



WHITE CITY TOWN CENTRE NEIGHBOURHOOD PLAN



Part of
The Town of White City Official Community Plan,
Adopted December 22, 2014
Bylaw No. 580-14

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ELEMENTS OF THE PLAN

This Plan forms part of and is governed by, the Town of White City Official Community Plan Bylaw No. 580-14. The policy framework within this Town Centre Neighbourhood Plan is intended to supplement those policies of the Official Community Plan by providing the policies and objectives that will govern and guide future development and investment in the Town Centre.

This Plan is comprised of five sections that together outlined the future of the Town Centre;

SECTION I – Overview

This section provides setting for the Plan and describes the planning area and the proposed function of the development plan.

SECTION II – Town Centre Vision

The section describes the vision statements and supporting or guiding principles for the future development of the Town Centre.

SECTION III – Planning Land Use

This section contains a comprehensive land use description, policies and strategies that serve as a framework for the development of the Town Centre. It also describes different land uses and land use policies that are to be followed during the planning process of the Town Centre.

SECTION IV – Implementation

It describes a range of implementation tools and strategies required to move this Plan forward.

SECTION V – Concept Plans

In here various concept plans options are provided with the intention of providing options to Council and stakeholders. This section will include only one concept plan which will be selected as the preferred option following the consultation period.

SECTION I

OVERVIEW OF THE CONCEPT PLAN

INTRODUCTION

With the purpose of facilitating development and planned growth, the Town of White City proposes this Town Centre Neighbourhood Plan to create a “Heart of the Community” space at the Betteridge Road and Emerald Park Road intersection.

As part of the planning process for the adoption of this Official Community Plan numerous meetings and discussions with stakeholders, White City Council and the White City Planning Committee took place during the last year. The goal of these meetings was to narrow down the base concept plan and to build on the vision and planning strategy for the future of the Town of White City.

This Neighbourhood Concept Plan was selected as the preferred option on going forward by the residents of White City and was adopted by Council on regular meeting of December 22, 2014. The Plan outlines land use and urban design guidelines for each component of future development and provides direction on how the area should physically grow.

The vision for the Town Centre builds on the natural setting of the community by maintaining the value and promotion of open spaces and great pedestrian connectivity and by linking the existing community to a vibrant and creative Town Centre. A Town Centre that provides cultural, recreational and retail amenities and serves as the civic and institutional hub of the community.

SITE CONTEXT

The proposed Town Centre Neighbourhood Plan area is located in the southwest of White City as shown in the following figure. The lands are bound to the North by the



Enbridge Pipeline Right of Way and to the South by Chukka Creek. The lands to the west are currently outside the Town's boundary and use for agricultural purposes.

Chukka Creek to the south represents a natural constraint to the flow of development. However, it also represents a great opportunity for potential development as accessible green space and recreational amenities adjacent to the neighbourhood, and will serve as a complement to achieve the maximum social, economic and environmental benefit of the area.

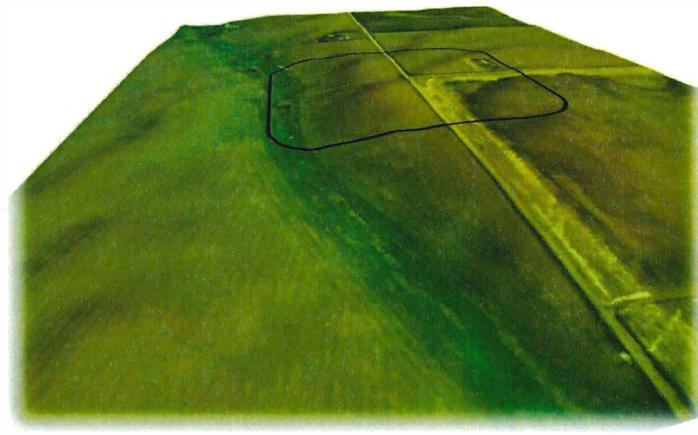
SECTION II

TOWN CENTRE VISION

VISION

The Town of White City strives to develop a plan that describes and illustrates the long-term vision for a strong, living and vibrant Town Centre Neighbourhood that will result in mixed use commercial/ residential growth and a healthy business environment.

A neighbourhood that is the centre of business activity, and the focus for cultural and recreational activities, provides housing for a diverse residential community, and offers a quality destination for visitors to the Town. The proposed neighbourhood is identified as the showcase for the community, the source of civic pride, and the community should work toward achieving that goal.



GUIDING PRINCIPLES

These key principles implement the vision and serve as the basis for neighbourhood policies:

1. A healthy, liveable, pedestrian and cyclist friendly neighbourhood that;
 - Ensures a continuous street and trail network;
 - Encourages a diverse range of business, employment, recreational and education opportunities, which contributes to the creation of a solid base for the long-term economic sustainability of the Town; and
 - Promotes safe and sustainable development by ensuring the principles of CPTED are met in any new development and enterprise.
2. A neighbourhood that encompasses responsible growth principles and policies by;

Supporting a wide range of housing choices and tenures to accommodate people with a diversity of lifestyles, incomes and mobility level; and

Following the overall approach and respective phasing based on available services.

3. A neighbourhood that protects and enhances public open spaces, parks and green connections by;

Preserving environmentally sensitive areas;

Protecting and enhancing sensitive habitats and ecosystems; and

Promoting innovative, low-impact, storm water and drainage management solutions.

4. A Town Centre Neighbourhood that promotes "Sense of Place/Belonging" and "Social Cohesion" by;

Strengthening families and fostering community collaboration; and

Shifting the nature of a dorm community towards a multifunctional, pedestrian friendly, lively and vibrant community.

5. An economically viable, mixed-use neighbourhood that;

Functions as The Town of White City's principal business, cultural, and administrative centre;

Is the primary location for offices, specialty retail, entertainment, government and cultural uses that provide daily convenience shopping needs for the Town of White City and Emerald Park residents; and

Motivates the development of local employment opportunities.



SECTION III

PLAN LAND USE

LAND USE CONCEPT

With respect to the vision and principles, the Town Centre Neighbourhood will serve as mixed-use, healthy, liveable and pedestrian and cyclist friendly neighbourhood that will be the focus for cultural and recreational activities, provides housing for a diverse residential community, and houses a significant portion of the Town's future growth.

The Town Centre Neighbourhood Plan contains comprehensive land uses, which allows for more flexibility in accommodating mixed-use commercial development and a variety of housing choices, to better adjust to changing market and economic needs and innovative development proposals that may be brought forward.

BUILDING A COMPLETE AND VIABLE NEIGHBOURHOOD

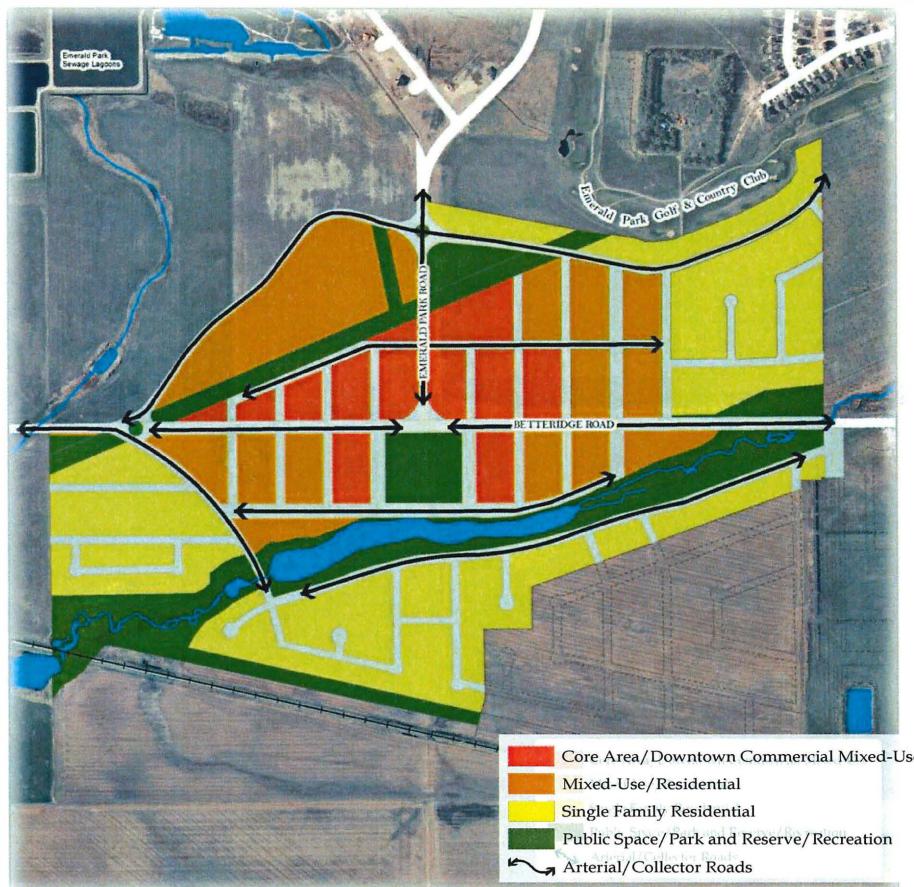
Land Use Description

1. Core Area/Downtown Commercial Mixed-Use/Residential;
A well-defined, distinctive and vibrant mixed-use neighbourhood that may accommodate office space, specialty retail, entertainment, government, cultural and civic uses, and recreational uses, as well as higher density residential, such as townhouses, apartment buildings.
2. Mixed-Use/Residential
Higher density residential areas, contiguous to the core area, which includes various housing forms such as detached single family homes, townhouses and apartment buildings.
3. Single Family Residential
Lower density residential areas, surrounding the mixed-use/residential area, which contains mostly detached single family homes.

4. Public Space/Park and Reserve/Recreation

A network of valuable green areas which includes environmentally sensitive areas, parks, trails, greenways, and community facilities to provide recreational opportunities for residents and visitors.

Land Use Designations



Core Area/Downtown Commercial Mixed-Use; accommodates a mix of commercial uses, civic, institutional and higher density residential

Mixed-Use/Residential; higher density residential areas which could include detached single family dwellings, townhouses, row houses and apartment buildings

Single Family Residential; lower density residential areas of mostly detached single family dwellings

Public Space/Park and Reserve/Recreation; valuable green areas such as environmentally sensitive areas, parks, trails, greenways, and community facilities

Land Use Capacity and Areas

Based on projections, the Town Centre Neighbourhood could accommodate around 2500 units, which results in an estimated population of 3000 to 4000 for the whole area covered by the land use concept plan including the projected surrounding single residential development. These projections are subject to the density of development and an estimated time of development of 10 to 15 years. For the effect of these projections an average of 1.5 to 3.2 persons per household was assumed.

The estimated amount of land allocated to each land use is shown in the table below. It is without a doubt subject to change based on detailed site plans, minor refinements, legal surveys and other factors as development proceeds.

Land Use Calculations	Total Area (ac)	Total Area (ha)	Percentage
Core Area/ Downtown	59.01	23.88	22%
Commercial/Mixed Use	47.49	19.22	17%
Mixed Use/Residential	97.92	39.63	36%
Single Family Residential	68.97	27.91	25%
Public Space/Park and Reserve/Recreation			
Total:	273.40	110.64	100%

Corresponding Zones

The zones applied to the land uses described above are specified in the following table. The Downtown Development (DD) zone may be used for developments the Town considers desirable that do not fit into any of the standard zones; for example, larger sites for mixed-use development in the Town Centre Neighbourhood.

Land Uses	Corresponding Zoning District
Retail/Entertainment/Government/Cultural and civic uses/Recreational uses/Residential/Public Space/Park and Reserve/Recreation - "Live up, work down"	C2 - Downtown Commercial/R6 - Residential higher density
Townhouses/Apartment buildings/Public Space/Park and Reserve/Recreation	C2 - Downtown Commercial/R6 Residential and Others
Higher density residential/Public Space/Park and Reserve/Recreation	R6 - Residential and Other Zoning District to be determined
Lower density single residential areas/Public Space/Park and Reserve/Recreation	R5 - Residential
Public Space/Park and Reserve/Recreation	CS - Community Service

GENERAL POLICIES

Based on the prior information, the following general policies apply throughout the Town Centre Neighbourhood Plan.

The neighbourhood will serve the function of the centre where the residents could interact at street level in person in a public ground with mixed use facilities common to all residents.

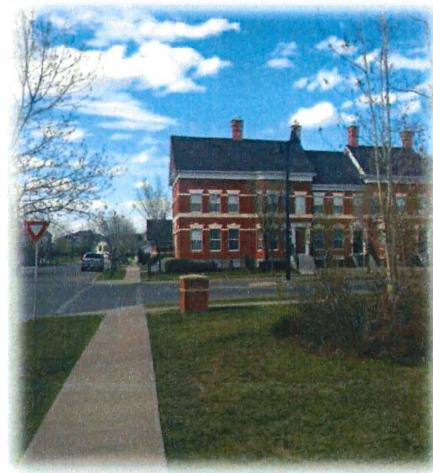
Council may consider concept plan amendments for those developments where an applicant can demonstrate that the purpose and intention of the Town Centre Neighbourhood Plan is not affected and there is limited impact on the topography, natural areas, watercourses and environmentally sensitive areas.

Residential

Within the Downtown Commercial/Mixed-Use and Mixed-Use identified zones; the majority of residential development is anticipated to be higher density development including but not limited to townhouses, apartment buildings, second, third and four storey residential living spaces depending on the desirable detail development plans.

Betteridge Road is proposed to be a key arterial and service road connecting White City and Emerald Park to the planned expansion and service road network east of the City of Regina. This location will enable the Town Centre Neighbourhood to become the daily commercial, recreational and service hub for the Town of White City and Emerald Park. The proposed plan focuses on well-defined, distinctive and vibrant mixed-use neighbourhood that may accommodate office space, specialty retail, entertainment, government, cultural and civic uses, and recreational uses, as well as higher density residential.

Higher density residential development within the Core Area Downtown Commercial to help support the development of this mixed-use core and provide residents easy access to commercial, retail services.



The Mixed Use and Residential identified area; supports detached single family dwellings as well as a range of higher density development options and serves as a buffer between the Core Area Downtown Commercial and the Single Family Residential identified area.

The Single Family Residential identified area; applies to future larger lot detached single family residential development that meets the requirements of the R7 – Residential Zoning District and is aligned with existing development within the Town of White City.



Policies:

- Encourage a range of housing options appropriate for development in the community and specifically in the Town Centre Neighbourhood with a variety of unit sizes and tenures;
- Focus higher density multi-family housing in the Core Area/Downtown Commercial and Mixed-Use/Residential identified areas, including townhouses, low-rise apartment buildings with possible opportunities for mid-rise buildings depending on market requirements;
- Encourage the design and architecture of buildings to be adaptive and accessible for persons of different stages of life and degrees of mobility to help satisfy the diverse and changing housing needs of residents;
- Require outdoor amenity spaces in developments to serve the needs of a broad range of residents (children, adults and seniors);
- Design grade-level, street-fronting multi-family units to have direct access from the streets;
- Where possible and where road grades permit, consolidate driveway accesses to reduce the number of driveways/private road entrances onto public streets;
- Applications involving additional crossings of major watercourses are discouraged;



- Support opportunities for 'live up, work down' mixed use development;
- Provide the opportunity for innovative and/or compact building design, where services are appropriate;
- Encourage the development of energy and water efficient housing;
- Allow for secondary suites, where appropriate, within existing and new residential developments; and
- Promote safe and sustainable residential development by ensuring the principles of CPTED are met.

Commercial, Civic and Institutional

The proposed plan focuses on commercial and retail development plan within the Core Area/Downtown Commercial and Mixed-Use area to serve residents of both the Town of White City and Emerald Park and to create a strong, living and vibrant Town Centre that is the centre of business activity, and the focus for cultural and recreational activities.

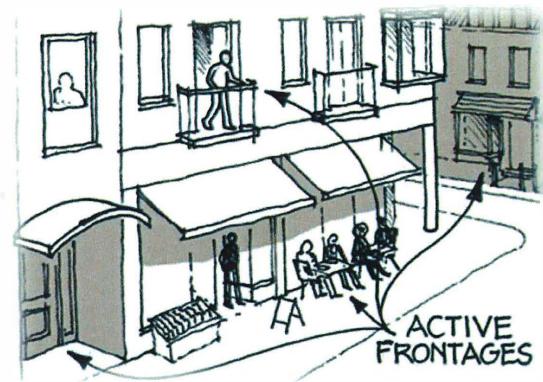
The Plan supports and encourages civic and institutional land uses such as community centres and facilities, cultural and civic facilities, places of worship and educational institutions or facilities.

The Plan explores opportunities to leverage plans for future uses, such as a Fieldhouse, indoor swimming pool and track, Farmers Market, potential Library relocation/expansion, Museum, and potential relocation/expansion of the Town Office to help create an environment that supports the community's broader objectives for the Town Centre.

Policies;

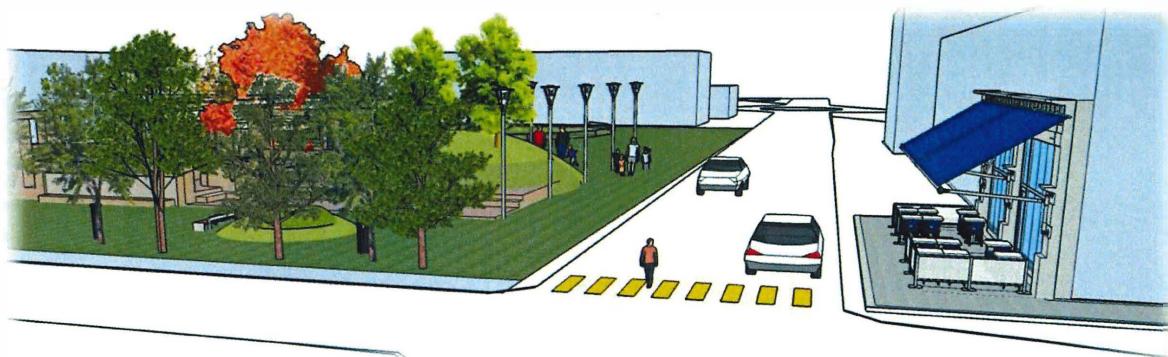
- Focus the majority of commercial development and provide for a wide range of commercial uses in the Core Area/Downtown Commercial and Mixed-Use;
- Encourage local commercial development and discourage big-box development within the Town Centre Neighbourhood;
- Streets should be designed to maximise the frequency of active frontages. These contribute to a lively and (where appropriate) economically viable street scene. They also help to deter crime and the fear of crime through "natural surveillance" of the public realm;

- Consider and encourage the development of community facilities which may be combined with other compatible uses that provide a broad range of indoor and outdoor community activity and meeting spaces;
- Commercial One Story should be encourage;
- Commercial/Office/Retail/Apartment 2-4 Story is encourage;
- Support opportunities for 'live up, work down' mixed use development;
- Public and Semipublic Uses and Community Facilities within the Town Center and near to and near civic amenities, parks, greenways and trails;
- Explore the possibility of a library and museum near other civic amenities to create a civic services hub in the neighbourhood;
- Explore the possibility of a Farmers Market site and its implementation. The Farmers Market facility should be designed to include restroom facilities;
- Consider opportunities to develop a new Town Office space within the Town Centre Neighbourhood;
- Work collaboratively with the School Division to identify and evaluate the possible need for additional schools and the appropriate locations, to help reinforce the overall community structure and meet resident's needs; and
- Promote safe and sustainable commercial development by ensuring the principles of CPTED are met.



Public Space/Park and Recreation

This plan provides for the incorporation of a network of valuable green areas which includes environmentally sensitive areas, parks, trails, greenways, and community





facilities to provide recreational opportunities for residents and visitors.

The Town Centre Neighbourhood is located near Chukka Creek which is an important and significant watercourse that provides a great benefit to the neighbourhood. The location dimension and characteristic of additional greenways and walking paths will

be determined with detailed plans for development of the areas within the Town Centre Neighbourhood at the discretion of Council.

Policies:

- Develop a park system that identifies and integrates the natural settings of the White City and Emerald Park areas;
- Integrate flexible measures in the design of parks and public open spaces to address the changing needs of a growing community, contribute to a sense of place and incorporate accessibility for all ages, abilities, income and cultural backgrounds;
- Incorporate a Cenotaph as the central focus point on a strategic location of the park to provide for Remembrance Day celebrations and to emphasize on the importance of remembering Canadians who died serving their country.
- Balance the park, recreation and culture experience in the Town Centre Neighbourhood with those provided in other areas of the Town;
- Provide for adequate links between residential areas, schools, parks and community facilities by a network of trails and other connections;
- Design parks to include amenities for various age groups that encourage active use at various times of the day;
- Encourage public and private partnerships and other mechanisms to contribute to the expansion and provision of additional parks, recreation and cultural amenities;
- Work towards providing meaningful parks within a 5 minute walking distance (400 metres), recognizing the topography of the area, for the majority of residents of the neighbourhood;
- Secure the provision of municipal reserves and environmental reserves for new developments through development approval and subdivision processes as per *The*



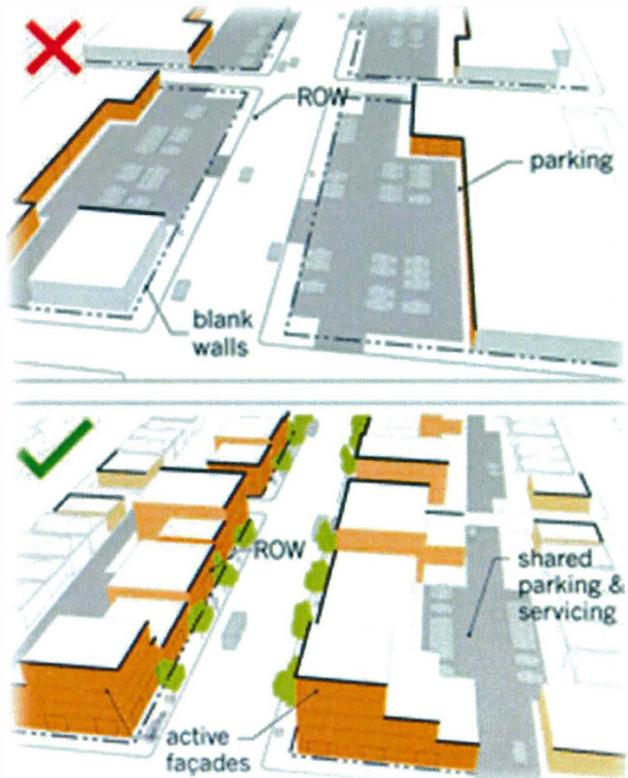
- Planning and Development Act, 2007, The Subdivision Regulations and The Dedicated Land Regulations, 2009, for the Town Centre Neighbourhood and the Town of White City in general;*
- Ensure that dedicated municipal reserve lands provide a valuable and usable space for the enjoyment of the community and ensure the dedication of watercourses and areas of similar nature as environmental reserves; and
 - Promote safe and sustainable Public Space/Park and Reserve/Recreation development by ensuring the principles of CPTED are met.



Transportation

The Town Centre Neighbourhood Plan establishes a framework for the creation of a compact and walkable neighbourhood using an efficient multimodal transportation network. A goal of the Town Centre Neighbourhood Plan is to create a resilient, walkable neighbourhood that relies less on driving and more on walking, cycling.

The Plan provides for transportation network with direct routes and multiple access points to key neighbourhood destinations. It is recognize the current non-existence of transit services in the area but it also recognize the importance of planning for the future and the importance of transit services in a healthy



community. In the absence of transit service in the area, automobile travel will form the majority of trips and so appropriate provisions (e.g., parking allocation) must be included throughout the neighbourhood.

The transportation network is planned to increase mobility, accessibility, safety and pedestrian comfort while minimizing the social, environmental and financial cost of transportation infrastructure. The transportation network has also been proposed to enable potential transit services and the integration of other neighbourhoods in the White City and Emerald Park area. Promote the development of safe and secure transportation network by ensuring the principles of CPTED are met.

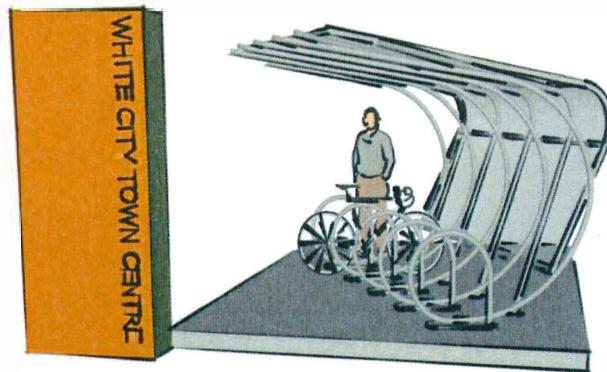
Pedestrians;

- Establish a pedestrian friendly public realm along all major streets through the provision of landscaping, street trees, and small open spaces suitable for resting or casual socializing as part of proposed street improvements;
- Link new pedestrian and cycling routes with existing routes and trails and integrate greenways with the public on-street walkway system to create a seamless pedestrian/cyclist network as generally illustrated on related map of the OCP;
- Maximize pedestrian connection to and through the neighbourhood and significant pedestrian generators, and work with developers to provide public mid-block walkways and rights-of-way when necessary through or adjacent to development;
- Provide pedestrian bulges, wide sidewalks and mid-block crosswalks at or near significant pedestrian generators (e.g., school, town centre) to improve walkability and pedestrian safety and allow for the potential implementation of business sidewalk patios;
- Provide pedestrian/cyclist walkways to support the pedestrian network when dead-end streets cannot be avoided due to topographic or other constraints; and
- Crosswalks should be clearly designated with lighting and pavement surface striping and take in consideration people with disabilities.

Cycling;

Planning for bicycling and walking can remove barriers to mobility and increase the safety and comfort of pedestrians and cyclists, reduce automobile traffic and its negative effects on public health and the environment, encourage regular exercise, spur economic development and increase tourism. Improving pedestrian and cycling conditions benefits all people, regardless of how much they use active modes themselves.

- Establish a system of on-street and off-street bicycle routes that, together with the greenways network, support both potential commuter and recreational cycling throughout the Neighbourhood; and
- Provide bicycle parking, end-of-trip facilities and other cycling amenities at key destinations such as schools, community recreation facilities and multi-family residential developments.



Greenways;

- Create a greenway network that links parks, open spaces, and key destinations in the Neighbourhood, according to the Town Centre Neighbourhood Plan;
- Ensure greenways located in street rights-of-way and parks conform to the Town policies, design provisions, and guidelines; and
- Connect the greenway network to the existing greenway and parks network.

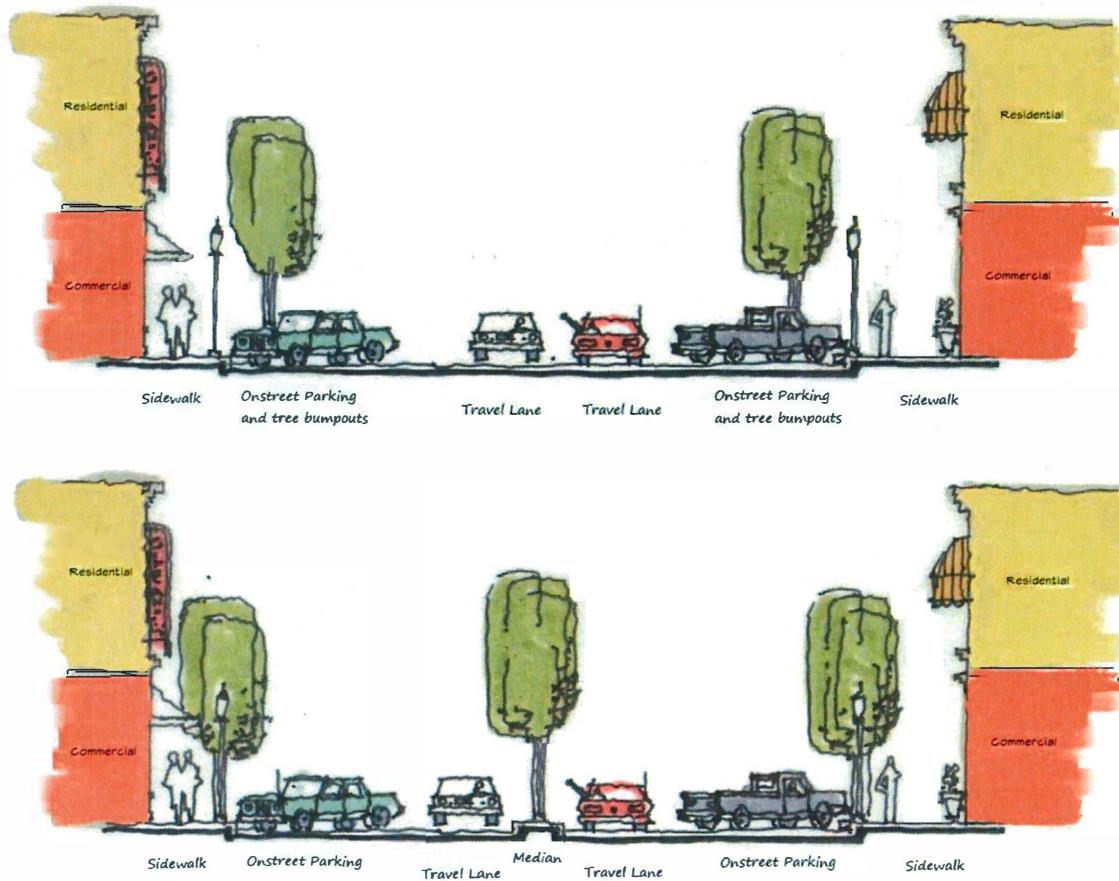
Transit;

- Design and develop a neighbourhood that is supportive of potential transit systems and services;
- Continue to work with the Saskatchewan Transportation Company to evaluate the potential provision of an optimal transit service to the Neighbourhood Centre and the Town; and
- Explore alternatives and potential future options to support transit service and coverage in the neighbourhood and the Town.

Streets;

- Local streets, lanes and walkways, illustrated on the Town Centre Neighbourhood Plan, are conceptual and final subdivision layout is subject to review by the Town of White City and the subdivision approving authority;
- Betteridge Road Right-of-Way shall have a minimum width of 42 metres to facilitate the inclusion of wide sidewalks, angle parking and free flowing traffic lanes;
- Streets should be pedestrian-friendly and with accessible edges along buildings and sidewalks;
- Where possible, the use of a grid system of streets with short blocks to provide multiple travel routes for vehicles, pedestrians and cyclist, is encourage;
- The incorporation of bump outs with ornamental trees and landscaping at each intersection is highly encouraged;
- Raised crosswalks linking each bump out are encouraged. Crosswalks should be constructed of contrasting pavers that are visible to both pedestrians and through traffic;
- Encourage rear lane access for developments fronting arterial streets, within the Town Centre Neighbourhood;
- Encourage the use of rear lanes along designated bicycle routes and greenways and in other residential areas to minimize potential for conflict with pedestrians and cyclist and to maximize on-street parking provisions;
- Each rear lane shall provide at least two connections to the street network and dead-end lanes are not supported;
- Where rear lane is not provided, front-loaded street access shall share access between adjacent residences, to minimize the number of driveway crossings impeding the pedestrian environment, subject to grades;

- Loading areas, off-street parking access and solid waste collection functions are to be accommodated on-site and, where possible, accessed through a rear lane in a manner that minimizes their impact on the public realm;
- Ensure appropriate measurements are implemented to reduce vehicle speeds, improve intersection safety, shorten pedestrian crossing distances, and reduce vehicle pedestrian conflicts, especially near school sites, parks, and community facilities;
- Where design alternatives to the Town standards and policies are proposed for street network components due to topography, additional mitigation measures such as traffic controls and signalization may be required to ensure safety;
- On-street parking should be provided wherever possible on the Town Centre Neighbourhood's main streets;
- Angled on-street parking is preferred and parallel parking should be avoided;
- On-street parking may be situated between bump outs where appropriate;



- Bum pouts should be well landscaped and designed to accommodate snow removal; and
- Distinctive pavement should be used wherever possible to distinguish dedicated on-street parking from through travel lanes.

Utilities

The Town Centre Neighbourhood utility infrastructure shall be consistent with the demands of the potential residential and commercial growth and must be in line with environmental regulations and *Statements of Provincial Interest* by being safe, healthy, reliable and cost-effective.

Wastewater treatment systems for the Town of White City and Emerald Park are currently at capacity and based on current rates of growth special consideration should be given at the planning stage of any potential development in the neighbourhood.

Policies;

- Ensure all parcels and buildings are provided with safe, reliable and sustainable water and sewer by connecting them to the Town's central distribution system;
- Ensure that necessary corridors, easements and land for public works (e.g., drainage easements) are dedicated during the subdivision and development processes;
- Consider the location of new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works;
- Require that new development provides an equitable financial contribution towards any required infrastructure and utilities;
- On-site storm drainage and storm drainage networks shall be suitable and properly addressed prior subdivision and development approvals; and
- Proposed or required water detention/retention ponds shall be strategically located and properly designated as per municipal and provincial regulations.

Public Safety

Consistent with provincial interest and municipal goals, the Town Centre Neighbourhood Plan promotes the safety and security of individuals in the community and property from natural and human-induced threats.

Policies;

- Limit development on hazard lands to minimize the risk to public or private infrastructure;
- Prohibit the development of new buildings and additions to buildings in the floodway of the 1:500 year flood elevation of any watercourse or water body;
- Require flood-proofing of new buildings and additions to buildings to an elevation of 1.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe;
- Municipal infrastructure and public works shall be strategically located to minimize, mitigate or avoid threats to the community from any potential hazard or emergency;
- Require the dedication of all or portion of land proposed for development located in the 1:500 floodway or flood fringe as environmental reserve;
- Require landscaping plans that integrate FireSmart principles; and
- Ensure proper setbacks and development standards and mitigation measurements for developments nearby or abutting railways and/or pipelines.



LAND USE OPPORTUNITIES, PRIORITIES AND STANDARDS

Downtown Core Area

Within the Downtown Commercial/Mixed Use Area the core of business and mixed uses consists of those properties fronting onto Betteridge Road and along Emerald Park Road, this area should be identified as the “Heart of the Community”.

Within this area specialty retail shops, financial services, restaurants and bars should generally occur at the ground floor of the mixed use building. Multitenant buildings to accommodate retail, office space and residential are highly encouraged in the Downtown Core Area. Lodging services are encouraged in side streets where potential traffic and parking impacts would be less.

Design Standards:

- Structures shall build to the back of the sidewalk edge to maintain a consistent street frontage. Gaps in the frontage shall only be considered where a patio, pocket park, or other outdoor seating space can be provided;
- Parking shall not be located between the building and the street;
- Structures shall maintain an open appearance (i.e., high window-to-wall ratio) at the ground floor to foster a pedestrian-friendly environment;
- Tinted windows shall not be used, particularly at the ground floor;
- Brick is highly encouraged to be the primary building material, along with masonry accents as traditionally found in the downtown core area;
- Active uses such as retail shops or restaurants shall be encouraged at the ground level of parking structures;
- Parking structures shall be designed with architectural detailing of a similar level as adjacent structures;
- Where surface parking is provided, it should be screened with a low masonry wall and/or landscaping to maintain an attractive pedestrian environment at the street edge;
- Larger lots should also provide landscaped islands at regular intervals to further soften their appearance;
- Public facilities should be designed to avoid placing broad expanses of blank walls at the street edge; and
- Multiple floors are encouraged for public facilities to minimize the overall footprint required.

Downtown Fringe

Within the Downtown Commercial/Mixed Use Area and the Mixed Use or Transitional Area, the Downtown Fringe is comprised of those areas contained within the Town Centre but outside of the Downtown Core Area.

The Downtown Fringe uses may have a similar physical form and intensity as the Downtown Core Area, but typically generate a much lower intensity of activity, both vehicular and pedestrian. For example, where office uses or residential uses would typically be limited to upper floor locations within the Downtown Core Area, they are desirable and would be encouraged within the Downtown Fringe. Uses within the

Downtown Fringe also require additional design consideration, as they would potentially abut surrounding residential neighbourhoods in the majority of directions.

Design Standards:

Structures within the Downtown Fringe should be designed to provide a seamless visual transition between more intense Downtown Core uses and surrounding neighborhoods;

Where a significant variation in height exists, the Downtown Fringe use should step down in height to within one-story of the lower intensity use;

Setbacks for uses within the Downtown Fringe should create a pedestrian-friendly street frontage, but may be slightly large to create a softer more residential character than those found within the Downtown Core;

Where surface parking is provided, it should be screened with a low masonry wall and/or landscaping to maintain an attractive pedestrian environment at the street edge;

Parking should be placed to the side or rear of buildings to the extent possible;



SECTION IV

IMPLEMENTATION STRATEGY AND MONITORING

IMPLEMENTATION

Implementation is the key to moving forward the objectives, policies and actions in the Town Centre Neighbourhood Plan.

The Plan is intended to guide Council, developers, residents, service providers, government agencies, educational institutions and the private sector to establish a vibrant and sustainable neighbourhood.

The implementation strategies below need to be follow in order to achieve the vision, principles and policies of this Plan;

1. Adopt the Town Centre Neighbourhood Plan as an important and complementary part of the Official Community Plan of the Town of White City.
2. Promote resident engagement through a strong communication strategy for public updates and community involvement (e.g., website, newsletter, public meetings, events, social median, etc...).
3. Support local and regional economic development and build strong connections with institutions and adjacent municipalities.
4. Promote the establishment of community gardens, food growing, edible landscaping, greenhouses, green roofs, allotment gardens and composting, etc..., and explore the possibility of establish an indoor/outdoor farmers market.
5. Explore the feasibility and location to guide the development of a community recreation centre in the Plan area.
6. Promote a safe and healthy neighbourhood by following CPTED principles during development permitting and subdivision process.
7. Explore opportunities to invest in community identity by building on arts, culture and heritage assets.
8. Encourage strategies to create and develop a green community and Town Centre Neighbourhood.
9. Create beautiful and vibrant streets and gateways that are also public spaces and destinations.
10. Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters within the Town, or which cross municipal boundaries, including:

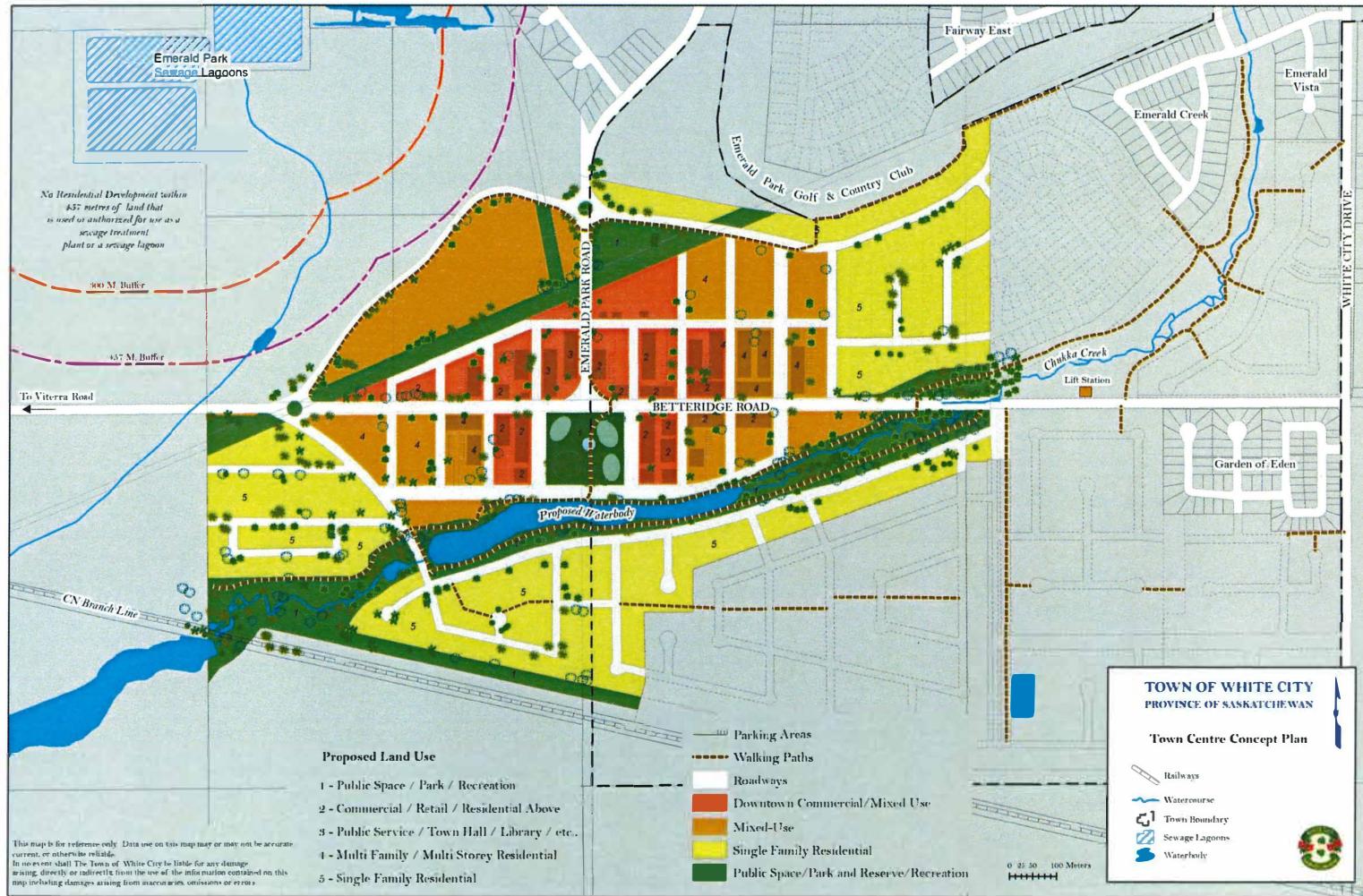
- a) Managing and/or promoting growth and development;
- b) Managing natural and cultural heritage;
- c) Infrastructure, public service facilities and waste management systems;
- d) Ecosystem and watershed related issues;
- e) Natural and human-made hazards; and
- f) Population, housing and employment projections, based on regional market areas.

MONITORING

In order to ensure the Town Centre Neighbourhood is developed in a manner consistent with the vision, principles and policies of this Plan, the Town will monitor;

1. Development of housing, by number and type of units.
2. Development of commercial floor space, by amount and type.
3. Provision of public amenities.
4. Transportation mode share, the amount of sidewalk and cycling facilities constructed, transit service, traffic operations and parking provisions.
5. The performance of the storm water management systems.
6. Performance and implementation of the Official Community Plan and Zoning Bylaw.
7. On occasion land uses or developments may be proposed that do not conform to the Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the municipality as a whole shall be examined. Any changes to the Plan shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the neighbourhood and municipality.

SECTION V
CONCEPT PLAN



TOWN CENTRE NEIGHBOURHOOD PLAN

BETTERIDGE ROAD DESIGN SAMPLES













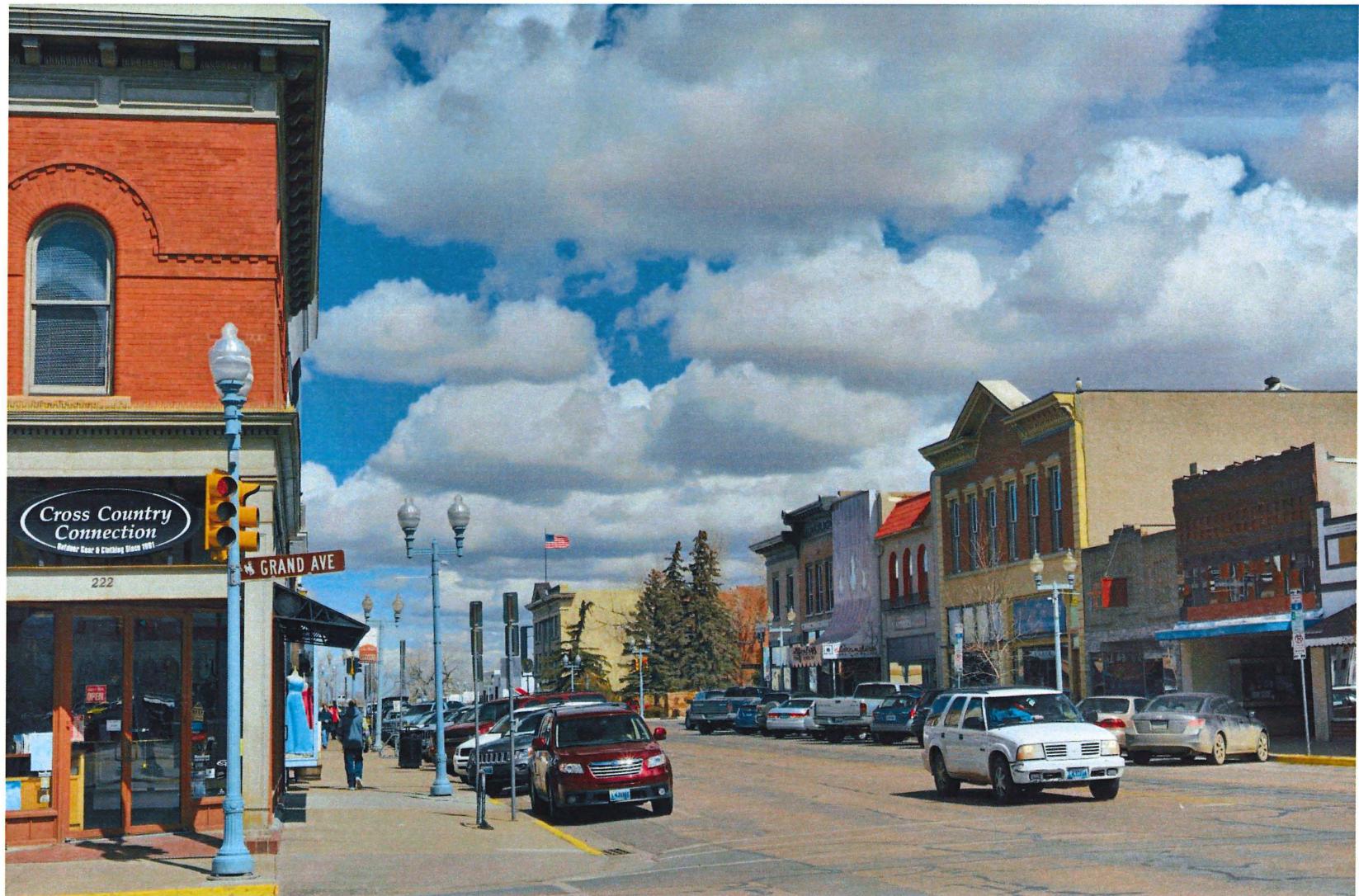




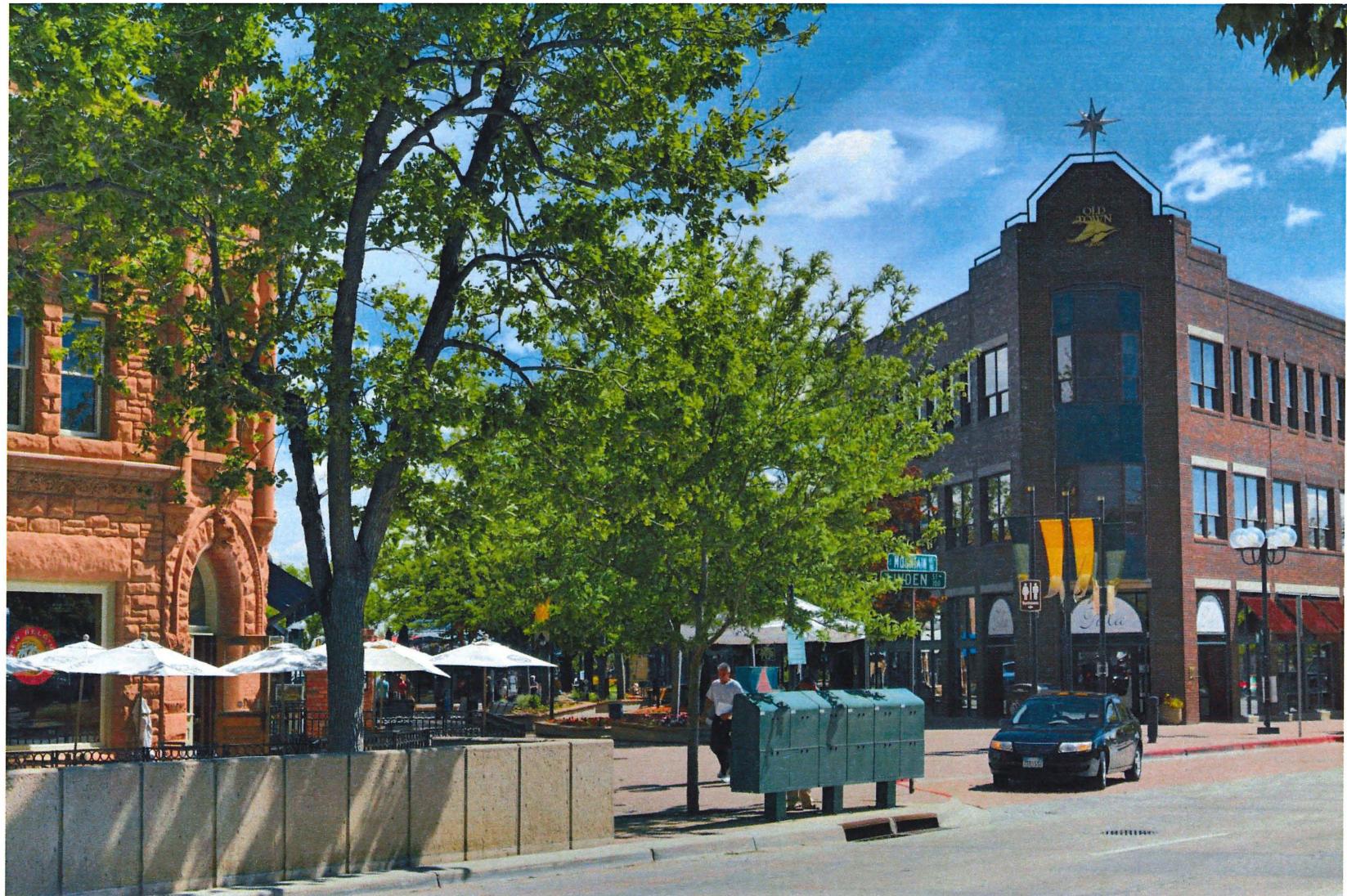


SAMPLE PHOTOS









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