).



3.1.2 Building Assessment - Observations and Recommendations

The building requires significant improvement. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Site Development	Accessible parking stall is non-conforming	Adjust parking stall to conform to code	Recommended	\$2,200
Site	Site Development	Minor surface issues on site, mostly aesthetic	consider minor repairs	Recommended	\$7,400

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Stair Finishes	Entry stair and ramp not code compliant (missing tactile strip, curb, guard not proper height)	Replace and provide signage and accessories as required	Recommended	\$16,200
Envelope	Exterior Walls	No insulation on brick construction	Consider upgrading envelope	Recommended	\$240,700
Envelope	Exterior Doors	No panic hardware in lower level	Provide panic hardware	Recommended	\$3,000
Envelope	Canopy	East exit canopy appears to be rusting	Replace as required	Recommended	\$33,100
Envelope	Roof Structure	No roof anchors or warning signage	Consider added	Recommended	\$118,100
Interiors	Interior Doors	Minor scuffs across doors	Repaint door	Recommended	\$1,500
Interiors	Floor Finishes	Consider replacing carpet tile at locations of water damage	Replace affected carpet tile	Recommended	\$1,800
Interiors	Wall Finishes	Minimal water damage of wall base at location of water damage	Replace as required	Important	\$1,200
Interiors	Wall Finishes	Fire stopping does not appear to be code conforming	Fire stopping to be reviewed in mechanical room	Recommended	\$2,200
Interiors	Wall Finishes	Minor deterioration of wall finish in staff kitchen	Repaint affected walls	Recommended	\$3,100
Interiors	Ceiling Finishes	Minor T-bar replacement (scuffs, warping) - sagging due to services, cracks, holes	Replace affected t-bar	Recommended	\$2,200
Interiors	Stair Finishes	Non-conforming handrail at main stair	Replace handrail	Recommended	\$1,000
Interiors	Elevator	There is no elevator. This is an accessibility concern	Consider addition of elevator	Recommended	\$295,300

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Interiors	Stair Finishes	Questionable interconnected floor space at main stair	Consider code review and additional mitigating features	Recommended	\$3,700
Interiors	Washroom Accessories	Mounting height of WC accessories do not appear correct	Possible accessibility review	Recommended	\$4,000
Interiors	Washroom Accessories	Missing washroom accessories	Provide as required	Recommended	\$3,700
Interiors	Fixed Furnishings	Wayfinding difficulty and lack of signage	Door signage recommended	Important	\$2,700
Interiors	Fixed Furnishings	Minor wear on millwork (delaminating cabinets, chips)	Refinish and replace as required	Recommended	\$6,600
Interiors	Other Electrical Systems	Numerous exit signs missing	Consider code review	Recommended	\$11,800
Structural	Floor Structure	Conduit has been sleeved/cored through the end of a concrete beam in lobby outside of Planning	A structural review of the beam's capacity is required	Important	\$7,400
Mechanical	Controls and Instrumentation	VRF system controls do not appear to be interlocked with perimeter hot water heating system controls, which may allow the two systems to simultaneously be heating and cooling.	Review existing controls in building to ensure all systems are working together.	Important	\$86,700
Mechanical	HVAC Equipment	Existing heating boiler is nearing 30 years old and is nearing the end of its serviceable life.	Plan to replace this boiler with a new higher efficiency model in the next 5-10 years.	Recommended	\$45,800

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Mechanical	HVAC Equipment	A VRF system has been added to the building to provide cooling and heating to spaces. The VRF condensing units are installed under stairs with poor clearance. Some issues noted with performance at peak loads.	Review condensing unit installation with manufacturer with supplier to determine options to improve airflow.	Important	\$53,200
Mechanical	Ventilation Systems	No outdoor air ventilation seems to be provided in the building, which appears to rely on infiltration and general exhaust systems, and likely result in poor air quality at times.	Review building ventilation strategy.	Important	\$210,400
Mechanical	Sprinklers	Building is unsprinklered.	Consider adding sprinklers as a voluntary upgrade.	Recommended	\$337,400
Plumbing	Storm Sewer	According to maintenance staff, there is an existing sump pump installed on the lower level that is completely covered by carpeting and is not visible.	This sump should be either exposed to ensure service access is maintained or relocated to a location more suitable for a sump pit.	Recommended	\$115,900
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Plumbing	Domestic Water	Existing 2" water service to building has no backflow prevention.	Premises isolation backflow preventer should be added.	Important	\$13,300
Plumbing	Sanitary Sewer	Ongoing issues with blockages in sanitary piping under building. A sewer scope indicated the cast	Recommend additional investigation be done to more accurately determine state of existing piping and	Recommended	\$188,300

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
		iron piping could be in poor condition.	whether replacement of the piping is required.		
Electrical		Electrical panel not accessible in printer room on level 1	Revise to make panel accessible	Recommended	\$19,200
Electrical	Distribution Systems	Panelboard in mechanical room appears to be in poor condition.	Recommend replacing panel with new.	Recommended	\$14,800
Electrical	Lighting and Branch Wiring	Light fixtures in open space and office areas are of fluorescent type and have varying colour temperatures.	Recommend replacing fixtures with the same color temperature using modern LED types.	Recommended	\$29,500
Electrical	Lighting and Branch Wiring	Exterior lighting is illuminated during daylight hours.	Consider adjusting timeclock or provide photocell maintenance.	Recommended	\$7,400
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type.	Important	\$11,800
Electrical	Life Safety Systems	Several exit signs are missing.	Conduct review of exiting plan and add exit signs as required.	Important	\$7,400
Program	Stair Finishes	Entry does not appear friendly	Consider repainting guards at entry to be more welcoming	Recommended	\$3,500

3.1.3 Functional Needs Discussion

Lack of Office Space

Staff in each department expressed significant concerns about the shortage of overall office space. In the Financial Services office area, for example, there are currently 15 staff working in a space that is already too small and workstations are not available for two anticipated hires required to meet the City's demand. The Director of Planning & Services expressed similar concerns in that they currently have 23-26 FTEs and are faced with the challenge of adding two more positions in the short term without available space. In the long term, the Planning & Development Services department anticipates that up to seven new hires in the next 10-15 years will be added. Implementing work from home helps to mitigate these shortages in the short term but, since collaborative work and interaction are often required in these roles, this cannot be a long-term solution.

Lack of Storage

Staff have expressed significant concerns about the lack of overall storage. Planning & Development Services department has an immediate need for additional storage. Parking Services department expressed an urgent need of storage space for batteries.

Lack of Program Types

Staff expressed concerns regarding lack of meeting rooms (particularly for Planning & Development Services), lack of a first aid room and insufficient copy room space. The existing staff lunchroom is small and uninviting, and as such does not help enhance workplace culture. In the Planning & Development Services Department, more counter space and desk space is required to enable staff to spread out large drawings for plan review.

Poor Circulation and Lack of Accessibility Measures and Washrooms

There is no front desk or orienting signage at the main entrance from Buena Vista Ave. This is wayfinding challenge to the members of the public that visit the City Hall as well as vendors that service the departments and facility.

There are two entrances to the building: the north entrance facing the street that could be considered the main lobby and has a small waiting area at the second level, and the south entrance accessed from the parking lot. Departments are distributed across these two levels and there is no elevator between them. Consequently, disabled visitors are forced to exit the building and travel around the block to go from one level to the other.

The building does not conform to the accessibility requirements per the latest building code. Non-conformance observed includes: no elevator; inadequate accessible clearances, lack of accessibility features in washrooms, entry ramp too steep, and non-conforming stairs. This is important for a facility whose primary function includes public interface. Further, there is a shortage of washrooms, the current ones lack the required accessible clearances and there are no shower facilities to serve the needs of a growing number of bicycle users.

Lack of Parking and Access

The number of on-site parking stalls for the building is insufficient and does not meet the amount required for the number of employees working at the City Hall. Employees and customers are then forced to find parking off-site and such spaces are very limited.

Secondly, the rear parking lot is shared with the adjacent RCMP Building and, due to the small lot size and poor in-and-out access, congestion occurs when multiple vehicles from both buildings need to enter and exit.

Department Separation

Human Resources, Engineering, and IT Departments are located at other sites due to the lack of space in the building. Planning and Development Services staff are split between the City Hall building and the nearby Annex building. These separations result in inefficiency in operation and loss of productivity.

Infrastructure Limitations

Staff indicated that there is no more room in existing conduits to increase the number of data cables to enable the addition of workstations and data connections. Staff also indicated that IT rooms require more security and that there is a need for a disaster recovery room to store real-time data from City Hall.

3.1.3.1 Possibilities Discussed

Condition of existing building systems, need for seismic retrofit, under capacity and operational challenges of the current building, all point toward a need to undertake a replacement or major renovation of the current City Hall. The concept of a Community Hub emerged from discussions with City's senior leadership. This idea was explored and elaborated in cross-departmental visioning sessions. Outcomes of this exercise are detailed in 5 Visioning Sessions and Community Hub and Appendix A - Visioning Sessions. Refer to Appendix B - Community Hub Concept Sketches for high level feasibility sketches that begin exploring opportunities and possibilities arising from different levels of intervention across the City Hall block.

The following priorities for a future City Hall emerged through discussions with City's senior management:

1. Consolidate City departments to achieve functional improvements in administration and governance operations as well as provide a single stop for White Rock residents wishing to do business with the City
2. Provide universal and safe access to various City functions that serve the residents of White Rock in a building that meets all current designs standard for the safety of residents and staff
3. Create a Community Hub that includes a City Hall to create a heart of the city in a broader sense; one that welcomes the public through it's design and environment, contributes to an active public realm and community feel by including cultural spaces, such as libraries, and by weaving together other activity generators, such as parks and retail in key public locations.

3.1.4 Order of Magnitude Costing Notes

An approximate range of 20,000 to 25,000 SF is estimated to be adequate to consolidate the City's administration departments that would benefit from being proximally located. This estimate is based on existing areas of departments, assumption of a portion of the E&MO department moving to the City Hall location, and potential efficiencies that could be gained with purpose-built accommodations for various components of the City Hall.

Below are some costing notes to assist with decision making related to housing the City's essential administration departments.

- A rough costing range for a 25,000 SF, two-storey institutional building such as a City Hall would be \$500-800/sq ft (\$12.5M - \$20.0M). The upper end rate assumes features such as mass timber structure, lots of curtainwall, and durable and long-lasting finishes.
- A rough costing range for an 8,500 SF, three-storey addition to the existing City Hall that would be mainly office use would be \$450 - \$575/sq ft (\$4.0M - \$5.0M). The upper end rate assumes more enclosed office space. The lower end of the range assumes a more open office, in which case the Furniture, Fixtures & Equipment budget would increase.
- Estimates do not include soft costs including those for project management, design and permit cost, as well as Furniture, Fixtures & Equipment.
- They include a regular construction contingency but do not include cost escalation or unusual construction escalation or inflation.
- Estimate does not include costs for addition of parking stalls which could be in the form of surface parking or underground or above grade parking garage.
- Several options were listed in the City Hall Seismic Report dated 2020 prepared by Bush, Bohlman & Partners. The updated cost estimate for the Seismic Retrofit (Option 1) is \$2.36M (compared to the previous \$1.8M). This is per Q2, 2023 dollars. The standard escalation/inflation clauses apply to this number.

Community Hub concept sketches in [Appendix B - Community Hub Concept Sketches](#) begin to explore approaches for development and densification of the whole City Hall Block and include additional program besides City-owned spaces. The above estimates do not correlate with these concept sketches.

3.2 Evergreen Daycare

3.2.1 Background

The current Evergreen Daycare building was originally built in 1958 as the Centennial Health Centre. Owned by the City of White Rock, the tenant is Evergreen Daycare which provides daycare services for infant to early elementary school ages. The building has two storeys comprising child supervision spaces, offices, storage, five kitchens, and seven washrooms.

The space is currently significantly over capacity to meet the rising need for childcare services in the community where new applicants are placed on an extensive waiting list.

The building does not conform to the basic life and safety requirements of the building code. Non-conformance observed included: non-graspable stair handrails, missing exit signs, and washrooms with minimal accessibility features.



3.2.2 Building Assessment - Observations and Recommendations

The building's condition needs improvement. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Interiors	Washroom Accessories	WC not accessible	Provide accessories and updated fixtures as required	Recommended	\$14,500
Interiors	Other Electrical Systems	Missing exit signage	Code review and provide emergency	Recommended	\$3,000

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
			equipment as required		
Equipment & Furnishings	Fixed Furnishings	Main stair handrail not code compliant.	Provide new handrail	Recommended	\$2,700
Structural	Seismic Restraint	As the building was constructed in 1958, and the existence of many exterior windows, the seismic resistance appears low.	Renovate or rebuild structure	Important	
Mechanical	Controls and Instrumentation	Entire building perimeter hydronic heating system is controlled by a single non-programmable thermostat as a single zone, which will result in poor comfort levels and possibly increased energy use.	Review building heating system design.	Recommended	\$41,000
Mechanical	HVAC Equipment	Existing heating boiler is nearing 30 years old and is nearing the end of its serviceable life.	Plan to replace this boiler with a new higher efficiency model in the next 5-10 years.	Recommended	\$23,600
Mechanical	Ventilation Systems	No outdoor air ventilation seems to be provided in the building, which appears to rely on infiltration and general exhaust systems, and likely results in poor air quality at times.	Review building ventilation strategy.	Important	\$110,700
Mechanical	Sprinklers	Building is unsprinklered.	Consider adding sprinklers as a voluntary upgrade.	Recommended	\$164,100

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Plumbing	Seismic Restraint	Existing hot water tank appears to be leaking and needs replacing.	Replace hot water tank. Install seismic restraint.	Important	\$5,200
Electrical	Distribution Systems	Panelboards, disconnects, and other electrical equipment appear to have reached the end of their serviceable life. Electrical is utilized as storage room.	Consider upgrading or replacing.	Important	\$29,500
Electrical	Lighting and Branch Wiring	Light fixtures are mostly of fluorescent type, some lenses are missing.	Provide regular maintenance, replace missing lenses.	Recommended	\$7,400
Electrical	Life Safety Systems	Yellowing can be observed on emergency light fixtures.	Consider upgrading the emergency lighting system with new LED light heads, and new battery units.	Important	\$5,900
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type.	Important	\$5,900

3.2.3 Functional Needs Discussion

The building is significantly undersized to meet the current childcare demand in the area and this will be an increasing concern as that demand will increase in the future.

Daycare staff indicated that there is a significant lack of storage, and this is evident in the spaces where storage appears to spill out into office and play areas.

3.2.4 Other Recommendations

The issue of overall lack of space expressed by Evergreen Daycare may be the predominant issue that the City of White Rock might wish to address. Some possibilities to mitigate these concerns may include:

- Rebuild the daycare building to reflect the required program space
- Relocate the daycare to a different facility, e.g. the Annex
- Build a separate standalone building in the City that is dedicated to daycare use to help absorb the demand

- Add requirement to provide Childcare facility as part of conditions for Rezoning for larger developments.

3.3 White Rock RCMP

3.3.1 Background

The RCMP building was built in 1983 with additions in the 1990s. It is a three-storey building serving administration, detachment, detention, and filing support for the RCMP. As White Rock has grown over the past decades, the RCMP’s staff has also seen an increase. The building does not reflect the current RCMP security standards and the current capacity no longer meets the RCMP’s current program needs.



3.3.2 Building Assessment - Observations and Recommendations

The facility is in reasonably good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Roof poly vapour barrier at attic significant destroyed in several locations	Patch and seal poly vapour barrier	Important	\$3,500
Envelope	Rainwater Drainage	Water leaking along north side (rear) of building at exterior walkway below canopy eave due to failing built-in gutter.	Built-in gutter along north side of roof to be replaced	Critical	\$5,900
Envelope	Rainwater Drainage	Rainwater leaders at north of building deformed due to impact.	Replace gutters and provide protective enclosure	Important	\$2,400

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Interiors	Floor Finishes	Moderately dirty and showing signs of wear and tear in some locations.	Replace carpet in some locations	Recommended	\$3,000
Interiors	Ceiling Finishes	Staining and broken suspended ceiling tiles required to be replaced in several office locations.	Replace ceiling tiles	Recommended	\$4,400
Structural	Canopy	Signs of rot for front entry canopy facade under banner. Some structure has been removed.	Replace damaged and removed structure	Important	\$6,600
Mechanical		Kitchen stove is installed under the microwave but adequate clearance does not appear to have been provided.	Review installation of stove / microwave.	Recommended	\$1,800
Mechanical		Three condensing gas furnaces have interconnected intake & vent piping above the roof, which does not appear to meet code or manufacturer recommendations.	Furnace venting to be reviewed.	Important	\$9,600
Mechanical	Seismic Restraint	Rooftop condensing units are not installed on curbs to lift them up out of water / snow and are not seismically restrained.	Install units on curbs or sleepers c/w seismic restraint.	Important	\$7,400
Mechanical	Sprinklers	Building is unsprinklered.	Consider adding sprinklers as a voluntary upgrade.	Recommended	\$216,600
Plumbing	Domestic Water	Existing hot water tank dates from 1982 making it exceptionally old.	Plan to replace this hot water tank in the next 5 years.	Recommended	\$42,100
Plumbing	Domestic Water	2" water service riser in unheated loading bay right next to overhead door. Could be freezing concern as heat trace is installed	Repair insulation and heat trace to ensure piping is protected.	Recommended	\$3,400

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
		but not fully insulated.			
Electrical	Other Electrical Systems	There are no raceways supporting the communications cables.	Consider adding raceways or support.	Recommended	\$7,400
Electrical	Distribution Systems	Emergency generator shows rust on the housing, appears water is leaking through the seal on doors.	Requires maintenance to avoid further damage.	Critical	\$3,000
Electrical	Distribution Systems	Electrical equipment in general is nearing the end of its serviceable life.	Consider upgrading or replacing.	Important	\$29,500
Electrical	Lighting and Branch Wiring	Light fixtures in open space and office areas have varying colour temperatures and some appear to have burned-out bulbs.	Recommend replacing fixtures with the same color temperature using modern LED types.	Recommended	\$14,800
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type exit signs.	Important	\$5,900
Electrical	Life Safety Systems	Emergency light heads appear in poor condition.	Recommend replacement with modern LED type.	Important	\$3,500
Electrical	Life Safety Systems	Yellowing can be observed on fire alarm devices, indicative of being beyond their serviceable life.	Recommend replacement with new fire alarm devices compatible with the existing fire alarm system.	Important	\$14,800

3.3.3 Functional Needs Discussion

Main concerns observed include inadequate office and storage area, problematic functional interfaces to the public, and lack of security measures to meet current RCMP standards.

- Currently, the office area is crowded which forces shift work to be implemented since there is no room to grow. Three employees are anticipated to be added and there is no place to accommodate them as well as their associated vehicles and equipment.
- Storage was observed to contribute to the tight office space and locker areas have expanded in the attic space, a service space not meant for such use.
- Designated areas for volunteers are adjacent to spaces where serious crime investigation is discussed and, without any acoustic measures for separation, this increases security risks.
- The building currently does not implement the latest security standards of the RCMP. Requirements not met include non-openable windows with glass reflectance for full privacy and proper security features on door hardware. The staff has identified that addressing the overall lack of security measures in the building is an immediate need. The current building also does not have adequate public access points which can potentially result in victims and suspects entering the building having to cross paths.

3.3.3.1 Possibilities Discussed

In response to the gathered program needs, the following possibilities were discussed:

- Provide off-site satellite office
- Build a two-storey addition to the west or north of building.

3.4 Fire Hall

3.4.1 Background

The current Fire Hall was constructed and occupied in the mid 1990s. At the time of original occupancy there were 12 career firefighters. Currently, there are 28 career staff and the Fire Department anticipates that two to four more will be added in the next 10-15 years. There are also 24 auxiliary staff working with the department.

The building function serves as a firefighting service to the municipality with a training facility, emergency operations centre, and administrative offices. Although the space in the fire department is considered at maximum capacity, the department anticipates future growth to meet White Rock's increasing population.



3.4.2 Building Assessment - Observations and Recommendations

The facility is in reasonably good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Floor Envelope	Slab cracking at west area of fire truck garage	Fill cracking with epoxy	Recommended	\$2,400
Interiors	Floor Finishes	Yellow tactile warning strips at step locations to fire truck area are faded	Repaint 5 yellow tactile warning strip locations at step drops to fire truck garage area	Important	\$3,000
Structural	Roof Structure	Existing drawings call for bottom chord extension to ridge beam to brace cantilever. No	A structural review of the Ridge beam required	Critical	\$22,100

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
		extensions noted on site			
Structural	Roof Structure	Hip beam connection to ridge beam has 5 bolt holes shown with only 2 bolts installed	A structural review of the required	Critical	\$7,100
Structural	Seismic Restraint	Structure has been seismically designed to an older code where forces and other requirements were much less than today. Importance factor is not called up on the structural drawing.	A seismic review of the structure is recommended for this post disaster building	Important	
Structural	Seismic Restraint	An added prefabricated mezzanine storing heavy material has been added over rescue vehicles. No drawings have been provided.	A seismic review of the structure should be made for this mezzanine as its failure could damage or immobilize multiple rescue vehicles	Critical	
Mechanical		Storage of combustible items on mezzanine in Vehicle Bay is too close to radiant tube heater and does not meet manufacturer recommendations.	Remove items from below the heater or provide heat shields.	Critical	
Mechanical		Access to rooftop condensing units, and to the roof in general, is difficult as no permanent access is provided.	Recommend adding a permanent roof access ladder to ensure HVAC equipment can be serviced as required.	Recommended	\$22,100
Mechanical	HVAC Equipment	Vehicle Bay heating is provided by four gas radiant tube heaters but only two are currently operational, apparently due to lack of available parts.	Repair or replace tube heaters.	Important	\$75,300

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Plumbing	Domestic Water	1" domestic water supply to building has no backflow prevention.	Premises isolation backflow preventer should be added.	Important	\$5,200
Electrical	Distribution Systems	Panelboards in general have either reached or are nearing the end of their serviceable life.	Consider upgrading or replacing.	Recommended	\$29,500
Electrical	Lighting and Branch Wiring	Light fixtures in open space and office areas have varying colour temperatures and some appear to have burned-out bulbs.	Recommend replacing fixtures with the same color temperature using modern LED types.	Recommended	\$7,400
Electrical	Life Safety Systems	Yellowing can be observed on fire alarm devices. Indicative of being past their serviceable life.	Recommend replacement with new fire alarm devices compatible with the existing fire alarm system.	Recommended	\$11,100

3.4.3 Functional Needs Discussion

3.4.3.1 User Feedback

The dorm and training space on the second floor is constrained. This space includes beds; lockers; male washroom and shower room; an open space used for training and, when needed, it is used as an emergency operations centre. A major concern for the Fire Department is its inability to accommodate female firefighters and any future increase in beds or additional staff.

The weightroom is too small due to which the garage space is used by staff as exercise space. Exercise equipment was also observed lined up in the adjacent hallway leading to the outside of the building which is not recommended as it encroaches into required exit width.

3.4.3.2 Possibilities Discussed

The following possibilities were discussed with regards to meeting current and anticipated program needs:

- Move workstations from the room between the Chief’s Office and Dorm/Training room on second floor to the radio room near the entrance on the first floor. This room could then easily be converted into a space with more beds and/or lockers.
- Move Emergency Operation Control Centre to White Rock Community Centre to free up space in Dorm/Training room.
- Convert existing washrooms to gender neutral washrooms to allow use by female employees and firefighters.
- A small portion of the recreation room could be allocated for exercise equipment.

- There is currently a project with a budget of \$150,000 included in the 2023 Financial Plan to add additional sleeping capacity at the Fire Hall.

3.4.3.3 Other Recommendations

As this building is classified as a post disaster structure it should not sustain severe damage or lose its functionality during a major seismic event. It is recommended that a full seismic assessment be performed to determine whether the building and the interior storage mezzanine have any limitations in capacity to resist a major earthquake.

3.5 Library

3.5.1 Background

The library, built in 1975, is a one-storey building with mezzanine and basement level. It consists of general library areas; activity and meeting rooms; staff workroom; distribution areas; and offices. Lack of storage and parking were observed.



3.5.2 Building Assessment - Observations and Recommendations

The building is in reasonably good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Site Development	Exterior guard/handrail shows wear	Repaint guard/handrail	Recommended	\$4,400
Envelope	Exterior Doors	Exterior doors appear to be fading and deteriorating	Repaint door	Recommended	\$1,200
Interiors	Stairs	Exit stairs do not appear to be 90 degrees in the path of travel	Provide code compliant exit stairs	Recommended	\$22,100
Interiors	Wall Finishes	Firestopping around mechanical/electrical room does not appear to be sufficient	Firestopping review	Recommended	\$2,700

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Interiors	Ceiling Finishes	Drop ceiling appears to have some wear and cracks. Openings in ceiling made due to lack of access hatches	Minimal replacement on acoustic ceiling tile	Recommended	\$5,200
Interiors	Washroom Accessories	WC not accessible	Provide accessories and updated fixtures as required	Recommended	\$15,400
Equipment & Furnishings	Fixed Furnishings	Interior guard height non-code conforming	Provide new guard	Recommended	\$25,100
Equipment & Furnishings	Fixed Furnishings	Handrail not continuous	Provide new handrail	Recommended	\$5,300
Mechanical	Seismic Restraint	Rooftop VRF condensing units are installed on sleepers but do not appear to be seismically restrained.	Review anchorage of condensing units.	Important	\$26,600
Mechanical	Sprinklers	Building is unsprinklered.	Consider adding sprinklers as a voluntary upgrade.	Recommended	\$334,400
Plumbing	Plumbing Fixtures	Existing plumbing fixtures appear original and will use excessive amounts of water.	Recommend replacement with new water efficient fixtures.	Recommended	\$5,900
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Electrical	Distribution Systems	Panelboards have generally reached their serviceable life.	Recommend replacing and upgrading.	Important	\$44,300
Electrical	Distribution Systems	It appears that the main switchboard has exceeded its expected operational lifespan of service.	Conduct review and allow to replace the main switchboard in the short term.	Important	\$44,300
Electrical	Lighting and Branch Wiring	Fluorescent type light fixtures are generally used.	Consider replacing with new LED type fixture in the long term.	Recommended	\$44,300
Electrical	Life Safety Systems	Several exit signs are missing	Conduct review of exiting plan and add exit	Important	\$3,000

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
			signs as required.		
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type exit signs.	Important	\$3,500

3.5.3 Functional Needs Discussion

3.5.3.1 User Feedback

Storage was observed to be a concern as it was noticed at service areas in the basement and covered much of the loading receiving room. It was also noticed in the exit stair enclosures which is not permissible by the current building code as such evacuation areas are required to be clear at all times for occupants to exit rapidly during an emergency.

There is also a shortage of parking serving the library and the adjacent civic buildings on the city block.

3.5.3.2 Possibilities Discussed

To address the storage, it is suggested that the City of White Rock review with the library operators regarding how much storage is required. Some possibilities to address this issue include:

- a purge of the current storage and disposal of any non-essential materials
- acquiring storage space off-site
- allocate storage space at general library area and purge current library area or activity areas to suit

The building does conform to the basic life and safety requirements of the building code. Non-conformance observed included: angled stairs, non-accessible washrooms, and missing firestopping. Although accessibility and code upgrades are not required unless the facility is renovated, due to the highly public nature of its use, the City may want to consider voluntary accessibility and life safety upgrades.

Addressing the lack of parking may require a comprehensive review of the overall city complex block and would feed into the conversations surrounding a new community hub.

3.6 Parks Building

3.6.1 Background

The Parks Building is located on the Centennial Park site at 14600 North Bluff Road immediately south of the Centre for Active Living. As much of the Parks’ personnel and equipment have been relocated to the Engineering and Operations Centre site on 877 Keil Street, the current Centennial Park Operations building and yard are used largely for storage, landscape maintenance vehicles and equipment, and small workshops.



3.6.2 Building Assessment - Observations and Recommendations

The building needs major repairs. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Site Development	Paving appears old and stressed	Recommend replacing paving and provide markings for safety/navigation	Recommended	\$53,700
Envelope	Roof Coverings	Roof leaks in heavy rain	Recommend replacing roof	Recommended	\$96,400
Envelope	Wall Finishes	Exterior finishes deteriorating (paint, garage door, wood, CMU)	Re-finish	Recommended	\$14,800

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Interiors	Floor Finishes	Significant deterioration on floors	Recommend high performance coating in all areas	Recommended	\$19,300
Mechanical	HVAC Equipment	Existing gas furnace is not operational and building has no heat in the east end.	Furnace to be repaired or replaced.	Important	\$7,400
Services - Plumbing	Plumbing Fixtures	Record of water pipes bursting	Review plumbing and upgrade and required	Important	\$17,700
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Plumbing	Domestic Water	Due to lack of heat, pipes in washrooms have frozen and have not been repaired yet. Washrooms are closed.	When heating is repaired, repair piping to get washrooms operational.	Important	\$11,800
Electrical	Distribution Systems	Panelboard appears to be nearing its serviceable life.	Consider replacing in the long term.	Recommended	\$14,800

3.6.3 Functional Needs Discussion

3.6.3.1 User Feedback

The director expressed concerns about having this building off-site from the rest of the Parks facility on Operations Centre site at 877 Keil Street as it separates the Park Department’s functions. The isolated location of the building and yard and its relatively low usage is a potential security risk.

Storage use both inside the building and in the yard seemed to be cluttered with some items that appear to be unused for a long time.

3.6.3.2 Possibilities Discussed

Staff suggested that the Parks buildings on this site and at the Parks facility on the Operations Centre site should both be located on one site to avoid redundancies. This would require further investigation.

Disposal of non-essential storage items in the current building and yard would be worthwhile to increase usage within the building. This may result in a significant reduction of storage making it possible to consolidate the Parks operation at the Operations Centre site.

3.7 Museum

3.7.1 Background

The Museum is in a converted railway station originally built in 1913. It houses exhibit areas, museum administration offices, and an entry gift shop. The Train station is a protected heritage site, one of only three in the City.

The Museum is a popular destination, and the Recreation and Culture department sees a potential for it to contribute to additional activities and programs outside of the Museum.

The Museum’s structure had a seismic upgrade performed during the revitalization project in 2010/2011



3.7.2 Building Assessment - Observations and Recommendations

The building is in generally good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Moderate moss growth at roof	Remove moss growth at roof	Recommended	\$3,500
Electrical	Lighting and Branch Wiring	Some light fixtures do not appear to be working.	Provide maintenance and replacement with new bulbs.	Important	\$14,800
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type.	Important	\$11,800

3.7.3 Functional Needs Discussion

3.7.3.1 User Feedback

Staff indicated that the Museum is reasonably successful, attracting roughly 30,000 visitors a year. Due to its location within the high recreational use along the waterfront and its proximity to the White Rock Pier, it was suggested that it might also support other programs related to the City's and the museum's history.

Staff recommendations:

- The City should follow best practices and develop a statement of significance and look towards future development of a conservation plan following the Standards and Guidelines for the Preservation of Historic Spaces. A list of internal and external character defining elements should be created as part of this process. (<https://parks.canada.ca/culture/rclp-crhp/standards>)
- The City should rethink the placement of signage on the building and any ancillary items that would damage the heritage integrity of the building.
- The City and Society should discuss and formalize extent of heritage plaques in relations to programming and any development around the museum.
- Long term, the City should look for alternative centralized storage that meet standards of care for the growing artefact and archival collection.
- The Museum should further develop museum and history education programming in the space in addition to the exhibition and gift shop. Storage can be challenge for program growth.

3.8 White Rock Pier

3.8.1 Background

This review addresses the two structures at the end of the White Rock Pier that consist of a storage enclosure and an enclosure for communications tower equipment. The wood structure of the pier itself is outside the scope of this review. The storage enclosure contains scrap wood, surplus wood planks, and maintenance materials for the Pier.



3.8.2 Building Assessment - Observations and Recommendations

The two structures are in generally good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Structure	Underside of steel decking rusting	prep and repaint steel decking with required anti-rust paint	Recommended	\$4,600
Interiors	Floor Finishes	Significant fecal matter from birds inside storage enclosure	Remove fecal matter and repair metal enclosure openings at bottom	Important	\$3,500
Electrical	Distribution Systems	Electrical equipment is exhibiting signs of rust.	Recommend replacing.	Important	\$14,800
Electrical	Distribution Systems	Bird droppings would cause corrosion on equipment.	Consider covering the electrical equipment with a protective shield or housing.	Important	\$7,400

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Electrical	Lighting and Branch Wiring	Yellow discoloration is visible on the exterior lighting lenses.	Consider replacement of fixture or lens.	Recommended	\$1,500

3.8.3 Feedback from City Staff

3.8.3.1 Staff recommendations:

Since the pier is an important and iconic heritage site in White Rock, it was recommended that the City should follow best practices and develop a statement of significance and look towards future development of a conservation plan following the Standards and Guidelines for the Preservation of Historic Spaces. A list of internal and external character defining elements should be created as part of this process.

3.9 Engineering and Operations

3.9.1 Background

The main Engineering and Municipal Operations (E&MO) facility is located at 877 Kiel Street and contains the following:

- Operations Centre, a three-storey building completed in 2003, housing administrative staff for the City’s Engineering, Maintenance and Operations (EM&O) Department
- Attached Storage Shed, housing Mechanic’s office and tools/parts storage, and Parks storage
- Maintenance Vehicle Shop
- Facilities Maintenance shops and sign shop
- The facility’s yard includes:
 - Solid Waste Compaction and Transfer
 - Parking for City-owned vehicles
 - Fuel dispensing island
 - Outdoor storage areas for materials, including covered sheds for salt and asphalt, equipment and junk

The Operations Centre building lacks adequate space and parking stalls for the current and projected number of employees. There are also concerns expressed regarding inefficiencies with particular department functions being separated throughout the City.



3.9.2 Building Assessment - Observations and Recommendations

The Operations Centre building is in reasonably good condition. The much older Maintenance Vehicle Shop and Parts Workshop require repairs. Observations from the site assessment are listed below.

Engineering and Operations Building					
Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Paint is significantly peeling at wood cladding guard at second patio deck	Prep and re-paint with required water-repelling coating	Important	\$3,000

Envelope	Roof Coverings	High reflectance cap sheet at roofing has deteriorated significantly	Repair and add high reflectance cap sheet	Important	\$36,300
Interiors	Floor Finishes	Baseboard finishes at 2nd level men's washroom, beneath urinal is peeling	Repair baseboard finishes	Recommended	\$700
Interiors	Millwork	Significant fading and scratching of lower-level office kitchen millwork	Recommend re-sanding/refurbishing with added clear coat	Recommended	\$7,400
Structural	Exterior Walls	North side retaining wall is showing signs of movement	Monitor movement to determine if it is ongoing.	Critical	
Mechanical		Existing solar hot water system appears to be shut down.	Review system to determine feasibility of getting it running again.	Recommended	\$8,900
Mechanical	Ventilation Systems	Two rooftop HRVs are 20 years old and are nearing the end of their serviceable life with significant visible corrosion.	Plan to replace these units within the next 5-10 years.	Recommended	\$188,300
Plumbing	Storm Sewer	There is what appears to be a sewage testing/sampling setup in the basement, but it does not appear to be in use and could increase the chance of blockages in the piping.	Review need for this system to remain in place. Remove if not required.	Recommended	\$1,500
Plumbing	Seismic Restraint	Hot water tank and adjacent storage tank are not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Electrical	Other Electrical Systems	Conduits passing through fire rated walls appear to be missing fire-stopping.	Recommend adding fire-stopping.	Important	\$7,400

Electrical	Lighting and Branch Wiring	Fluorescent type light fixtures are generally used.	Consider replacing with new LED type fixture complete with daylight sensor in the long term.	Recommended	\$29,500
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type.	Important	\$11,800
Electrical	Life Safety Systems	Wall mounted occupancy sensor appears to have been installed in ceiling.	Consider replacing with the occupancy sensor suitable for ceiling mount.	Recommended	\$700
Electrical	Life Safety Systems	Fire alarm detectors appear to be missing in electrical room, mechanical room, and IT room.	Recommend adding fire detector in rooms.	Important	\$4,400

Engineering and Operations - Garage					
Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Site Development	Significant pavement depression causing puddles at ground	Fill pavement depressions	Important	\$3,700
Site	Storage Shed	Salt storage shed prefabricated roof shows signs of vehicle damage	Repair roof structure per manufacturers recommendations	Recommended	\$3,700
Envelope	Exterior Walls	Old, capped piping from abandoned Primary Treatment Tanks show signs of leaking from behind into storage shed	Repair leaks	Important	\$4,400
Envelope	Roof Coverings	Partial ponding at flat portion of roof	Clean out roof drains	Critical	\$1,200
Structural	Seismic Restraint	Tension only cross bracing has a section removed to allow for storage cabinets	Reinstate brace	Critical	\$8,900

Mechanical	HVAC Equipment	Radiant gas tube heater venting passes through wall with spray foam insulation. It appears the foam is in direct contact with the B-vents which should have a minimum 1" clearance to combustibles.	Review vent pipe clearances.	Important	\$2,400
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Electrical	Distribution Systems	Electrical equipment appears to be in poor condition.	Consider replacing in the short term.	Important	\$7,400
Electrical	Life Safety Systems	Building is not equipped with fire alarm system.	Conduct review for requirement.	Important	\$36,900
Electrical	Life Safety Systems	Exit signs and emergency lighting require upgrade.	Recommend upgrading with LED type exit signs. Add emergency lighting to achieve illumination level by code.	Important	\$22,100

Engineering and Operations – Parts Workshop					
Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Significant moss growth on sloped asphalt shingle roof	Remove moss growth on roof	Recommended	\$2,400
Envelope	Rainwater Drainage	Front gutter failure- depression at mid gutter causing exterior water leakage	Fix slope so slopes to drain	Critical	\$3,000
Mechanical	Controls and Instrumentation	Gas unit heaters are controlled by non-programmable thermostats, which do not allow for night setback temperature setpoints and lead to excess energy use.	Consider installation of programmable thermostats capable of night setback.	Recommended	\$4,100
Mechanical	HVAC Equipment	Exhaust fan in electrical room sounds like it has worn bearings and requires service.	Service or replace fan.	Important	\$5,600
Electrical	Distribution Systems	Switchboard appears to be nearing its serviceable life. The rating label on the main switch is missing.	Conduct review and allow to replace the main switchboard in the long term.	Important	\$36,900

3.9.3 Functional Needs Discussion

3.9.3.1 User Feedback

Building Space Deficiencies

Staff expressed concern about the lack of overall workstations to accommodate future growth. Two to four staff members are expected to be hired over the next 10 years in the Engineering division. Workspaces required for this growth cannot be accommodated in the current capacity.

Staff also expressed concern about the shortage of meeting rooms and collaborative spaces. It was expressed that there is a need for a training room that could accommodate 20 people for

staff training sessions and a touchdown space required for off-site Parks staff. Additionally, a need for the First Aid room to be more private was expressed.

There was a concern that, although change-room facilities may currently be adequate, they would not be able to support anticipated increase in office staff over the next few years.

Other current space deficiencies outlined in the Phase 1 Facilities Master Plan dated March 30, 2022, include:

- Copy room and 2nd floor meeting room is being used to accommodate staff workstations
- Parks Manager and Facilities Coordinator office space added in existing Open Area

Parking and Site Security

Staff expressed that there is currently a lack of parking stalls on the site and this problem is anticipated to increase due to anticipated staff growth. There are after-hours security issues at this site.

Separated Facilities

Having the division's maintenance functions spread across three separate locations - the Engineering Operations Centre site on 877 Keil Street, the Parks building at the Centennial Park site on 1475 Anderson Street, and the Water Distribution Section at 14811 Buena Vista Avenue - results in inefficiencies and redundancies.

Having the Engineering Department separated from related municipal services and City departments located at the main City Hall at 15322 Buena Vista Avenue also results in inefficiencies and redundancies and poorer public service as residents often need to visit both City Hall and the Keil operations centre to gain access to information and services.

3.9.3.2 Possibilities Discussed

A comprehensive plan in the Phase 1 Facilities Master Plan conducted on March 30, 2022, aimed to address much of the above concerns expressed which include:

- A relocation of support and amenity areas spaces within the current Operations Centre as well as throughout the site to respond to the space needs
- An exploration on the feasibility the Water Distribution Section at 14811 Buena Vista Avenue being absorbed and consolidated at the EM&O site

Addressing the concerns within the EM&O site would still not address the concern regarding the Engineering Department's detachment from main City Hall. This may require a further comprehensive feasibility study of reorganizing the City Hall complex to include the Engineering Department.

3.10 Annex

3.10.1 Background

Originally built as a place of worship in 1983, the Annex is now owned and occupied by the City of White Rock. It houses City administration departments that cannot fit into the City Hall. These spaces include Human Resources, IT, and some Planning Development Services staff on the main floor, and Parking Bylaw Enforcement in the basement. A portion is occupied by White Rock’s Business Improvement Association (BIA).

Staff currently located in the Annex building expressed concerns about the lack of usability of the irregularly shaped floor plan and department separation from City.



3.10.2 Building Assessment - Observations and Recommendations

The building is in generally good condition but it is beginning to show roof failures. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Windows	Window in IT area cannot close completely. Reports of condensation, frost, and draft ingress	Review window hardware and weatherproofing	Important	\$1,200
Envelope	Roof Coverings	Membrane gutter on upper roof deteriorating	Repair as required	Important	\$23,600
Envelope	Wall Finishes	Cap flashing finish deteriorating	Repair as required	Recommended	\$13,700

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Wall Finishes	Stucco deterioration at base of east wall	Repair as required	Recommended	\$13,300
Envelope	Wall Finishes	Wood painted sill on clerestory window deteriorating	Repaint	Recommended	\$1,600
Interiors	Ceiling Finishes	Exposed services across many ceilings	Consider concealing with a dropped ceiling	Recommended	\$15,900
Interiors	Ceiling Finishes	Numerous ceiling stains, leaking unknown	Consider replacing ceiling and conducting review of roof	Recommended	\$37,100
Interiors	Stair Finishes	All stairs non-code-compliant	Replace stairs	Recommended	\$29,500
Interiors	Other Electrical Systems	Exit signs non-conforming in general (ie. wrong directions, blocked access)	Conduct code review and replace/relocate as required	Important	\$5,900
Equipment & Furnishings	Exterior Doors	Exterior door shows wear	Re-finish or replace	Recommended	\$7,400
Mechanical	Controls and Instrumentation	Split DX system controls do not appear to be interlocked with radiant floor heating system controls, which may allow the two systems to simultaneously be heating and cooling.	Review existing controls in building to ensure all systems are working together.	Important	\$14,800
Mechanical	Seismic Restraint	Mechanical units are not secured to the roof and will topple over in a seismic event	Connect units to the roof	Important	\$4,400
Mechanical	Sprinklers	Building is unsprinklered.	Consider adding sprinklers as a voluntary upgrade.	Recommended	\$65,400
Electrical	Other Electrical Systems	Exposed communication cables are without conduits or protective covering.	Recommend outdoor wiring to be in conduit to protect from physical damage	Recommended	\$3,700

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
			and security purposes.		
Electrical	Other Electrical Systems	Communication cables run indoor without proper support and sleeves.	Recommend running communication cables on cable tray or raceway.	Recommended	\$14,800
Electrical	Distribution Systems	Power receptacle for mechanical equipment maintenance on roof appears missing.	Recommend adding power outlet for mechanical maintenance as required by Code.	Recommended	\$4,400
Electrical	Lighting and Branch Wiring	Exterior light fixture appears in poor condition.	Consider replacing with new LED type exterior light fixture.	Important	\$1,500
Electrical	Life Safety Systems	Emergency light heads are in poor condition.	Consider replacing with new LED type emergency heads.	Important	\$8,000
Electrical	Life Safety Systems	Exit sign requires proper mounting.	Recommend regular maintenance of life safety systems.	Important	\$700

3.10.3 Functional Needs Discussion

3.10.3.1 Space Use and User Feedback

The building is occupied by office uses, although it was built for congregation and supporting spaces. The spaces do not lend themselves to this use causing inefficiencies in space use and acoustic problems.

Staff expressed the following concerns regarding the lack of usability of the space due to its irregular floor shape:

- The central space, originally an auditorium, is a two-storey octagonal shaped room. The stage and adjacent spaces which are a group of small, connected rooms house the HR offices. This results in poor connectivity and circulation.
- The awkward layout of the office spaces is not conducive to some of the essential functions of this department, such as welcoming new hires and creating a positive impression on prospective employees.

- The irregular room shape and volume of the main central space has poor acoustic performance and does not lend itself to functions that require privacy. As a result, it is underutilized.

Due to the lack of space in the City Hall building, some of the departments are housed in the Annex building. These split departments include Human Resources, Information Technology, and Planning and Development Services. Since these departments need to collaborate constantly with the other departments housed in the City Hall building, these separations result in operational inefficiency and loss of productivity.

3.10.3.2 Possibilities Discussed

The possibilities discussed by the directors include:

- An overarching comprehensive plan for the entire City Hall complex to address the program issues
- A planning study to explore the usability of the Annex if reconfigured and/or renovated

3.11 West Beach Parkade

3.11.1 Background

The West Beach Parkade, built in 2020, serves to provide additional public parking, particularly for the main public areas along White Rock’s beach. It is a 99,227 sq.ft., four-storey building that contains a total of 183 stalls including 99 regular stalls, 72 small car stalls, 7 electric vehicle charging stalls, and 4 accessible parking stalls.



3.11.2 Building Assessment - Observations and Recommendations

As it is a relatively new building, it is in good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Floor Envelope	Few locations of concrete slab membrane removed due to tire skidding	Patch and fill areas with membrane to match	Important	\$3,700
Envelope	Wall Finishes	Rust forming at screen window openings at entry	Remove rust, prep, and re-coat with anti-rust paint	Recommended	\$8,100
Mechanical	HVAC Equipment	Elevator control room heat pump condensing unit has no drain pan causing water to splash onto the parkade floor.	Install drain pan to collect condensation.	Recommended	\$1,800
Plumbing	Domestic Water	Domestic water to hose bibbs. Piping is heat traced, but a failure occurred, and the piping froze and separated before Xmas.	Review heat tracing installation.	Recommended	\$3,100

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Electrical	Other Electrical Systems	Security and fire alarm reported to be triggered due to moisture	Adjust sensors of security and fire alarm to avoid alarm triggered due to moisture	Recommended	\$7,400
Electrical	Life Safety Systems	Fire alarm detector appears to be missing in water entry room.	Recommend adding a fire alarm heat detector.	Important	\$1,500
Electrical	Life Safety Systems	Fire alarm detector appears to be missing in electrical room.	Recommend adding a fire alarm smoke detector.	Important	\$1,500
Electrical	Life Safety Systems	Fire alarm detector appears to be missing in communications room.	Recommend adding a fire alarm smoke detector.	Important	\$1,500
Electrical	Life Safety Systems	Fire alarm speaker and emergency lighting appear to be missing in elevator lobbies	Recommend adding fire alarm speaker and emergency lighting.	Important	\$7,400

3.12 Centennial Arena

3.12.1 Background

The Centennial Arena, originally built in 1966, provides an ice rink and recreational facilities to the White Rock community. It includes recreational halls, changeroom facilities, concession, administration offices, and an ice rink for hockey programs and ice-skating activities,

A building addition for a multipurpose hall and administration meeting room was added to the southeast corner of the building in 1998, and the main trusses above the ice rink were upgraded sometime in the 2000s. The roofing has recently been replaced through a capital project.



3.12.2 Building Assessment

Although finishes are outdated, the building is in generally good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Paint at board and batten wood cladding at rear has faded and weathered	Repaint board and batten wood cladding at rear	Recommended	\$3,700
Envelope	Roof Coverings	Significant green moss growing at Zamboni shed roof at rear	Remove green moss on Zamboni shed roof	Recommended	\$1,200
Envelope	Rainwater Drainage	Moss and build-up present at gutters of main sloped roof	Remove moss and build-up at gutters of main sloped roof	Recommended	\$3,500
Interiors	Floor Finishes	VCT tile at concession kitchen is cracking	Flooring in concession kitchen to be replaced with resilient sheet flooring	Recommended	\$3,700
Interiors	Wall Finishes	Panels along front of ice rink by stairs damaged due to water absorption	Replace panels with fibre-cement panels	Important	\$6,300
Structural	Exterior Walls	Damage to block wall on east side of main lobby. Block has been pushed inward from outside	Repair block	Recommended	\$1,500
Structural	Exterior Walls	Concrete block wall in main mechanical room has been removed leaving top course still attached to the roof.	A structural review of how it is attached to slab above required	Recommended	
Mechanical	HVAC Equipment	Existing Rooftop HVAC unit serving the lobby / reception area is 24 years old and nearing the end of its serviceable life.	Consider unit replacement in the next 5 years.	Recommended	\$80,500

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Mechanical	HVAC Equipment	Existing Rooftop HRV HVAC unit serving the locker room areas was not running at the time of the visit. Staff indicated it has been problematic and it was noted that the inlet dampers on the unit appeared damaged.	Consider unit replacement in the next 5 years.	Important	\$84,900
Mechanical	HVAC Equipment	Storage Room axial fan has been 'repaired' by attaching a desk fan to the inlet.	Repair or replace existing axial fan.	Important	\$5,600
Mechanical	Seismic Restraint	Ammonia condenser support to concrete appears rusted	Connection to be assessed and possibly rectified	Important	\$25,100
Plumbing	Seismic Restraint	Hot water tank in mechanical room near entrance is not seismically restrained.	Add restraint to HWT.	Important	\$1,500
Plumbing	Domestic Water	Staff mentioned there have been some pinhole leaks in the existing copper piping. This could be an indication of the start of a more widespread issue.	Review existing distribution piping to determine whether a pipe replacement might be required.	Recommended	\$339,600
Electrical	Other Electrical Systems	Public address system equipment appears in poor condition.	Consider an equipment upgrade.	Important	\$73,800
Electrical	Distribution Systems	Panelboards in kitchen areas in poor condition.	Consider replacing panelboards.	Recommended	\$14,800
Electrical	Distribution Systems	The electrical room intended for electrical purposes is currently being utilized as a storage space.	Advisable to keeping the electrical room free from any obstruction or materials that could potentially cause	Critical	

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
			hazards or damage to the equipment.		
Electrical	Distribution Systems	Panelboard is in poor condition and installed in change room/washroom area subjected to electrical hazards.	Replace with new and locate away from change room as per CEC safety standards.	Important	\$19,200
Electrical	Distribution Systems	Panelboard in recreation room is in poor condition.	Recommend replacing panelboard with new.	Important	\$19,200
Electrical	Lighting and Branch Wiring	Light fixtures in change rooms are of different types and colour temperatures.	Replace or upgrade with similar type and colour temperatures.	Important	\$1,500
Electrical	Lighting and Branch Wiring	Emergency light heads in building are generally in poor condition. Those in change rooms are in very poor condition	Recommend replacing with modern LED type.	Important	\$15,000
Electrical	Lighting and Branch Wiring	Exposed wiring and exposed electrical cable on roof.	Requires proper electrical cable termination and junction box covers.	Important	\$1,500
Electrical	Lighting and Branch Wiring	Receptacle outlets for maintenance of mechanical rooftop equipment are missing.	Consider adding receptacle outlets as per CEC code.	Recommended	\$8,900
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type exit signs.	Important	\$11,800

3.12.3 Functional Needs Discussion

3.12.3.1 User Feedback

Staff expressed that the Centennial arena is serving its intended program adequately.

3.12.4 Other Recommendations

Although the main trusses in the main area were upgraded in the 2000s, there does not appear to have been any seismic upgrade to the building. This should be confirmed from the upgrade drawings. If it was not upgraded, and since the original building was designed in the 1960s, a seismic assessment should be performed.

Although accessibility and code upgrades are not required unless the facility is renovated, due to the highly public nature of the use, the City may wish to consider voluntary accessibility and life safety upgrades.

3.13 Peninsula Productions

3.13.1 Background

The peninsula production building, built in the early 1970s, is currently leased to a theatre group called Peninsula Productions. It was originally a youth centre for the City of White Rock. It contains a theatre space, meeting room, kitchen, and storage.



3.13.2 Building Assessment - Observations and Recommendations

The building is reasonably in acceptable condition with the exception of the frequent ponding on the roof. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Significant ponding occurring on top of roof, covering nearly entire roof	Roofing appears past life expectancy and replacement is recommended	Important	\$89,800
Interiors	Interior Doors	Paint deteriorating at several door frames	Repaint several door frames	Recommended	\$4,100
Interiors	Millwork	Interior windowsill missing beside front door	Provide interior wood still beside front door	Recommended	\$600
Mechanical		Furnace vents through roof do not have a gooseneck & screen to prevent water, debris and animal entry.	Add goosenecks & screens per manufacturer's recommendations.	Important	\$1,500
Plumbing	Rainwater Drainage	Roof drainage is blocked and there is significant ponding on the roof.	Clear drains and review installation.	Important	\$1,200

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Electrical	Distribution Systems	Panelboard appears to be nearing its serviceable life.	Consider replacing panelboard with new.	Important	\$14,800
Electrical	Lighting and Branch Wiring	Normal and emergency light fixtures and switches require upgrade.	Recommend replacement.	Important	\$23,600
Electrical	Life Safety Systems	Fire alarm detectors appear to be nearing its serviceable life.	Consider replacing with new devices.	Important	\$1,500

3.13.3 Functional Needs Discussion & Other Recommendations

Due to the age of the building and minimal life and safety upgrades over the years, it is recommended that the building undergoes a building code review to identify life safety issues that the City could consider rectifying.

It is also recommended to review the condition of the current roofing due to the frequent ponding to avoid future water leakage into the building.

A performing space or black box theatre has become an important part of culture in White Rock. Peninsula Productions is an active, professional, and vibrant group who enhance and build on the goals of the City’s Cultural Strategy.

The building lacks acoustic performance required for a performance space. A major renovation of this structure may be explored with the intent to provide more functional venue for performances.

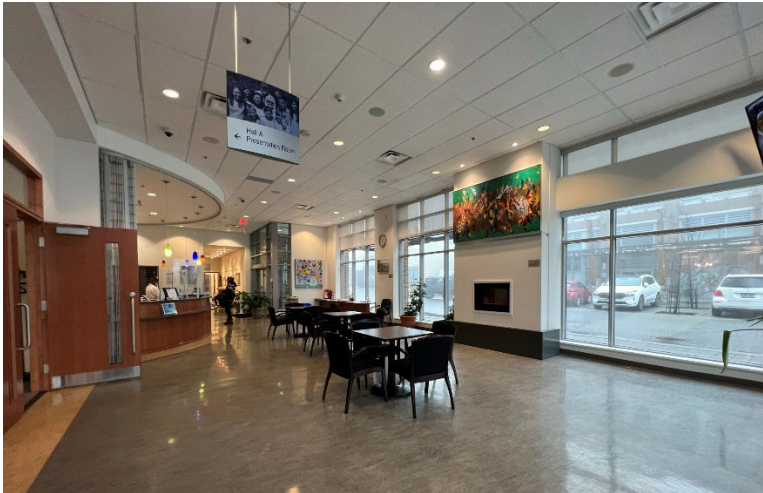
A long-term plan for cultural spaces and a discussion around performing spaces is required and will be coming this year in the Cultural Needs Assessment.

3.14 White Rock Community Centre

3.14.1 Background

The White Rock Community Centre, built roughly around 2009, is situated within a mixed-use development in the central downtown area of White Rock. It contains a front lounge and reception, administration offices, a large presentation room, two multipurpose rooms, and a fitness room. It serves a multitude of community gatherings and leisure activities, and the spaces are frequently used. In addition, this facility houses the backup IT hub for the City.

Although the facility is well-used, Staff expressed concern that the space limits the flexibility and freedom to make modifications to support certain types of recreational and cultural programs that are in demand.



3.14.2 Building Assessment - Observations and Recommendations

The building is in good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Structure	Underside of steel decking rusting	prep and repaint steel decking with required anti-rust paint	Recommended	\$4,600
Interiors	Floor Finishes	Significant fecal matter from birds inside storage enclosure	Remove fecal matter and repair metal enclosure openings at bottom	Important	\$3,500
Electrical	Distribution Systems	Electrical equipment is exhibiting signs of rust.	Recommend replacing.	Important	\$14,800

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Electrical	Distribution Systems	Bird droppings would cause corrosion on equipment.	Consider covering the electrical equipment with a protective shield or housing.	Important	\$7,400
Electrical	Lighting and Branch Wiring	Yellow discoloration is visible on the exterior lighting lenses.	Consider replacement of fixture or lense.	Recommended	\$1,500

3.14.3 Functional Needs Discussion

3.14.3.1 User Feedback

Staff expressed concern about the program types and sizes being limited by the tenant floor plan size and shape which is beyond the City of White Rock’s control. For example, it cannot accommodate activities that need a gymnasium, or activities that require a space with high ceilings and large clear span (without columns). Desired programs for the City of White Rock overall, such as purpose-built art, music studios, and large fitness centres, also cannot be accommodated in the space.

3.14.3.2 Possibilities Discussed

The following possibilities were discussed:

- Conduct an overall comprehensive study of the recreational buildings in the City of White Rock, identifying redundancies to eliminate and opportunities for new program space. This can include an understanding of the extent of opportunities allowed in each multipurpose room throughout the recreational buildings
- Place the recreational and cultural programs the municipality lacks in a future ‘community hub’ development along with other civic functions

3.15 Kent Street Activity Centre

3.15.1 Background

The Kent Street Activity Centre, built in 1973, offers a variety of recreation programs and seniors activities. The space includes a front lounge, administration spaces, snooker room, small library and classroom on the first floor. There is a large auditorium, stage, kitchen and coffee shop on the second floor. Most programs focus on a population that is 55 years or older.

There is concern that the building is overcapacity and the focused activities do not contribute to programs needed by the overall City of White Rock.



3.15.2 Building Assessment - Observations and Recommendations

The building needs major repairs as envelope failure reports are becoming more frequent in recent years. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Wood siding above front entry deteriorating	Re-sand/repaint wood siding above front entry; replace areas that are most deteriorated	Important	\$20,400

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Built-up roofing shows significant ponding, lack of slope, and moss growth; continual leaks have been reported. Roofing system appears passed life expectancy	Consider replacing roofing system down to substrate with sloped, insulated, roofing system per RCABC standards	Critical	\$194,900
Envelope	Soffit	Deterioration of wood soffit canopy entry of second level main multi-purpose room	Replace wood soffit canopy entry of second level main multi-purpose room	Recommended	\$5,200
Interiors	Floor Finishes	At second floor main multi-purpose room, previous leak along exterior wall has deformed adjacent wood floor	Replace deformed wood flooring	Important	\$5,200
Interiors	Ceiling Finishes	Throughout level 1 entry, several ceiling tiles have deformed due to weight of lighting ballast	Secure and fix ballast, replace associated ceiling tile	Important	\$4,100
Interiors	Washroom Accessories	Missing grab bars at all accessible toilets and at 1 urinal per each washroom (not built to current code)	add additional grab bar sets at all accessible toilets at 1 urinal per each washroom	Recommended	\$2,800
Mechanical	Controls and Instrumentation	Electric baseboard controls are non-programmable with no setback capability.	Replace thermostat with programmable model.	Recommended	\$1,900
Mechanical	Terminal and Package Units	Split DX Heat pump serving the lower floor billiards room is nearing the end of its serviceable life.	Replacement required within 5 years.	Recommended	\$28,100

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Mechanical	Sprinklers	Building is unsprinklered	Consider adding sprinklers as a voluntary upgrade.	Recommended	\$215,800
Plumbing	Rainwater Drainage	Exterior storm piping has become blocked causing backups into building. Temporary fix is in place.	Investigate cause of blockage to determine whether repair or replacement is required.	Important	\$44,300
Plumbing	Rainwater Drainage	Extensive ponding on roof, partly due to locations of roof drains.	As part of roof repair, replace roof drains and ensure they are located at low points.	Important	\$34,700
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Electrical	Distribution Systems	Electrical equipment in general is nearing the end of its serviceable life.	Recommend upgrading or replacing.	Critical	\$29,500
Electrical	Distribution Systems	Overhead electrical feeders are in contact with the nearby leaves.	Consider trimming back any trees or plants that are in close proximity to the overhead electrical feeders to prevent future contact.	Critical	\$5,200
Electrical	Lighting and Branch Wiring	Light fixtures in common areas are of fluorescent type, appears illumination levels are low.	Consider replacing with new LED type for energy efficiency and	Important	\$11,800
Electrical	Life Safety Systems	Emergency light heads appear in poor condition, yellowing of fixtures can be observed.	Recommend replacing with new LED type.	Important	\$3,000
Electrical	Life Safety Systems	Yellowing can be observed on fire alarm devices. Indicative of past	Recommend replacing with new fire alarm devices compatible with the	Important	\$11,100

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
		their serviceable life.	existing fire alarm system.		

3.15.3 Functional Needs Discussion

3.15.3.1 User Feedback

The facility is popular with the City’s residents and most spaces get a high amount of use, primarily by seniors. Staff expressed concern that several spaces in the building are too small for the functions they serve. This is evident in the constrained proportions of circulation and program spaces. The library is crowded due to not having adequate space for the number of books it holds.

There exist challenges in trying to accommodate recreation programs, seniors activity groups, coffee shop patrons and rentals all in one small space.

3.15.3.2 Possibilities Discussed

Staff expressed the following possibilities:

- Replace Kent Street Activity Centre entirely
- Build a new community centre with dedicated spaces for seniors
- The City lacks specific recreational and cultural spaces such as gymnasiums, a large fitness centre, and purpose-built art and music studios. This site has the potential to house some of these.
- Conduct community engagement to understand and identify what constituents would like in terms of cultural and recreational experiences and opportunities. To this end, Council has approved a Kent Street Activity Centre Needs Assessment

3.15.4 Other Recommendations

Although accessibility and code upgrades are not required unless the facility is renovated, due to the highly public nature of the use and programs geared towards seniors, the City may want to consider voluntary accessibility and life safety upgrades.

3.16 Centre for Active Living

3.16.1 Background

The Centre for Active Living, built in 2011, provides leisure activities as well as separate spaces dedicated to cardiac recovery and programming. The space includes a curling facility, viewing lounge, varying fitness spaces and the cardiac recovery and programming component includes Administration and medical support facilities.



3.16.2 Building Assessment - Observations and Recommendations

The building is in reasonably good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Lanscaping	General landscaping around site is unmaintained and defined	Improve landscaping presence around site, including vegetation and edging	Recommended	\$3,500
Envelope	Stair Finishes	Rust forming at exterior stair	Repaint exterior stair and provide protective coating.	Important	\$5,900
Interiors	Ceiling Finishes	Light tube at mezzanine ceiling dropped, deforming t-bar ceiling	T-bar ceiling needs repair and light tube requires adjustment.	Important	\$2,400
Mechanical	HVAC Equipment	Rooftop air handling unit serving second floor is not fully operational. Spaces are reliant on electric heating for temperature control, which doesn't provide quite enough heat and is inefficient.	Existing rooftop VAV unit needs repair.	Important	\$41,000

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Plumbing	Domestic Water	Two 12-year-old, 120-gallon natural gas hot water tanks are nearing the end of their serviceable life.	Plan for replacement of these units within the next 5 years.	Recommended	\$84,900
Electrical	Lighting and Branch Wiring	Receptacle outlets for rooftop mechanical equipment appear to be missing.	Recommend adding receptacles as per CEC.	Recommended	\$4,400
Electrical	Life Safety Systems	Exit signages are the traditional red exit sign with halogen type.	Replace with green "running man" LED type exit signs.	Important	\$11,800
Electrical	Life Safety Systems	Exit signs are missing in all Gym/Fitness rooms.	Recommend adding exit sign at exit door.	Important	\$1,500
Electrical	Life Safety Systems	Elevator room may require additional fire detector.	Recommend adding a fire detector.	Important	\$1,500
Electrical	Life Safety Systems	Communications room may require fire detector in addition to sprinkler head.	Recommend adding a fire detector.	Recommended	\$1,500

3.16.3 Functional Needs Discussion

3.16.3.1 User Feedback

Staff identified the following program deficiencies:

- There are too many multipurpose and fitness rooms that tend to be underutilized because they are inadequate to provide for more focused activities. This is a concern to the overall recreational facilities of the municipality.
- The curling rink and adjoining leisure/recreational spaces being grouped with a medical office type facility for cardiac recovery does not create an inviting presence.
- The cardiac space and its associated studio space are divided
- Lack of City staff in the building makes it difficult to manage and make it more inviting to patrons

3.16.3.2 Possibilities Discussed

The following possibilities were discussed:

- The Centre for Active Living may have some available capacity to absorb some of the municipality’s needs for additional recreational and art or music programming. This requires a further feasibility study.
- Staff identified that spaces such as a gymnasium and art studios that are in much higher demand are not available for White rock residents.

3.17 Balsam Comfort Station

3.17.1 Background

The Balsam Comfort Station is a public washroom facility located along the waterfront near the Balsam Street intersection. It contains male and female washrooms, a dedicated universal washroom and a service corridor. The building was upgraded roughly around 2011 to serve the growing public washroom needs along the eastern portion of the White Rock promenade.



3.17.2 Building Assessment - Observations and Recommendations

The building is in reasonably good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Water intrusion evident through masonry joints	Re point block and paint/seal exterior walls	Recommended	\$97,800
Plumbing	Plumbing Fixtures	Existing terrazzo mop sink is cracked and needs to be replaced.	Replace mop sink with new.	Important	\$5,900
Electrical	Lighting and Branch Wiring	Lens for light fixture is missing. Occupancy sensors are in disrepair.	Consider replacing lenses, and lighting controls.	Recommended	\$8,900

3.18 Memorial Park Comfort Station

3.18.1 Background

The Memorial Park Comfort Station is located at the plaza entry of the White Rock Pier. It contains male and female washrooms, three individual universal washrooms, and an office and utility room. The building was upgraded in 2019 to serve the growing public washroom needs at Memorial Park, White Rock Pier, and surrounding waterfront area particularly during peak periods in the summer months.



3.18.2 Building Assessment - Observations and Recommendations

The building is in good condition with no notable observations that require repair.

3.19 Oxford Comfort Station

3.19.1 Background

The Oxford Comfort Station is a public washroom facility located along the White Rock Beach near the Oxford Street intersection. It contains male and female washrooms, a dedicated universal washroom, a service corridor, and a separate storage building which was part of the original building. The building was upgraded roughly around 2011 to serve the growing need for public washrooms along the White Rock Promenade recreation area particularly during the peak periods in the summer months.



3.19.2 Building Assessment - Observations and Recommendations

The washroom building is in generally good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Multiple pavers are poorly supported with one paver cracked	Replace paver and relevel loose pavers	Critical	\$3,500
Interiors	Washroom Accessories	Paint finish of hand dryers are peeling due to exterior condition	Re-paint hand dryers per supplier requirement	Recommended	\$3,500
Plumbing	Domestic Water	Piping at fixtures has frozen during cold weather.	Recommend installation of heat tracing as required.	Important	\$14,800

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Electrical	Lighting and Branch Wiring	Light fixtures are fluorescent with different colour temperatures. Some lenses show shade of yellow mainly due to age.	Replace fixtures with LED type with same colour temperature. Replace lenses to increase illumination levels as needed.	Recommended	\$7,400
Electrical	Lighting and Branch Wiring	Emergency battery unit does not appear to have maintenance and verification tag.	Recommend regular testing of emergency battery system for functionality.	Important	\$1,500
Electrical	Lighting and Branch Wiring	The exterior lighting is illuminated during daylight hours.	Adjust timeclock or provide photocell maintenance.	Recommended	\$1,500

3.20 Ruth Johnson Park Comfort Station

3.20.1 Background

The Ruth Johnson Park Comfort Station is a public washroom facility located in Centennial Park. It contains male and female washrooms; a dedicated universal washroom; a service corridor; and a storage space. The building was upgraded roughly around 2011 to serve the growing need for public washrooms for the surrounding Ruth Johnson Trails, White Rock Generations Playground, and Centennial Park Soccer and Running Oval.



3.20.2 Building Assessment - Observations and Recommendations

The building is in reasonably good condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Wall Finishes	Paint is showing wear and graffiti is visible	Paint	Recommended	\$5,200
Interiors	Floor Finishes	Slab coating deteriorating	Recommend refinishing	Recommended	\$7,100
Interiors	Wall Finishes	Signage deteriorating	Replace	Recommended	\$1,800
Equipment & Furnishings	Exterior Doors	Vandal access in building	Recommend tamper proof hardware	Recommended	\$3,500

Electrical	Distribution Systems	Panelboard is nearing its serviceable life. Disconnect switch appears in poor condition	Recommend replacement of main disconnect.	Recommended	\$3,000
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3.21 Centennial Baseball Diamond Comfort Station

3.21.1 Background

The Centennial Baseball Diamond Comfort Station is a public washroom facility and concession space located in Centennial Park. It contains male and female washrooms, a dedicated universal washroom, second level storage, and a concession space that is part of the initial building. The building was upgraded roughly around 1999 to serve the growing demand of the Centennial Baseball Diamond.



3.21.2 Building Assessment - Observations and Recommendations

The building is in generally acceptable condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Coverings	Metal roofing of canopy facing roofing diamond has faded and showing signs of weathering	Replace metal roofing of canopy	Recommended	\$4,700

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Roof Structure	Rust forming at structural steel supporting barrel roof	Prep, coat, and re-paint structural steel supporting roof	Important	\$7,500
Plumbing	HVAC Equipment	There isn't adequate heat in the upper level and pipes froze this winter.	Add heating or heat trace to prevent pipes freezing in winter.	Important	\$14,800
Plumbing	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$1,500
Electrical	Other Electrical Systems	Storage room is not monitored by the security alarm system.	Recommend adding security alarm devices to avoid vandalism.	Important	\$3,000
Electrical	Lighting and Branch Wiring	Exterior light fixtures are generally in poor condition.	Recommend replacing with new, preferably with modern LED type.	Important	\$1,500
Electrical	Lighting and Branch Wiring	Interior light fixtures show discoloration on lenses.	Recommend replacing with new, preferably with modern LED type fixtures.	Recommended	\$3,700

3.22 Peace Arch Elementary Comfort Station

3.22.1 Background

The Peace Arch Elementary Comfort Station is a public washroom facility located at the Peace Arch Elementary field. It is a single washroom building. It was built in 2011 to serve as a public washroom for recreational activities on the field.



3.22.2 Building Assessment - Observations and Recommendations

The building is in generally acceptable condition. Observation from the site assessment is listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Graffiti at sightline fence	Remove graffiti at sight-line fence	Recommended	\$900

3.23 Waterworks Yard and Shop Building

3.23.1 Background

The Waterworks Yard and Shop Building, originally built in the late 1940s, is located on northeast corner of Oxford Street and Buena Vista Yard. It contains a workshop, staff lounge, offices, and a storage attic. Outside, there is a covered garage and storage shed. A few personnel of the Public Works Department work from here.



3.23.2 Building Assessment - Observations and Recommendations

The building needs significant repairs. Envelope failures are frequent and repairs typically only serve to address a temporary solution. Also, the building is showing notable structural concerns. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Parking	No parking lines provided	Paint parking lines to delineate parking stall and service truck access	Recommended	\$3,700
Envelope	Floor and Paving	Floor slab at overhead door opening at workshop slopes inward. Exterior side of overhead door does not slope outward.	Slope inside slab outward. Adjust exterior sidewalk to slope outward and provide max. 10mm drop	Important	\$9,200
Envelope	Exterior Walls	Blue paint on wood trims around window openings deteriorating,	Re-paint wood trims around windows	Recommended	\$5,900

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
		causing moisture ingress into the wood			
Envelope	Exterior Walls	Multiple locations showing rot	Replace damaged trim	Recommended	\$5,900
Envelope	Roof Coverings	Frequent roof leaks reported at workshop roof, despite completed roof sheathing repair	Provide new roof sheathing membrane and review roof sheathing is suitable substrate	Critical	\$31,900
Envelope	Roof Coverings	Asphalt shingles showing signs of early deterioration with moderate moss growth	Replace roofing with new asphalt shingles	Recommended	\$33,500
Envelope	Floor Envelope	Significant sloping variation and cracking at workshop slab floor reflects impacts of hydraulic pressure over time coming from uphill. Water reported coming upwards at cracks.	Replace concrete slab with proper drainage, vapour barrier membrane, and sub-grade assembly per geotechnical recommendations	Important	\$44,000
Structural	Ceiling Finishes	Crack in drywall between ceiling and roof in staff area	Repair drywall	Recommended	\$1,800
Structural	Floor Structure	Crack in slab running through staff area showing multiple repairs	A structural review of the building is required	Important	
Structural	Floor Structure	Concrete slab has moved away from foundation wall	A structural review of the building is required	Important	
Structural	Floor Structure	Floor is not level showing signs of building settlement to the south	A structural review of the building is required	Important	
Mechanical	HVAC	Existing natural gas furnace venting has duct tape on single wall vent which is not permitted by code.	Repair or replace venting as required.	Important	\$3,800

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Mechanical	Controls and Instrumentation	Heating thermostat is non-programmable with no setback capability	Replace thermostat with programmable model having 7-day programmable cycle, lockable program and battery back-up	Recommended	\$1,800
Mechanical	Seismic Restraint	Hot water tank is not seismically restrained.	Add restraint to HWT.	Important	\$2,200
Plumbing	Rainwater Drainage	Rainwater leader at SW corner of building is not piped correctly allowing water to hit building and promoting rot.	Direct water away from building.	Important	\$600
Plumbing	Sanitary Sewer	Users mentioned there have been breaks in the underground sewer piping, likely due to building settlement	Repair piping as necessary. Part of overall structural assessment.	Important	\$65,700
Electrical	Distribution Systems	Conduit for incoming electrical service from overhead pole showing rusts.	Repaint or replacement of conduit is necessary.	Important	\$7,400
Electrical	Distribution Systems	Panelboard is in poor condition with redundant branch cabling. Circuit identification requires improvement.	Recommend replacing panelboard.	Important	\$14,800

3.23.3 Functional Needs Discussion

3.23.3.1 User Feedback

Staff expressed concern about the separation of the Waterworks site from the main Engineering Operations site creates inefficiencies and redundancies.

3.23.3.2 Possibilities Discussed

A comprehensive plan in the Phase 1 Facilities Master Plan conducted on March 30, 2022, explored the feasibility of the Waterworks Yard being absorbed and consolidated at the Engineering Operations Centre site on 877 Keil Street.

3.23.4 Other Recommendations

The building is showing signs of foundation settlement on the south side creating cracking in the finishes and sloping floors. If the City plans to continue to occupy the building these issues will need to be repaired. A geotechnical assessment will be the first step to determine the cause, followed by structural repairs and upgrade.

Due to the age of the building design and the minimal life safety upgrades over the years, it is also recommended that the building undergo a building code review.

Alternatively, the building can be demolished and replaced with a new building, or the current use could be relocated to a different facility.

3.24 Oxford Pump House

3.24.1 Background

The Oxford Pump House and a separate small building housing a generator, built in 2015, is located beside the Water Treatment Plant which was later added in 2018. It also houses a few staff from the Public Works Department.



3.24.2 Building Assessment - Observations and Recommendations

The building is in reasonably good condition. Observations from the site assessment are listed below.

Oxford Pump House					
Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Interiors	Interior Doors	Door leading to basement stairs does not open easily	adjust hardware/hinges to allow door to open easily	Important	\$600
Structural	Seismic Restraint	Seismic restraint of piping not evident for this post disaster building	A seismic review of the of piping design drawings should be done	Recommended	\$73,800
Structural	Exterior Walls	Signs of water leakage in east basement wall from reservoir. Efflorescence has been observed in wall joints	Review waterproofing in tank	Recommended	\$6,600

Electrical	Life Safety Systems	Fire detectors appear to be missing in generator room.	Recommend adding a fire alarm detector.	Important	\$1,500
Electrical	Life Safety Systems	Exit signs missing in generator room.	Recommend adding fire exit signs.	Important	\$1,800
Oxford Pump House (Generator)					
Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Paint deterioration at exterior corner of concrete block	Repaint all exterior concrete block	Recommended	\$8,300
Envelope	Exterior Walls	Exterior wood fascia paint deteriorating	Repaint all exterior wood fascia	Recommended	\$2,800
Envelope	Roof Coverings	Moderate ponding and roof and roofing appears to be aged.	Consider roofing review to confirm if replacement is warranted	Important	\$34,000
Envelope	Wall Finishes	Large exterior insulated pipe at corner going to ground is missing protection enclosure.	Provide protection enclosure to exterior insulated pipe	Recommended	\$7,400
Electrical	Distribution Systems	Panelboards appear to be at the end of service life.	Recommend replacing with new panelboards.	Important	\$14,800
Electrical	Distribution Systems	Circuit breaker appears to be in poor condition.	Consider replacing with new.	Important	\$700
Electrical	Life Safety Systems	Missing exit sign. Emergency battery unit with light heads are in poor condition.	Recommend replacing with standalone exit sign with light heads combo.	Important	\$900

3.25 Merklin Pump House

3.25.1 Background

The Merklin Pump House, built in 2018, is located at North Bluff Road and Merklin Street serving as pumping station facility for the City of White Rock. It contains a pump station room, generator room, and reservoir. A few personnel from the Public Works Department work from here.



3.25.2 Building Assessment - Observations and Recommendations

The building is in reasonably good condition with no notable observations that require repair.

3.26 Roper Pump House and Reservoir

3.26.1 Background

The Roper Pump House and Reservoir, built roughly around 1970, is located at Johnston Lane and Roper Avenue serving as pumping station facility and reservoir for the City of White Rock. The site contains a small single pump station building and reservoir tank. There are a few staff from the Public Works Department who service the facility weekly. It has a portable back-up generator with external transfer switch for quick connect to the building.



3.26.2 Building Assessment - Observations and Recommendations

The building is in generally acceptable condition. Observations from the site assessment are listed below.

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Site	Site Development	Landscaping appears unkept	Consider re-planting with low maintenance vegetation and providing regular maintenance	Recommended	\$14,800
Envelope	Roof	Item from 2019 structural assessment	Upgrade roof	Recommended	\$40,350

Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate
Envelope	Exterior Walls	Significant paint deterioration across reservoir	Paint. Also, consider public art commission to prevent future tagging and beautification of adjacent public park	Recommended	\$34,200
Envelope	Exterior Walls	Paint deterioration and graffiti across pump house	Paint	Recommended	\$2,100
Electrical	Distribution Systems	Panelboard appears to be in poor condition.	Recommend replacing with new.	Important	\$14,800

3.27 Water Treatment Plant

3.27.1 Background

The Water Treatment Plant, built in 2019, is located at Goggs Avenue and Everall Street serving as water treatment facility for the City of White Rock. It is adjacent to the previously built Oxford Pump station and reservoir. A few personnel of the Public Works Department work from here.



3.27.2 Building Assessment - Observations and Recommendations

The building is in generally good condition with no notable observations that require repair.

Water Treatment Plant - Pumphouse					
Category	Subcategory	Observation	Recommendation	Response Type	Cost Estimate

3.27.3 Recommendations

Lateral bracing of the large water-filled pipes hanging from the roof was not apparent. As the building is a post-disaster building, the original designer of the piping should be consulted to determine whether the piping will withstand a major seismic event.

4 Summary and Conclusions

The information in this report is intended to assist Staff in proactive management of the City's physical assets and enable informed decision-making around maintenance, construction, operation, renewal or upgrade, and financing of infrastructure.

4.1 Building Health Assessment

A high-level facilities condition assessment of each facility and its systems was conducted by a team consisting of an architect, a structural engineer, a mechanical engineer, and an electrical engineer. Deficiencies were identified for the following base building systems: building envelope and interiors; building structural, mechanical, electrical and plumbing systems; and site hardscape and furnishings.

Recommendations were developed in response to each deficiency item, the goal being to mitigate or resolve the deficiency where possible. Rough order of magnitude costing was developed for the recommendations, where applicable.

A level of priority was assigned to each deficiency item:

- **CRITICAL**- building damage is currently harming the intended use of the building, or such harm is potentially imminent. Repair as soon as possible is highly advisable.
- **IMPORTANT**- building damage may potentially harm the intended use of the building in the future if not addressed or repaired. Although not considered urgent, it should be monitored to determine whether repair is required in the next several years.
- **RECOMMENDED**- building damage has little to no impact on the intended use of the building. The purpose of repair is to extend the life of systems, improve level of life-safety, or maintain condition of finishes.

The results were catalogued in a database format for easy classification and visualization in a web-based application called Airtable which was shared with City Staff. A spreadsheet in Microsoft Excel format was also provided.

Outcomes of the facilities assessments are summarized in the following pages.

- The [Building Condition Matrix](#) on the following page provides a comprehensive high-level overview of the general condition of the major building systems for each facility.
- The [Order of Magnitude Costing Summary](#) recaps costs across each importance category for each facility.

4.1.1 Building Condition Matrix

Matrix indicates the overall condition of major building systems.

LEGEND:	GOOD	NEUTRAL	POOR
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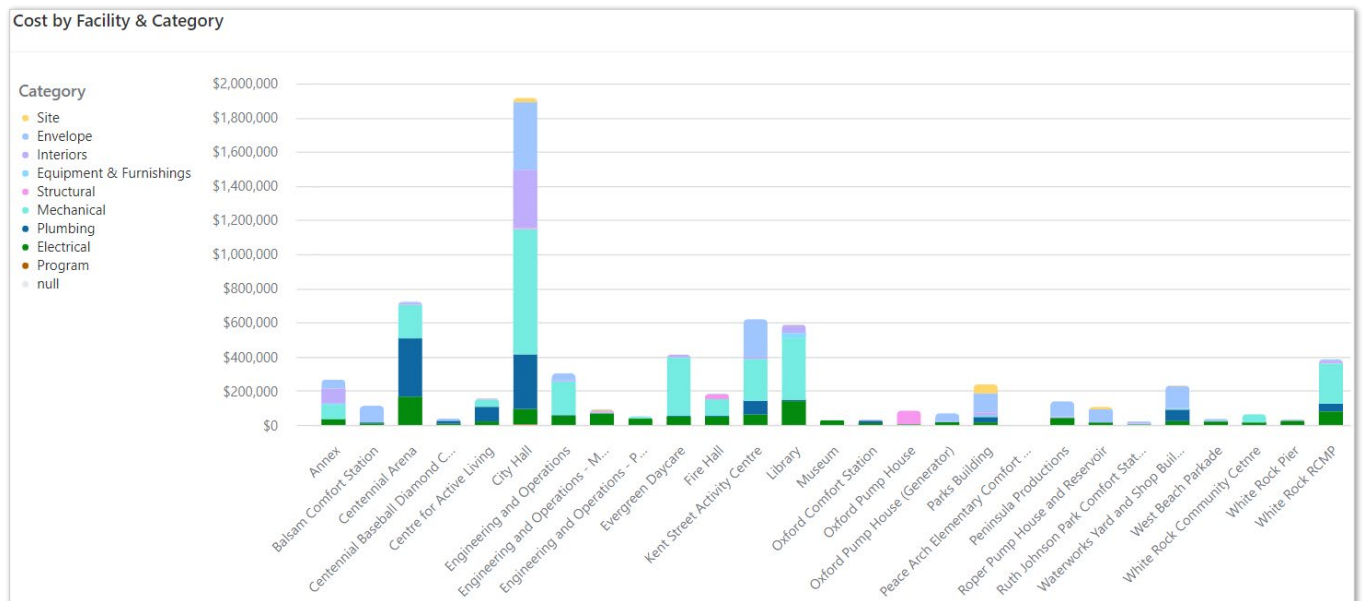
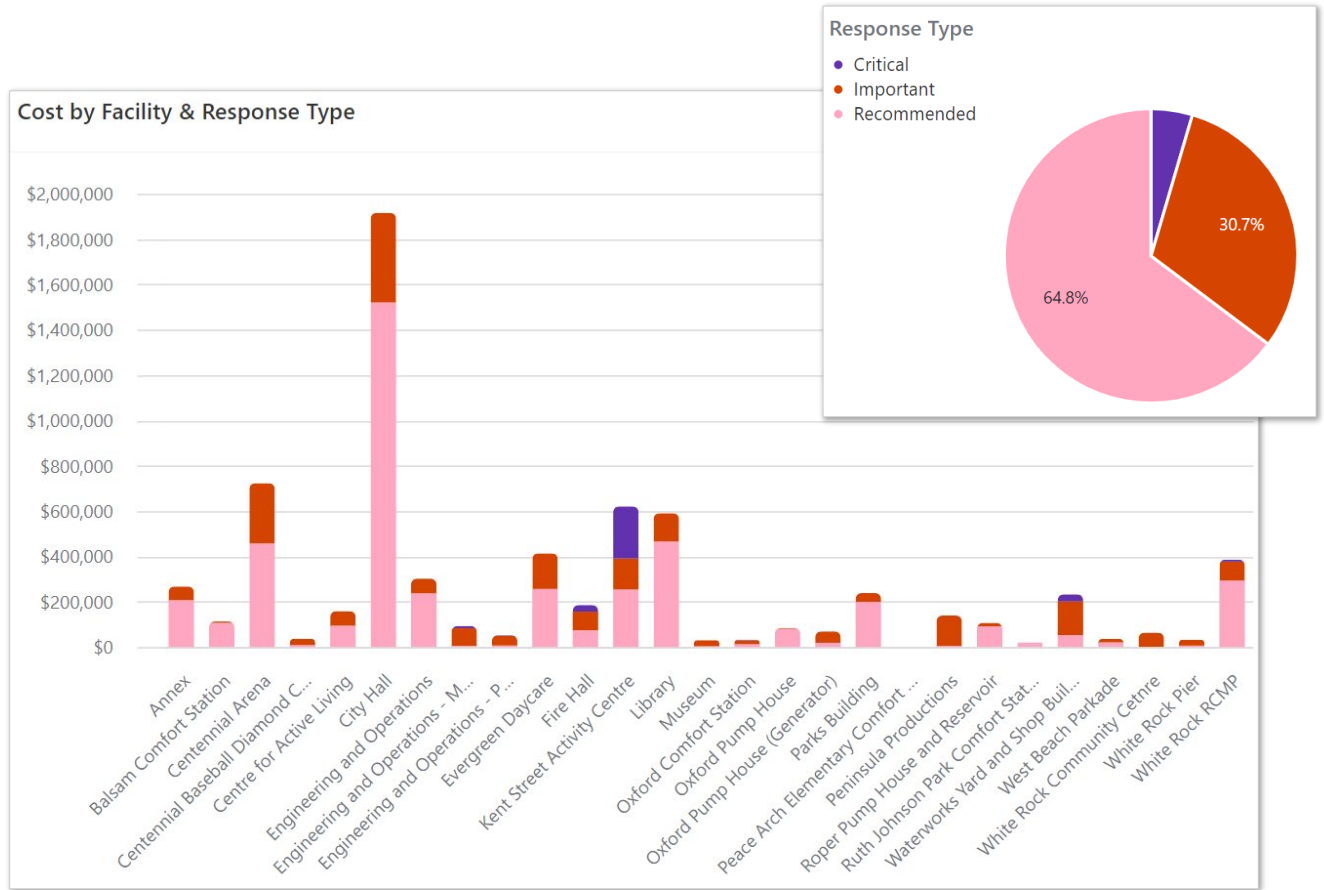
	Envelope	Interiors	Structural	Mechanical	Plumbing	Electrical
City Hall	POOR	NEUTRAL	POOR	POOR	NEUTRAL	NEUTRAL
Evergreen Daycare	POOR	NEUTRAL	POOR	POOR	NEUTRAL	POOR
White Rock RCMP	GOOD	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
Fire Hall	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
Library	NEUTRAL	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Parks Building	POOR	POOR	GOOD	POOR	POOR	POOR
Museum	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
White Rock Pier	NEUTRAL	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Engineering and Operations	NEUTRAL	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Engineering and Operations - Garage	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	POOR
Engineering and Operations - Parts Workshop	NEUTRAL	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Annex	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
West Beach Parkade	NEUTRAL	GOOD	GOOD	GOOD	GOOD	GOOD
Centennial Arena	GOOD	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL
Peninsula Productions	POOR	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
White Rock Community Centre	GOOD	GOOD	GOOD	NEUTRAL	GOOD	NEUTRAL
Kent Street Activity Centre	POOR	POOR	NEUTRAL	POOR	NEUTRAL	POOR
Centre for Active Living	GOOD	GOOD	GOOD	NEUTRAL	GOOD	NEUTRAL
Balsam Comfort Station	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Memorial Park Comfort Station	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
Oxford Comfort Station	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Ruth Johnson Park Comfort Station	GOOD	GOOD	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Centennial Baseball Diamond Comfort Station	GOOD	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Peace Arch Elementary Comfort Station	GOOD	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Waterworks Yard and Shop Buildings	POOR	POOR	POOR	POOR	POOR	POOR
Oxford Pump House	POOR	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Merklin Pump House	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
Roper Pump House and Reservoir	NEUTRAL	NEUTRAL	GOOD	NEUTRAL	NEUTRAL	NEUTRAL
Water Treatment Plant	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD

The categorization is meant to reflect the overall condition of the respective building system. It does not coincide with the level of importance denoted by the "Response Type" for individual deficiency items in the Building Assessment tables in Chapter 3 for each facility.

4.1.2 Order of Magnitude Costing Summary

	Critical	Important	Recommended
City Hall		\$396,300	\$1,519,400
Evergreen Daycare		\$157,200	\$256,300
White Rock RCMP	\$8,900	\$83,200	\$293,500
Fire Hall	\$29,200	\$83,500	\$72,500
Library		\$123,900	\$466,000
Parks Building		\$39,100	\$199,000
Museum		\$26,600	\$3,500
White Rock Pier		\$25,700	\$6,100
Engineering and Operations		\$65,100	\$237,000
Engineering and Operations - Garage	\$10,100	\$79,100	\$3,700
Engineering and Operations - Parts Workshop	\$3,000	\$42,500	\$6,500
Annex		\$60,100	\$206,800
West Beach Parkade		\$15,600	
Centennial Arena		\$265,400	\$475,400
Peninsula Productions		\$134,600	\$4,700
White Rock Community Centre		\$63,400	
Kent Street Activity Centre	\$229,600	\$136,800	\$253,800
Centre for Active Living		\$64,100	\$94,300
Balsam Comfort Station		\$5,900	\$106,700
Memorial Park Comfort Station			
Oxford Comfort Station	\$3,500	\$16,300	
Ruth Johnson Park Comfort Station			\$20,600
Centennial Baseball Diamond Comfort Station		\$28,300	\$8,400
Peace Arch Elementary Comfort Station			\$900
Waterworks Yard and Shop Buildings	\$31,900	\$147,700	\$52,600
Oxford Pump House		\$3,900	\$80,400
Oxford Pump House (Generator)		\$50,400	\$18,500
Merklin Pump House			
Roper Pump House and Reservoir		\$14,800	\$91,450
Water Treatment Plant (Pump House)			
TOTAL	\$316,200	\$2,129,500	\$4,492,850

4.1.3 Graphical Representation Examples from Airtable



4.2 Space and Needs Assessment

Staff interviews focused on how existing spaces and systems fulfilled functional needs of the staff and the community for each facility. Staff feedback included shortcomings related to program types and space allocation, as well as interior and exterior environment and building deficiencies.

Discussions included potential approaches to solving current and anticipated problems, increasing efficiency of operations, and enhancing community services and strategies to make them more accessible to the community.

These discussions are summarized for each facility and are intended to inform short-term and long-term plans for capital improvements and space utilization refinements.

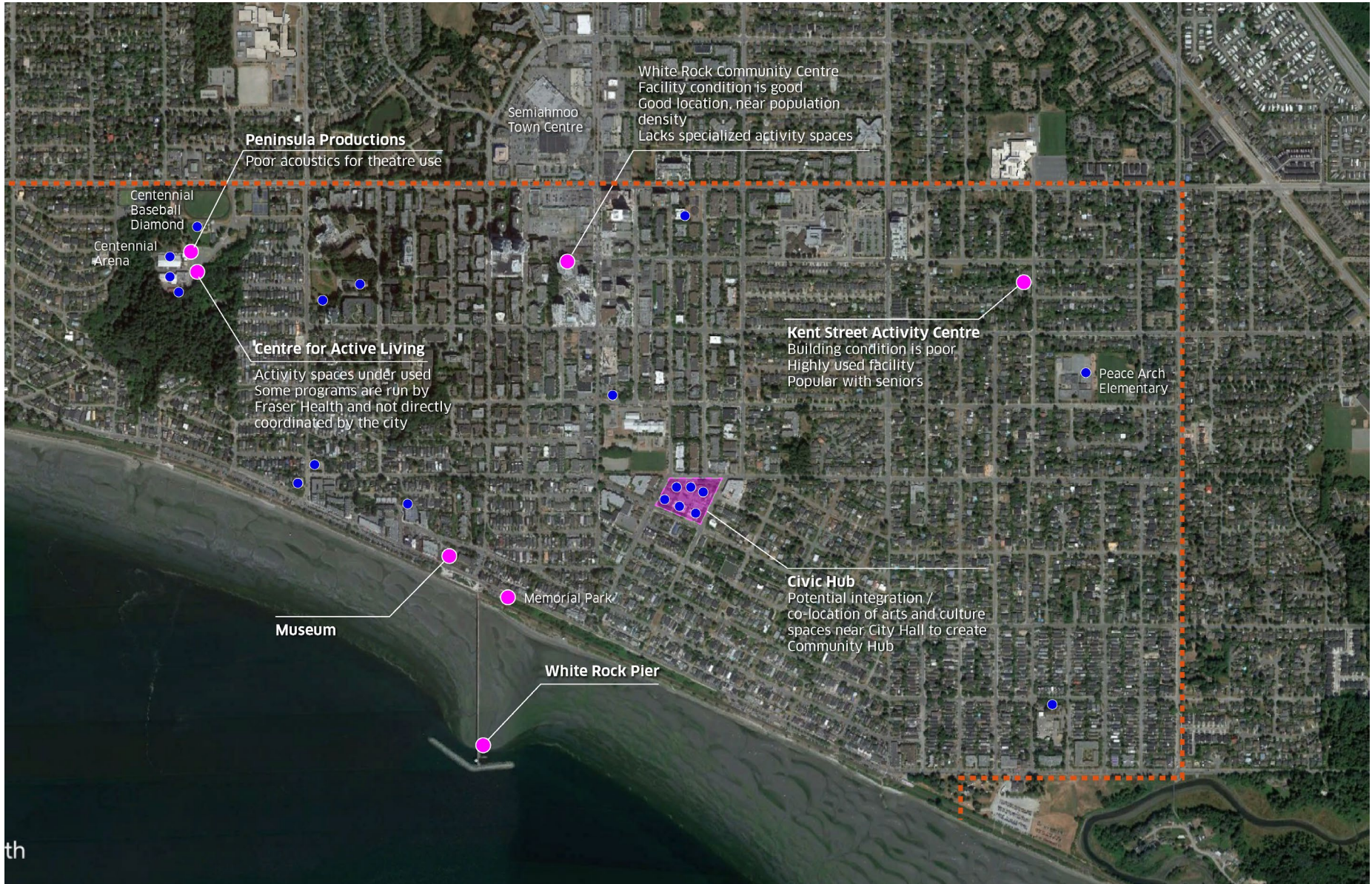
4.3 Recreation & Culture Facilities

The Recreation and Culture landscape in White Rock consists of a wide variety of outdoor and indoor spaces through which the department offers or facilitates an assortment of recreational programs and cultural experiences.

These facilities get varying levels of use and cater to different demographics. Per feedback from staff, the Kent Street Activity Centre serves a thriving senior's community, the curling club has only 14% of the membership as White Rock residents and the Centre for Active Living is rather under-utilized. Feedback from Recreation and Culture staff was that a needs assessment was needed to understand community needs and how existing facilities address them. Instead of needs assessments of individual facilities, the preferred approach would be to undertake a comprehensive look at the various components of the Recreation and Culture program and take into consideration relationships to neighborhoods, synergies with other recreation and culture components, and planned development projections in areas in the neighboring city of Surrey.

The map on the following page is a starting point of that approach. The next step would be to undertake a comprehensive study beginning with a community needs assessment on the basis of which a long-term strategy that encapsulates Recreation and Culture facilities in the whole City could be developed.

4.3.1 Recreation & Culture Map



4.4 City Hall Block - Existing Conditions

Six facilities owned, operated or managed by the City are located at the current City Hall block situated between Fir St. and Centre St., and between Buena Vista Ave. and Pacific Ave. Considered together as an urban node, they represent a unique opportunity for densification and for enhancing the public realm. The central nature of this location adds to this potential.

The map on the following page outlining salient points from facility assessments of the six buildings attempts to begin looking at these individual buildings as components of a larger whole. It is the first step to begin understanding relationships and synergies, and forms the premise for exploring approaches for potential redevelopment of this entire city block.

4.4.1 City Hall Block – Visual Summary of Existing Conditions



5 Visioning Sessions and Community Hub

5.1 Visioning Sessions

Following facility assessments from technical perspectives, DIALOG facilitated two cross-departmental workshops with the City's Senior Leadership to discuss broader City objectives and priorities. The intention of these conversation, framed as 'Visioning Sessions', was to link 'city-scale' thinking to the important 'building-by-building' evaluation included within the Facilities Master Plan and to take a comprehensive approach to Facility Master Planning.

In the first session, various factors that might shape the nature and form of future development were discussed with the goal to contextualize the findings of the building review in terms of a refreshed understanding of community needs. These included transit and transportation; demographics; town centre; proximity to Surrey; equity; and ocean front.

The second session was a targeted conversation around the idea of a Community Hub. Broadly, discussion between the Senior Leadership Team focused on two topics - What are the potential components of the Community Hub and where should it be located?

Refer to [Appendix A - Visioning Sessions](#) for a detailed outline of both sessions.

The session outcomes do not change the results of the facilities assessments. Rather, they provide important context and additional information from a high-level perspective that may impact or influence key priorities and next steps.

5.2 Community Hub Concept

Condition of existing building systems, need for seismic retrofit, under capacity and operational challenges of the current building, all point toward a need to undertake a replacement or major renovation of the current City Hall. The concept of a Community Hub emerged from discussions with Staff and City's senior leadership. This idea was explored and elaborated during the two visioning sessions mentioned above. Key themes are summarized below.

Major purposes that a new Community Hub would aim to fulfill the following are:

- Consolidate City departments to enhance ease of access to residents and achieve functional improvements in administration and governance operations;
- Provide universal and safe access to various City functions that serve the residents of White Rock;
- Create a welcoming and rich public realm by incorporating cultural spaces (e.g. libraries, galleries), active spaces (e.g. parks, splash park) and forming synergistic relationships with other activity generators such as retail uses.

Other key themes are:

- Connectivity to transit was identified as an important consideration
- There was consensus built around the types of services and amenities that could be located at the Community Hub
- Two potential approaches regarding location of the future Community Hub emerged through engagement exercises. Program mix would depend on the final location selection.

5.3 Next Steps

Through these workshops there was consensus built around the types of services and amenities that could be located at the community hub and potential locations for such a hub. Regarding the location, two potential approaches have emerged. Next steps to develop each approach are outlined below. The first two items would be the same for either approach, whereas the following steps would be different for each.

Next Steps (for either approach):

1. Develop a Functional Program that defines site and building requirements, in conjunction with a preliminary budget and an understanding of “must-have” and nice-to-have” components. This will entail engagement with City staff and the City’s Senior Leadership Team. Further engagement might be necessary to determine specific details of public amenities and cultural spaces that the City would like to integrate within the Community Hub since the program mix would be highly influenced by the location.
2. Develop a preliminary proforma that takes into consideration capital and long-term costs and potential revenue generation, related to City services and operations.

5.3.1 Developing a Community Hub at the current City Hall block

The City Hall block - between Fir St. and Centre St., and between Buena Vista Ave. and Pacific Ave. – consists of six buildings housing various City services, including the City Hall. As part of the current exercise, some sketches were developed as a first step in exploring various approaches and possibilities arising from different levels of intervention across this block. Refer to [Appendix B - Community Hub Concept Sketches](#)

Next Steps in the evolution of this approach would be:

1. Undertake further development of concept through interactive sessions with the City’s leadership culminating in development of one or two preferred options.
- Undertake an economic analysis of the final option/s to develop high-level estimate of capital and long-term costs and potential revenue generation. (Business case)

5.3.2 Developing a Community Hub within the Town Centre Area

This approach involves developing a Community Hub that consists of City Hall, cultural spaces, and public amenities as part of a larger mixed-use development in collaboration with a private developer in the highest density zone of White Rock’s Official Community Plan.

Next Steps in the evolution of this approach would be:

3. Undertake a real estate assessment of existing City-owned properties to identify land exchange or revenue generation opportunities. For instance, the parcel at 1510 Johnston Rd could be used as part of a development arrangement due to its location in a high-density zone.
- Armed with a clear understanding of requirements, costs and assets, explore financial partnership opportunities by seeking requesting Request for Expression of Interest to the development community inviting developers to bring forward ideas and potential opportunities to fulfill the City’s vision.

Refer to [Appendix C - Definitions](#) for brief definitions of Functional Program, Feasibility Study and Business Case.

Appendix A - Visioning Sessions

Session #1 - Beyond the Nuts and Bolts

Session Overview and Attendees

This two-hour session was held at the City Hall Boardroom on Thursday, March 23 at 10am. It was facilitated as a primarily in-person event with one attendee participating remotely via video on Microsoft Teams.

The session was organized in three main parts:

4. The Shape of the City which posed six questions about the City and influences on the City in order to generate discussion around facility priorities.
- Proximity and Program Relationships – Community Hub which used generic squares colour-coded by ‘use’ to explore priorities around important relationships between civic facilities and other uses.
- Future White Rock which incorporated abstract and whimsical photography as a prompt to make a broad vision statement about a hopeful future state for White Rock. Note: exercise was not completed due to time constraints.

City of White Rock attendees were:

Vu Tran - Facilities & Project Engineer, Engineering & Municipal Operations
Alex Wallace – Manager, Planning
John Woolgar – Director, Recreation & Culture
Rebecca Forrest - Manager, Cultural Development
Jim Gordon - Director, Engineering & Municipal Operations
Corrine Haer – Manager, Engineering

DIALOG attendees were:

Meeta Lele;
Marion LaRue;
Vance Harris;
Kevin King

Exercise 1: The Shape of the City

In this exercise, six questions were posed pertaining to city-wide topics and linked to facilities’ needs, upgrades, or concerns. The topics include transit; target demographics; the role of the Town Centre; the proximity to Surrey; and the ocean front. Through a roundtable format, participants were asked to identify which of these questions/topics ‘resonated with them the most’ and to elaborate. Postcard sized mapping question cards were utilized to collect responses and comments. Questions/topics that recurred most often were placed at the top of the worksheet with those less frequent near the bottom. However, it is important to note that a strict hierarchy of topics was not the goal. Instead, the more frequently cited topics simply represent a general sense of common ground amongst participants.

The two topics most frequently referenced and discussed related to the role of mobility/transportation and target demographics.

For transit and transportation, the question posed was, “How might future facility upgrades be thought of through the lens of current and future transit infrastructure?”

Comments included:

When thinking of mobility, think of walking, biking, and transit as a focus;

Good mobility serves as a key link across facilities and to various neighbourhoods, suggesting perhaps greater flexibility in facility location if these links are in place; The topography and terrain of White Rock place particular demands on transit to help those with mobility challenges; The introduction of a rapid bus will continue to reinforce the Town Centre as a primary place of activity.

For **demographics**, the question posed was, "White Rock has an aging population but has policy to support younger families and children. It also is a strong draw for tourists. Who are you planning for and what are the implications for Facilities Planning?"

Comments included:

There is the potential to see more young families in the Town Centre;
Recognize that certain facilities that may entice young families to White Rock cannot be delivered in a small city due to cost and scale (ice rink or major arts and cultural venues);
The proximity to Semiahmoo Town Centre in Surrey is a major consideration not just in terms of amenities but also in terms of transit service;
There are benefits to intentionally co-locating facilities that create different draws. For example, seniors' centres near libraries or commercial centres.
The next two topics that were frequently referenced related to the role of the Town Centre and the proximity to Surrey.

For the **Town Centre** the question posed was "The majority of White Rock's growth will be in its Town Centre. Does the concentration of density suggest something about priorities for future facilities upgrades or new facilities?"

Comments included:

More amenities (local) needed in Town Centre;
This is the community heart of the City;
Community centres incorporated within new development have advantages (such as the delivery of a new facility) but also have limitations (such as lack of flexibility in program or function/space constraints);

Regarding the **proximity to Surrey** and Semiahmoo Town Centre, the question posed was "White Rock's Town Centre borders with an urban centre in South Surrey. What opportunities exist to think across municipal boundaries when prioritizing future facility upgrades in White Rock?"

Comments included:

Consideration of the various users of Semiahmoo Town Centre may inform White Rock;
Seeking alignment with service offerings in White Rock versus those available in Surrey could prove helpful;
A reminder that the border is 'invisible' to most residents - in other words, most people are not concerned whether a certain facility is in White Rock or Surrey;
White Rock is a small city, how does it capture revenue?
The final two topics which were frequently referenced related to ideas around equity and the ocean front.

In terms of **equity**, the questions posed were "Are amenities distributed across White Rock in an equitable way? Do all residents enjoy similar levels of access to the facilities they need? Might prioritization of certain facilities impact this?"

Comments included:

How do facilities shift as demands shift? For example, pickle ball has surged in popularity;
How can a balance between facility types be created to contribute to resiliency and serve a range of demographics?
Most of the facilities are in the central and eastern portions of the City, though good access to transit reduces the geographic disparity between residents and services.

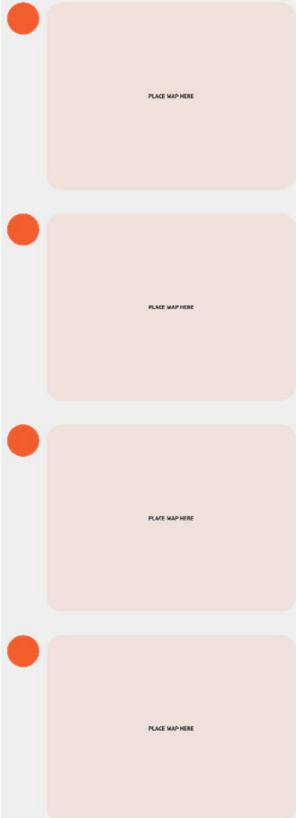
On the topic of the **ocean front**, the questions posed were “What is the impact of an attractive waterfront that is a local and regional draw? Does this impact or create new considerations when prioritizing facility improvements?”

Comments included:

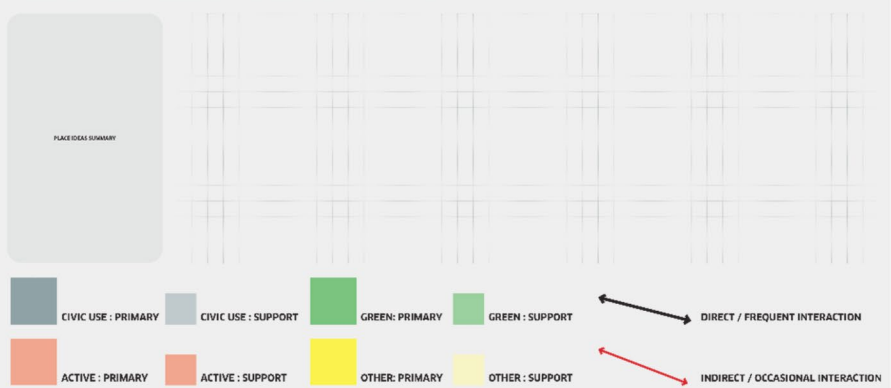
The waterfront is a main draw to White Rock and appeals to residents and tourists alike but does not necessarily influence preferential locations of or types of facilities.

WHITE ROCK Facilities Master Plan

THE SHAPE OF THE CITY



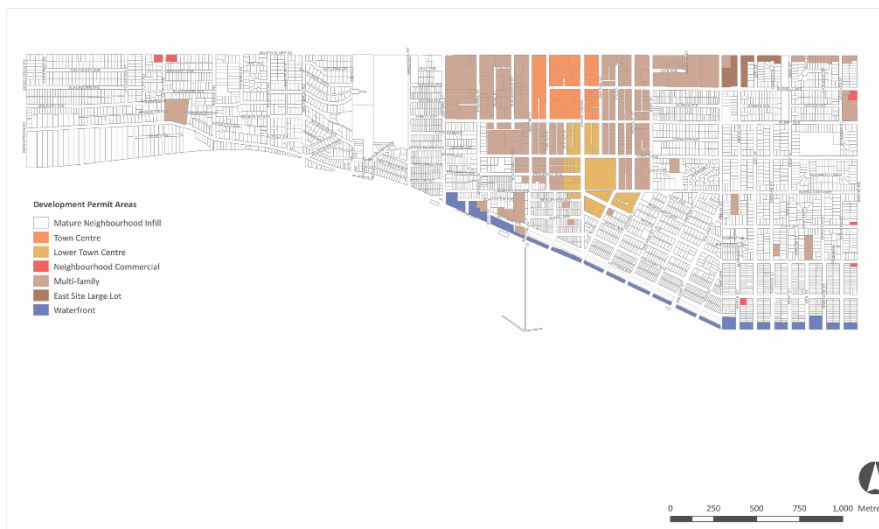
PROXIMITY AND PROGRAM RELATIONSHIPS - CIVIC HUB



FUTURE WHITE ROCK / FUTURE FACILITIES



Transit: How might future facility upgrades be thought of through the lens of current and future transit infrastructure?



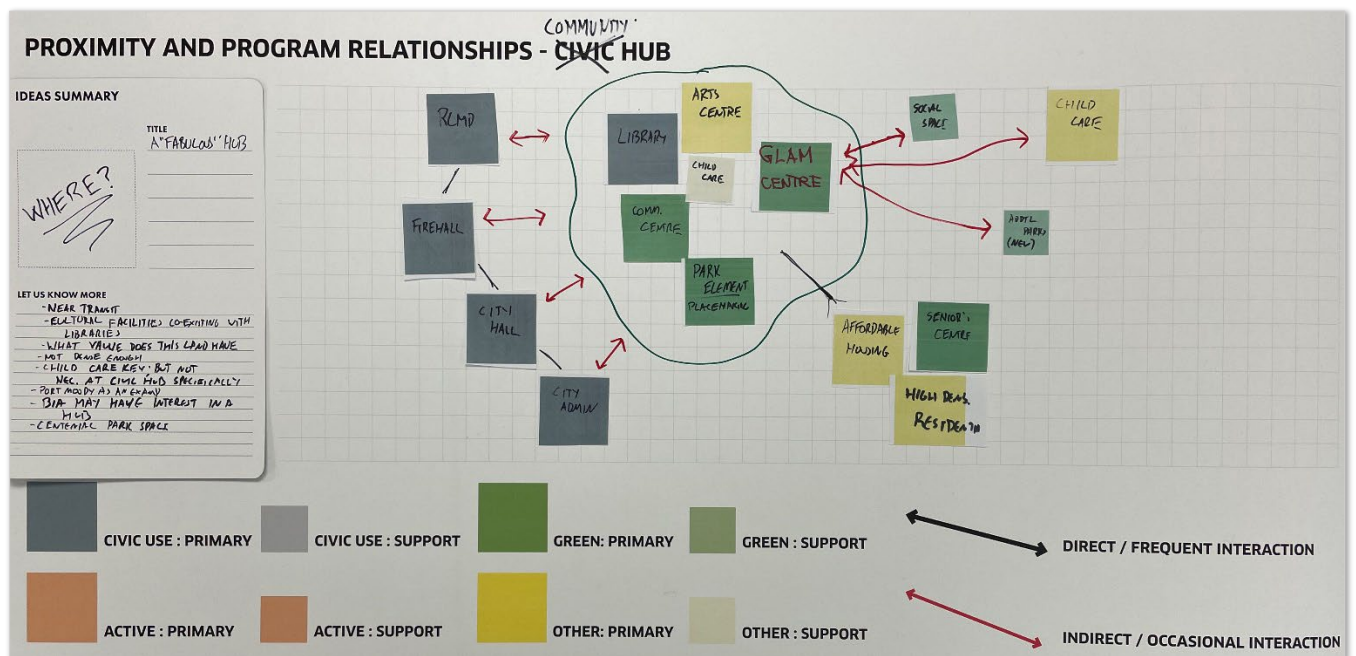
DIALOG

White Rock Facility Master Plan

The poster sized worksheet (top) and postcard sized mapping questions for Exercise 1 (bottom) comprised the main materials of the workshop.

Exercise 2: Proximity and Programmatic Relationships

In this exercise, the components of a new civic hub were discussed. The key idea expressed was to consider the creation of a *community* hub in which some civic facilities would be located. Facilities that are 'attractors' such as a library, arts centre, and park may form a component of this hub. Facilities such as the RCMP, Firehall, City Hall, and park may benefit from proximity to the community hub but are not inherently draws for residents. This observation generated a conversation around whether the future civic hub is the same as a community hub and whether there might be a better use of City-owned land. For example, could some civic facilities be incorporated closer to the Town Centre with the current City-owned land leveraged for revenue.



The Proximity and Programmatic Relationships of various civic facilities and other community services or attractors was the subject of Exercise 2

Session #2 – Community Hub

Session Overview and Attendees

The purpose of this workshop is to build on the ideas explored in the previous one and have a targeted conversation around the idea of a community hub. This two-hour in-person session was held at the City Hall Boardroom on Monday, June 29 at 1pm.

The session was organized in three main parts:

1. A short presentation consisting of a brief overview of the Facilities Master Plan, a look at City Hall and Community Hub Precedents
2. Activity #1 – "Components and Connections" - Discussion around preferred components of a White Rock community hub to define a sense of the 'parts' of the hub
3. Activity #2 – "Where and Why" - Discussion around issues such as growth, density, and transportation, and pros and cons of different siting strategies.

City of White Rock attendees were:

Guillermo Ferrero- Chief Administrative Officer
Jim Gordon - Director, Engineering & Municipal Operations
Corrine Haer – Manager, Engineering
Anne Berry - Director, Planning & Development Services
John Woolgar – Director, Recreation & Culture

DIALOG attendees were:

Meeta Lele;
Marion LaRue;
Molly Steeves

Exercise 1: Components and Connections

Participants were asked to identify “ingredients” that could be part of the community hub under the following categories:

- a. Civic Uses
- b. Active Uses
- c. Green Space
- d. Cultural Uses
- e. Other Space and Use Types

Community Hub Components

Potential uses and components identified through the first activity are listed below:

Civic Spaces

- Programming space
- Library
- Transit/bikes
- Parking
- Vault
- Front counters
- Seating
- Council chambers
- Customer services
- Planning
- Taxes
- City services
- Work spaces
- All department offices at the director level
- RCMP building
- Department zones and offices
- Engineering
- Mayor
- Finance
- Permitting
- Administration
- Parking/bylaw
- IT
- HR
- Planning
 - Development
 - CAO/GMs/Directors together
- Consolidation

- Base City services here with specialized services elsewhere
- Lobby/gathering space in City Hall for more than just arrival/meet up space
- Multipurpose public spaces
- Meeting spaces
- Storage and archive spaces
- Central info kiosk (internal)
- Directional signage
- Daycare
- Integrated library and City Hall together

Active Uses

- Space for young families
- Play spaces
- Gymnasium
- Walking facility (Langley City)
- Transit connections
- Outdoor games
 - Ping pong, etc.
- Flex space (rental)
 - Weddings, events, etc.
- Walkability
 - Connection to ocean and uptown
- Theater
- Tourism center with community information desk
- Coffee shops and quick bites
- Multi-use outdoor space
- Seating
- Garden paths
- Daycare
- Bike share

Cultural Spaces/Other

- Senior's centre
- Gymnasium
- Performing arts centre/auditorium
- Local art gallery (indoor and outdoor)
- Pottery kiln

- Classroom space
- Open space for free planning (markets/engagement)
- Local weekend market or Thursday night market
- Veteran's corner
- Plaza
 - Busking
 - Public art
 - Ocean connection or view
 - Multi-use
 - Outdoor
 - Tiered
- First Nations and local history
- Art
- Cenotaph
- Library

Green Spaces

- Kids and adult water splash/park
 - Slide
 - Outdoor games
- Plaza (gatherings/events)
- Fountain/water feature
- Place to people watch and stay cool
- Park space which is shared by all civic functions
- Garden/landscaped greenery over grassed areas
- LEED certified
- Feel of Richmond rather than Surrey
 - Don't want to be a concrete jungle
- Trees
- Shaded seating
- Arbours
- Food-bees plantings
- Water feature play spaces
- Park spaces
- Trails
- Const timber
- Connect to OPS yard green building theme
- Outdoor space to eat or work

Workshop Outcomes

Key outcomes and themes of this exercise are summarized below.

- Nearly all spaces identified would benefit from close proximity to one another.
- Consolidate base City services and operations, with the exception of specialized services (e.g. parks maintenance).
- The community hub will need to have strong clarity of space and wayfinding to make it intuitive for visitors to navigate.
- Explore opportunities for dual purpose spaces, for example a Council Chambers that can also be used as a performance space.
- The community hub should clearly represent the unique identity of White Rock – through representation of Host Nations materials, views and sustainability.
- Proximity and direct relationship of Community Hub to RCMP or Fire Hall was not identified as a priority

Exercise 2: Where and Why

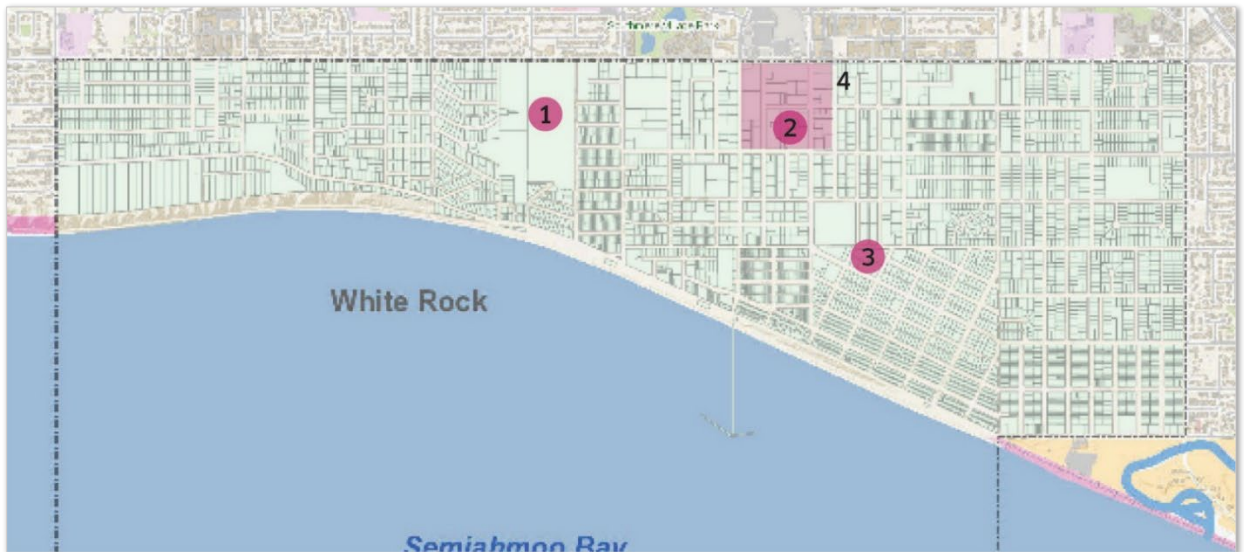
The second activity asked participants to consider the top features of a community hub from three diverse perspectives - the perspective of the participants' technical team, from their perspective as a City employee, and from the perspective of a resident. These perspectives informed a discussion about the ideal location of the community hub. It was determined that this conversation should continue, with the potential for this Visioning Workshop to be held with members of White Rock's City Council.

Workshop Outcomes

Most participants identified transit connectivity and a central location as desirable for a community hub.

Three potential locations quickly emerged as viable options and were explored with a discussion about benefits of each option. These options are depicted below along with the 4th option which is identified as a zone.

- Site #1 - Centennial Arena site at 14600 North Bluff Rd
- Site #2 - City-owned parcel at 1510 Johnston Rd
- Site #3 - City block of current City Hall at 15322 Buena Vista Ave
- Zone #4 - Town Centre area



Locations for Future City Hall

Site #1: The consensus on the Centennial Arena site was that although there would be adequate space to accommodate some of the desired features of a new Community Hub, the location would be too remote and disconnected with the commercial fabric of the City.

Site #2: The conversation quickly focused on two key locations – the current location and a location closer to the Town Centre. The advantage of Site #2 is its location on a major transit route and proximity to the area of the City that is planned for the highest density. The disadvantage is the limited site area which would pose a challenge for incorporation of some of the most desired components of the future Community Hub such as an outdoor plaza.

Site #3: Withing the City-owned site options, Site #3 - which is the block of the current City Hall - was identified as the preferred location for the Community Hub because it has the most potential for becoming a true “hub” due to good visibility, opportunity to develop an enhanced public realm experience, location conducive to weave in a commercial component, and the potential for densification with a development up to four storeys and potentially up to six storeys with inclusion of affordable housing.

Zone #4 - Another approach that was discussed was developing a City Hall within the Town Centre area defined in the OCP, possibly through Community Amenity Contributions of a future development in the area. The advantage of this approach would be strong transit connectivity and proximity to population density. On the other hand, this approach might afford fewer opportunities for provision of public realm amenities (e.g. plazas) and, possibly, lack of parking availability.



Preferred Locations

High-level Evaluation of Site Options

	Site #1	Site #2	Site #3	Zone #4
Site Area (to accommodate enhanced public realm)	✓✓✓		✓✓✓	
Proximity to Transit		✓✓✓	✓✓✓	✓✓✓
Proximity to Retail		✓✓✓	✓✓✓	✓✓✓
Proximity to Population Density		✓✓✓	✓✓	✓✓✓
Land Acquisition	✓✓✓	✓✓✓	✓✓✓	

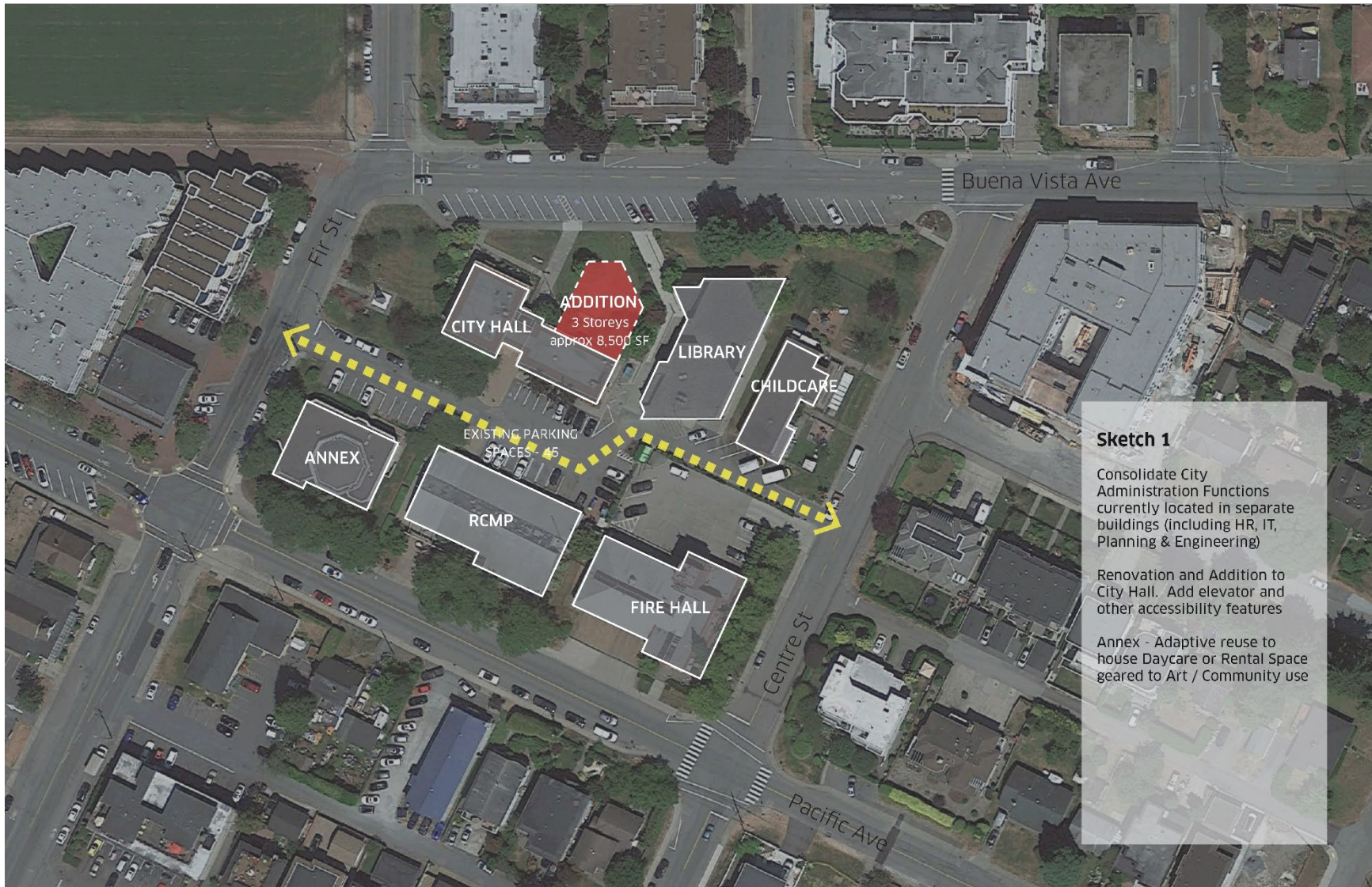
Appendix B - Community Hub Concept Sketches

The City Hall block situated between Fir St. and Centre St., and between Buena Vista Ave. and Pacific Ave. consists of six buildings housing various City services. Considered together, these parcels represent a unique opportunity for future densification and public realm enhancement. The central nature of this location adds to this potential.

4.4.1 - City Hall Block – Visual Summary of Existing Conditions recaps salient points from building assessments of the six buildings in an attempt to begin looking at these individual buildings as components of a larger whole and begin understanding relationships, synergies, and challenges.

Based on the facility assessments and priorities that emerged through Staff interviews and workshops, further exploration of redevelopment opportunities at this city block was commenced. Sketches 1 through 6, in the following pages explore various approaches, opportunities and possibilities arising from different levels of intervention across this block.

Sketch 1



Sketch 1

Consolidate City Administration Functions currently located in separate buildings (including HR, IT, Planning & Engineering)

Renovation and Addition to City Hall. Add elevator and other accessibility features

Annex - Adaptive reuse to house Daycare or Rental Space geared to Art / Community use

Sketch 2



Sketch 3



Sketch 3

Consolidate City Administration Functions (including HR, IT, Planning & Engineering)

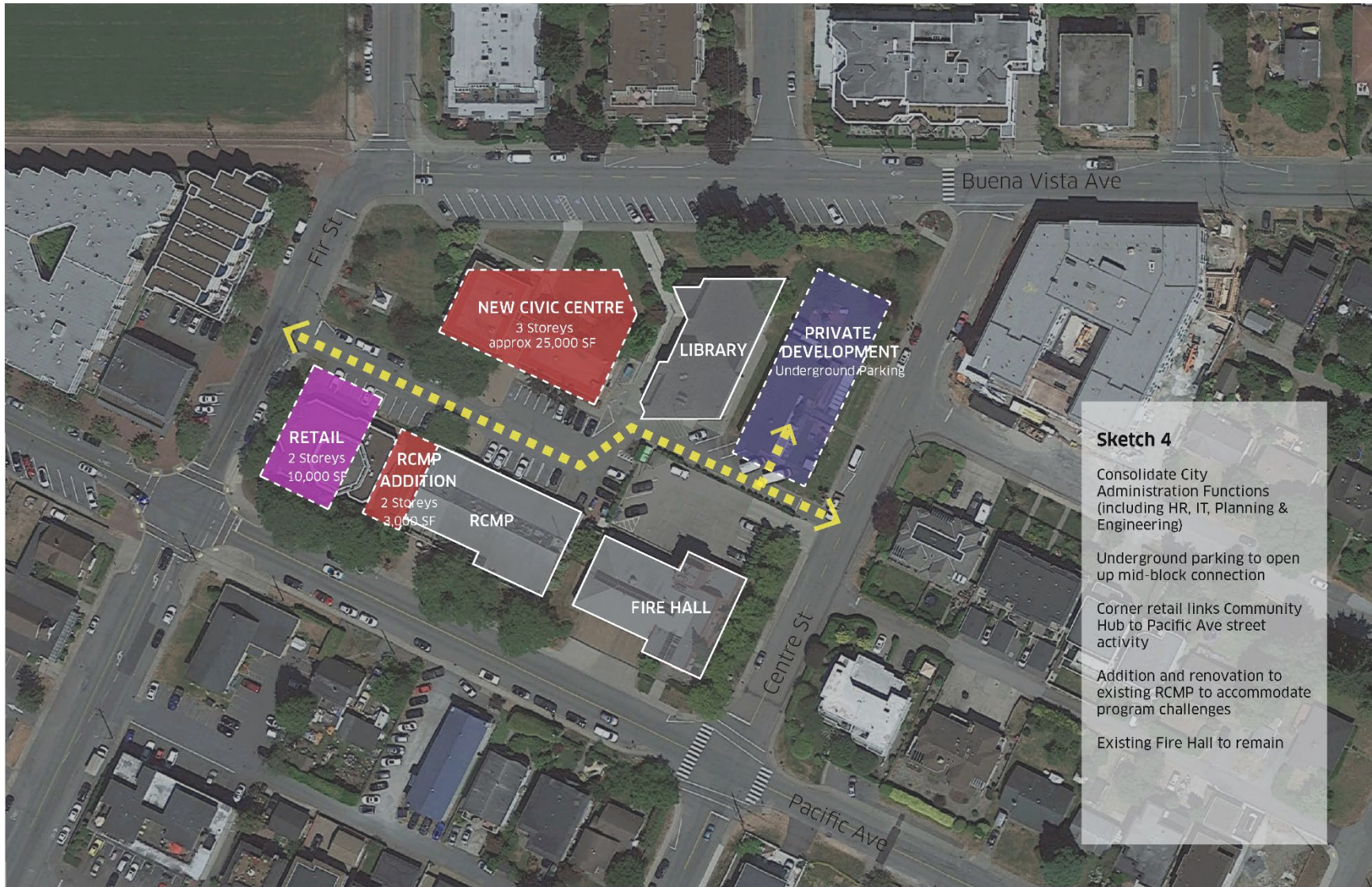
New City Hall Building to replace existing City Hall, Annex, RCMP buildings

Parking mid-block with buildings facing streets

City Hall Building includes RCMP Detachment, Childcare, Community Amenities such as Art studios or Gallery space, and Retail

Existing Fire Hall and Library to remain

Sketch 4



Sketch 5



Sketch 6



Appendix C - Definitions

Definitions

(Source: CANADIAN HANDBOOK OF PRACTICE FOR ARCHITECTS)

Functional Program: A written statement which describes various criteria and data for a building project, including design objectives, site requirements and constraints, spatial requirements, relationships, building systems and equipment, and future expandability.

Feasibility Study: A report which outlines the research and subsequent analysis to determine the viability and practicability of a project. A feasibility study analyzes economic, financial, market, regulatory and technical issues.

Business Case: A document developed to establish the merits and desirability of the project and justification for further project definition and the commitment of resources.

Appendix D – Potential Funding Sources

Potential Funding Opportunities for upgrading city facilities

There are a few funding opportunities that could be of interest to the City of White Rock. The first four; British Columbia Infrastructure Grants; the Union of BC Municipalities; the Federation of Canadian Municipalities; and the Real Estate Foundation of BC are available directly to local governments. CMHC supports housing strategies and finally, Forestry Innovation Investment (FII) is focused on wood first. CMHC and FII would require that the municipality has partners.

British Columbia Infrastructure Grants

In British Columbia, local governments can access infrastructure funding through a variety of grant programs.

The [Investing in Canada Infrastructure Program](#) allows British Columbia to cost-share infrastructure investments between the governments of Canada and B.C, local governments, and other partners. The intake for some of the programs is now closed, however the [Infrastructure planning grant program](#) is still open. The next deadline is January 10, 2024. Grants of up to \$10,000 are available to help local governments develop or improve long-term comprehensive plans including, and not limited to:

- Asset management plans
- Integrated stormwater management plans
- Water master plans
- Liquid waste management plans

Grants can be used for a range of activities related to assessing the technical, environmental and/or economic feasibility of local government infrastructure projects.

The City of White Rock received approximately \$5.7M as part of the [Growing Communities Fund](#) in early 2023. On June 12, 2023 Council directed staff to allocate approximately \$2M of this amount to the Community Hub.

Canada Community-Building Fund

The [Union of BC Municipalities](#) has a tri-partite agreement between Canada-British Columbia-UBCM (formerly the federal Gas Tax fund) to local governments and other recipients in British Columbia over ten years (2014-2024). The [Canada Community-Building Fund](#) is guided by three national program objectives, which include productivity and economic growth, a clean environment and strong cities and communities. In British Columbia, the Canada Community-Building Fund is delivered through three program streams: Community Works Fund; Strategic Priorities Fund; and Greater Vancouver Regional Fund.

FCM Pilot Project for Sustainable Affordable Housing

Federation of Canadian Municipalities (FCM) has [Pilot project: Retrofit or new construction of sustainable affordable housing](#). The goal is to test innovative, ambitious solutions that generate deep energy efficiency outcomes and GHG reductions for existing affordable housing retrofits and new-builds. Grants of up to \$500,000 are available to cover up to 80% of your eligible costs. Applications are accepted year-round, though this offer will close when all funding has been allocated.

REFBC grants

Real Estate Foundation of BC [REFBC grants](#) support work in five areas. Projects may span more than one priority:

- Land Use
- Fresh Water
- Built Environments
- Food Sovereignty

REFBC grants can support law and policy reform; applied research; community engagement; professional education; and public education. The next application intake is Winter 2024.

Canada Mortgage and Housing Corporation (CMHC) – Affordable Rental Innovation Fund

CMHC has a number of [funding programs](#) related to the National Housing Strategy as well as other CMHC funding to build or renovate affordable housing.

Wood First Funding Program

[Forest Innovation Investment](#) focused on the advancement of wood culture in BC. Opportunities exist through their [Wood First Funding Program](#), focused on BC. The application requires collaborating with eligible not-for-profit organizations or an academic institution. Program objectives include:

- Strengthening BC's capacity to produce competitive wood-based products and building systems that create and respond to market demand.
- Positioning BC as a world leader in sustainable and innovative wood-based products and building systems in design, production, and application.
- Accelerating adoption of existing and emerging wood-based products and building systems.

The Call for Proposals usually opens around November 1 and is due around December 15.