



*Celebrating Municipal Excellence*  
**2023 Nomination Form**  
**Deadline:** 4:00 p.m. on Tuesday, November 21, 2023

Nominee Contact Information	
<b>Name of municipality/ municipalities being nominated:</b> <small>(please include the names of all partner municipalities)</small>	Town of White City
<b>Contact Name:</b>	Voula Colbow
<b>Contact role in project:</b>	
<b>Telephone #:</b>	306-781-2355
<b>Mailing Address:</b>	Box 220 Station Main White City SK S4L 5B1
<b>E-mail Address:</b>	<a href="mailto:vcolbow@whitecity.ca">vcolbow@whitecity.ca</a>
<b>Name of Nominated Practice or Project:</b>	White City Town Centre Project
<b>Date of Project or Practice Initiation:</b>	22-Dec-2014
<b>Date of Project or Practice Completion:</b> <small>(If ongoing, please indicate)</small>	<b>Ongoing:</b> <input checked="" type="checkbox"/>

Nominator Contact Information	
<b>Name:</b>	Voula Colbow
<b>Organization:</b>	Town of White City
<b>Position:</b>	Town Clerk
<b>Mailing Address:</b>	Box 220 Station Main White City SK S4L 5B1
<b>Telephone #:</b>	306-781-2355
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***Please provide as much detail as possible. Winning practices are posted in the Best Practices Library as a reference or resource to others. Nominations that clearly outline the practice and all steps involved have a higher chance of being selected for an award.***

## **The Practice**

### **1. What issue inspired the nominated project or practice?**

The issue that inspired the nominated project or practice in White City was the rapid population growth in the community since 2000 and on-going through to the most recent census data in 2021. Growth rates in White City have averaged 8.4% per year since 2001. As White City was developed as a residential bedroom community, unlike other Saskatchewan Municipalities, it did not grow around a main street or downtown core. The challenge was to preserve the prairie peace and small-town charm while accommodating the influx of new residents, businesses, and amenities.

### **2. What has this project or practice done to address the issue?**

To address this issue, White City initiated the development of the Town Centre. The Town Centre is a central gathering place designed to provide the growing community with a variety of housing options, essential services, and recreational opportunities, all while celebrating the neighborly charm of a small town. The Town Centre project envisions wide sidewalks with outdoor patios, quaint shops, offices, restaurants, pubs, and cafés, as well as spaces for arts and cultural performances, sprawling parks, trails, and a lake. The idea for the Town Centre originated as far back as 2002, with a proposed location for the core area's development included in the future land use map. In 2014/15, the Town adopted The Town Centre Neighbourhood Plan, which was the first of its kind in the region and aimed to guide development and investment in the Town Centre. However, the project faced challenges, such as a lack of wastewater capacity, which delayed the approval of subdivisions. The WCRM158 Wastewater Management Authority's Wastewater Expansion Project was undertaken to resolve this issue. With the completion of the wastewater expansion project, the Town Centre development gained the necessary infrastructure support to begin development in 2022. Key development companies, Caverhill Developments Inc. and White City Investments Ltd., made significant investments to advance their proposed developments within the Town Centre. These developments include residential parcels, condominiums, home care parcels, and downtown commercial parcels in areas like Picasso Pathways and Royal Park. In 2022, the Developer of Royal Park completed the installation of underground infrastructure, and in 2023, the installation of surface infrastructure such as roads, sidewalks, boulevards, and other associated facilities is set to take place. The Town also plans to lead the excavation of Chuka Creek Ponds beginning in November 2023, which are essential for storm water management and will serve as recreational focal points for the community, featuring amenities like a public plaza,

playgrounds, and an amphitheater. The Town Centre project, as described, aims to enhance the lifestyle of White City's residents and broaden the services available while preserving the small-town, neighborly atmosphere that the community values. It represents a comprehensive approach to address the challenges posed by rapid population growth while creating a vibrant and inclusive community space. In summary, the Town Centre project aims to address the issue of accommodating a rapidly growing population while preserving the small-town charm that drew people to White City in the first place. It provides a comprehensive plan for housing, services, and recreational opportunities within the community, promoting sustainable growth and ensuring that the town remains a welcoming place for people of all ages and backgrounds.

## The Process

***This section should be the longest and most detailed part of your nomination. Include enough information, such as steps, resources accessed, and considerations to support a municipality interested in applying the same project or practice.***

3. Indicate who had a direct role in this project or practice:

- Municipal Council
- Municipal Administration
- Other

4. What was the role of the municipal council and/or municipal staff in this project or practice?

The municipal council and municipal staff played a crucial role in the development of the Town Centre project in White City. They were responsible for planning, coordinating, and overseeing various aspects of the project. The municipal council was responsible for contributing to, and approving, the Town Centre Neighbourhood Plan in 2014/15, which guided development and investment in the area. Municipal staff were involved in conducting research, liaising with developers and other stakeholders, securing necessary permits and approvals, and managing the project's progress.

5. Were other groups were involved in developing this project or practice? If so, who were they and what role did they play?

Several other groups and stakeholders were involved in developing this project:

- a) Caverhill Developments Inc. and White City Investments Ltd.: These development companies made significant investments and proposed specific developments within the Town Centre. Their role was to bring residential and commercial projects to life.
- b) Community Planning Branch of the Ministry of Government Relations: This group was responsible for subdivision approvals, which were put on hold due to wastewater capacity issues. By working with Government Relations to resolve issues development was able to proceed.
- c) WCRM158 Wastewater Management Authority: This authority played a crucial role in resolving the wastewater capacity issue by implementing the Wastewater Expansion Project.

6. What resources were involved?

The resources involved in the development of the Town Centre project have been upfronted by the Town to be repaid through development levies. These investments went toward infrastructure development and the resolution of wastewater capacity issues. The Town allocated resources to fund infrastructure upgrades, such as roads, water and sewer in support of the Town Centre's development.

7. How was the project or practice developed?

The project was developed through a multi-phase approach:

- a) Planning and Adoption: The initial phase involved the planning of the Town Centre, which included adopting The Town Centre Neighbourhood Plan in 2014/15. This plan set the framework for the project's development, guiding the allocation of resources and land use.
- b) Infrastructure Development: The project required significant infrastructure development, including water and sewer lines installation in 2019 and the completion of Phase II of the Betteridge Road Upgrade Project in 2021. These infrastructure upgrades were crucial to support the Town Centre's growth.
- c) Wastewater Expansion: The resolution of wastewater capacity issues was a critical step in the project's development. The WCRM158 Wastewater Management Authority's Wastewater Expansion Project was initiated to address this challenge.
- d) Developer Initiatives: Caverhill Developments Inc. and White City Investments Ltd. played a substantial role by investing in and developing specific areas within the Town Centre, such as Picasso Pathways and Royal Park. These developers ensured that the proposed residential and commercial components of the project became a reality.

- e) **Continued Collaboration:** Throughout the project's development, there was ongoing collaboration between the municipal council, municipal staff, development companies, and various stakeholders to ensure the project's success. The Town remained dedicated to making the Town Centre a reality by addressing the challenges and opportunities that arose during its development.

## The Results

### 8. What effect did this project or practice have on the community?

The Town Centre project aims to have several notable effects on the community of White City:

- a) **Improved Quality of Life:** The project will contribute to an improved quality of life for residents by offering a more diverse range of housing options and amenities within the community. This allowed residents to enjoy a small-town lifestyle while having access to services and recreational opportunities typically associated with larger urban areas.
- b) **Economic Growth:** The development of commercial parcels and services within the Town Centre will stimulate economic growth and tax base diversification. New businesses, restaurants, and shops will attract both residents and visitors, creating job opportunities and enhancing the local economy.
- c) **Increased Recreational Opportunities:** The creation of Chuka Creek Ponds and its associated amenities will provide additional recreational opportunities for the community, including public plazas, playgrounds, and an amphitheater.
- d) **Managing Growth:** By addressing the population boom and guiding development in a controlled and coordinated manner, the Town Centre project will help manage the growth of White City more effectively

### 9. Was a formal evaluation done after the project or practice was completed? Please explain.

No formal evaluation that was conducted after the project was completed.

## 10. Describe any challenges faced.

### Challenges Faced:

- a) **Wastewater Capacity Issue:** One of the significant challenges faced was the lack of wastewater capacity, which led to the indefinite hold on subdivision approvals. This issue required the involvement of the Wastewater Management Authority and the implementation of the Wastewater Expansion Project to resolve.
- b) **Development Delays:** The approval of subdivisions was delayed due to the wastewater capacity issue, which, in turn, delayed the progression of the Town Centre project. This may have led to increased costs and a longer timeline for the development.
- c) **Coordinating Multiple Stakeholders:** The development involved multiple stakeholders, including developers, municipal authorities, and community planning branches. Coordinating their efforts and ensuring alignment in the project's goals could have been a complex task.
- d) **Infrastructure Development:** The project included significant infrastructure development, such as road upgrades, which might have faced challenges related to funding, construction, and environmental considerations.
- e) **Community Impact:** Any major development project can face challenges related to its impact on the existing community, including concerns about changes in the character of the town, traffic, and noise disruptions during construction, and the need to address these concerns adequately. Despite these challenges, the Town of White City and its partners took steps to address these issues and make progress on the Town Centre development, ultimately aiming to enhance the community and accommodate its growth while preserving its unique small-town charm.

### Lessons Learned

## 11. What lessons were learned and what would you recommend doing differently?

**Comprehensive Planning is Key:** The adoption of a comprehensive neighborhood plan, like The Town Centre Neighbourhood Plan, is essential for guiding the development of large-scale community projects. It sets a clear vision and framework for growth.

**Collaboration is Essential:** Successful projects of this magnitude require collaboration among multiple stakeholders, including municipal authorities, developers, and community planners. Regular communication and cooperation are essential to address challenges effectively.

**Infrastructure Must Be a Priority:** Adequate infrastructure development, such as roads, water and sewer systems, and wastewater management, is critical for the success of such projects. Ensuring infrastructure readiness from the outset can prevent costly delays.

**Environmental and Recreational Considerations:** Integrating environmental and recreational elements, as seen with Chuka Creek Ponds, can enhance the appeal of the development. These features contribute to the well-being of residents and the attractiveness of the community.

**Community Engagement:** Involving the community in the planning and decision-making process is



essential. Gathering feedback and addressing concerns can help build support for the project and ensure it aligns with the community's needs and desires.

**Recommendations for Doing Differently:**

- Formal Evaluation:** After project completion, a formal evaluation should be conducted to assess the project's impact and gather feedback from residents. This evaluation can identify strengths and areas for improvement.
- Continuous Monitoring:** Implement a system for ongoing monitoring and feedback collection, even after project completion. This can help identify and address any emerging issues and ensure that the project continues to meet the community's needs.
- Adaptive Planning:** Be prepared to adapt the project plan as needed to respond to unforeseen challenges. Flexible planning can help overcome delays and obstacles while staying true to the project's goals.
- Sustainability Considerations:** In today's context, a focus on sustainability, energy efficiency, and environmentally friendly development should be integrated into project planning and design. Consider green building practices, renewable energy, and sustainable transportation options.
- Risk Management:** A comprehensive risk management plan should be in place to anticipate and mitigate potential challenges. This plan can help prevent or address issues that may affect project timelines and costs.
- Long-Term Vision:** Ensure that the project aligns with a long-term vision for the community. This includes considering how the project will continue to meet the needs of residents as the community evolves.

