

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

Thursday, September 26, 2024, 4:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committee Meetings, Council Meetings, and Public Hearings held in the Council Chambers are being recorded and broadcasted, as well as being included on the City's website at: www.whiterockcity.ca

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the agenda for the September 26, 2024 meeting as circulated.	
3. ADOPTION OF MINUTES	3
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the minutes of the June 19, 2024 meeting as circulated.	
4. BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT	7
Chairperson or staff to provide an update regarding the status of action items and recommendations from previous minutes.	
5. AFFORDABLE HOUSING FRAMEWORK	12
<u>Note:</u> January 30, 2024 committee report from the Director of Planning and Development Services, titled "Updated Affordable Housing Framework (2024)," attached for reference.	
5.1 STRATEGIC PRIORITY TWO - INCORPORATE INCLUSIONARY ZONING IN WHITE ROCK	18

Committee to discuss and develop strategic priority two (2), *Incorporate Inclusionary Zoning in White Rock*, from the updated Affordable Housing Framework.

5.2 STRATEGIC PRIORITY THREE - MAXIMIZE USE OF CITY RESOURCES AND FINANCIAL TOOLS 20

Committee to discuss and develop strategic priority three (3), *Maximize Use of City Resources and Financial Tools*, from the updated Affordable Housing Framework.

5.3 STRATEGIC PRIORITY FIVE - BUILD CAPACITY WITH NON-PROFIT HOUSING AND SERVICE PROVIDERS 21

Committee to discuss and develop strategic priority five (5), *Build Capacity with Non-Profit Housing and Service Providers*, from the updated Affordable Housing Framework.

6. OTHER BUSINESS

7. 2024 MEETING SCHEDULE

The following meeting schedule was previously approved by the Committee and is provided for information purposes:

- October 16, 2024; and,
- November 20, 2024.

All meetings are scheduled to take place in Council Chambers at White Rock City Hall from 4:00 p.m. to 6:00 p.m.

8. CONCLUSION OF THE SEPTEMBER 26, 2024 HOUSING ADVISORY COMMITTEE MEETING



Housing Advisory Committee

Minutes

June 19, 2024, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: TJ Dhillon, Community Member
Shari Green, Community Member
Sharon Greysen, Community Member
Rick Mann, Community Member

COUNCIL: Councillor Bill Lawrence, Chairperson (non-voting)
Councillor Elaine Cheung, Vice-Chairperson (non-voting)

ABSENT: Greg Duly, Community Member
Bhagwant Virk, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:05 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2024-HAC-011 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the June 19, 2024 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number: 2024-HAC-012 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the April 18, 2024 meeting as circulated.

Motion CARRIED

4. **BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT**

The Director of Planning and Development Services noted that everything in the action tracking document has been either endorsed or completed at this time.

5. **OVERVIEW OF DRAFT ZONING BYLAW AMENDMENTS TO ADDRESS BILL 44 - SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)**

The Director of Planning and Development Services provided an overview of the draft bylaw amendments resulting from Provincial housing legislation around small-scale, multi-unit housing (SSMUH), supported by a PowerPoint presentation.

Staff confirmed the following information:

- The definition of a "unit" within SSMUH has not been provided by the Province. Municipalities will have flexibility with this in terms of what it includes.
- Both the Development Cost Charges (DCC) Bylaw and the Tree Protection Bylaw will be reviewed following the implementation of the new Zoning Bylaw. The Official Community Plan (OCP) will also need to be amended to align with SSMUH legislation.
- Currently within SSMUH amendments, the stratification of lots is not permitted. Staff will investigate this further, and an amendment may come forward to permit this when the updated OCP is brought forward to Council.

The Committee engaged in a roundtable discussion. Concerns were noted with SSMUH changes with respect to site coverage and permeability, especially in terms of weather events, as well as the lack of parking requirements for properties identified within the prescribed bus stop area. While these regulations are mandated by the Province, concerns were noted with a “one-size-fits-all” approach.

6. AFFORDABLE HOUSING FRAMEWORK

6.1 STRATEGIC PRIORITY FOUR - FACILITATE AND STRENGTHEN PARTNERSHIP OPPORTUNITIES

The Planning Division Lead provided an overview of the supporting document included in the meeting's agenda package, which suggests potential actions and initiatives in support of Strategic Priority number four (4), *Facilitate and Strengthen Partnership Opportunities*, to be included in the Affordable Housing Strategy.

The Committee provided feedback during a roundtable discussion, encouraging partnerships through a variety of avenues, including:

- Working with the BC Builds program through the creation of a White Rock Housing Trust;
- Consideration of the creation of a specialized economic zone (to incentivize builders for affordable housing); and,
- Continued work and advocacy with the Provincial and Federal governments.

Action Item: Staff to bring forward Strategic Priority #4 - Action 2.3 as part of the discussion for the Financial Tools section of the Strategy.

7. OTHER BUSINESS

None

8. 2024 MEETING SCHEDULE

The following meeting schedule was previously approved by the Committee and was provided for information purposes:

- July 17, 2024;
- September 26, 2024;
- October 16, 2024; and,
- November 20, 2024.

All meetings are scheduled to take place in Council Chambers at White Rock City Hall from 4:00 p.m. to 6:00 p.m.

Motion Number: 2024-HAC-013 It was MOVED and SECONDED

THAT the Housing Advisory Committee direct that the July 17, 2024 meeting be canceled.

Motion CARRIED

Staff noted that the cancellation of the July meeting would allow more time to prepare the next group of strategies, which will be brought forward to the Committee at the September meeting.

9. CONCLUSION OF THE JUNE 19, 2024 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:35 p.m.



Councillor Bill Lawrence,
Chairperson

Debbie Johnstone, Deputy
Corporate Officer



Housing Advisory Committee Action & Motion Tracking Document

Term: July 2023 – December 2024

Updated: June 25, 2024

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
Staff to provide the previously completed North Bluff Road Study to Committee members for their information.	9. Other Business	2023-07-19	Committee Clerk	COMPLETED (members were informed that there has not been a specific North Bluff Road Study completed at this time)
Committee Clerk to provide a link to the most recent White Rock Housing Needs Report to Committee members for their information.	9. Other Business	2023-07-19	Committee Clerk	COMPLETED
Committee member, G. Duly, to send the news article referenced during Committee discussion, regarding a community bond program being used to boost affordable housing in an Ontario County, to Committee Clerk for distribution to Committee members.	5. Overview of Challenges Faced by Non-Profit Affordable Housing Providers	2023-11-02	Committee Member, G. Duly / Committee Clerk	COMPLETED (Emailed to members on November 3, 2023)
Committee Clerk to include Pillar #5 as an individual discussion item in a future meeting agenda, to be considered by the Committee in further detail following review of the remaining six (6) Pillars.	6. Affordable Housing Framework Review	2023-11-02	Committee Clerk	COMPLETED (Pillar #5 incorporated within new Affordable Housing Framework presented to members at January 30, 2024 meeting)
Committee Clerk to invite the Vice-Chair of the Board of Directors for SUMS to attend a future meeting to discuss	6. Other Business	2024-02-21	Committee Clerk	COMPLETED (Guests attended Mar. 21, 2024 meeting)

this topic [<i>potential mobile cooling/warming shelter</i>] with the Committee.				
Committee members to send further feedback on strategic priority one (1) by email to the Committee Clerk for further review at the next meeting.	6. Affordable Housing Framework	2024-03-21	Committee Members	COMPLETED
Strategic Priority one (1) and two (2) to be reviewed at the next scheduled meeting.	6. Affordable Housing Framework	2024-03-21	Committee Clerk / Committee	COMPLETED (Strategic priorities 1 & 6 included for discussion on April 18 th agenda; strategic priority 2 to be discussed at a future meeting)
Committee Clerk to provide alternate dates for the April meeting, as several conflicts were noted by the Committee.	8. 2024 Meeting Schedule	2024-03-21	Committee Clerk	COMPLETED (Meeting rescheduled to April 18, 2024)
Staff to bring forward Strategic Priority #4 – Action 2.3 as part of the discussion for the Financial Tools section of the Strategy.	6. Affordable Housing Framework	2024-06-19	Director of Planning and Development Services / Planning Division Lead	IN PROGRESS

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
2023-HAC-003 : THAT the Housing Advisory Committee recommends that Council endorse the Committee bringing back the Affordable Housing Framework document for further review and potential feedback to be presented to Council.	9. Other Business	2023-07-19	Council	To be presented on-table during July 24, 2023 Regular Council meeting. ENDORSED
2023-HAC-004 : THAT the Housing Advisory Committee approves the 2023 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows: <ul style="list-style-type: none"> September 20, 2023; October 18, 2023; and, November 15, 2023. 	11. 2023 Meeting Schedule	2023-07-19	Committee Members	ENDORSED

<p>2023-HAC-007: THAT the Housing Advisory Committee recommends that Council direct staff to work with the Committee to revisit the Affordable Housing Framework report, as included in the September 20, 2023 Housing Advisory Committee agenda package, for the purpose of reviewing and bringing back recommendations to Council that are aligned with their Strategic Priorities.</p>	<p>6. Affordable Housing Framework Review and Discussion</p>	<p>2023-09-20</p>	<p>Council</p>	<p>Included on October 16, 2023 Regular Council agenda ENDORSED</p>
<p>2023-HAC-008: THAT the Housing Advisory Committee recommends that Council direct staff to make recommendations regarding which municipally owned properties would be most appropriate for a community hub and/or market and non-market rental housing project.</p> <p>Motion not considered by Council (it was noted the Community Hub is not within the Committee mandate).</p>	<p>7. Community Hub / Affordable Housing Project</p>	<p>2023-09-20</p>	<p>Council / Staff</p>	<p>Included on October 16, 2023 Regular Council agenda MOTION NOT CONSIDERED BY COUNCIL</p>
<p>2023-HAC-009: THAT the Housing Advisory Committee recommends that Council receive the affordable housing article, previously shared with the Committee members, for their information.</p>	<p>7. Community Hub / Affordable Housing Project</p>	<p>2023-09-20</p>	<p>Council / Staff</p>	<p>Included on October 16, 2023 Regular Council agenda ENDORSED</p>
<p>2023-HAC-010: THAT the Housing Advisory Committee recommends that a representative from a non-profit housing provider be invited to attend a future meeting of the Committee to discuss the challenges they face when going through the process of developing affordable housing projects.</p>	<p>7. Community Hub / Affordable Housing Project</p>	<p>2023-09-20</p>	<p>Committee Members</p>	<p>ENDORSED</p>
<p>2023-HAC-013: THAT the Housing Advisory Committee recommends that Pillar #2, <i>Use the Speculation and Vacancy Tax (SVT) for Affordable Housing</i>, be removed from the Affordable Housing Framework.</p>	<p>6. Affordable Housing Framework Review</p>	<p>2023-11-02</p>	<p>Committee Members</p>	<p>ENDORSED</p>

<p>2023-HAC-016: THAT the Housing Advisory Committee approves the 2024 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows:</p> <ul style="list-style-type: none"> • January 31, 2024; • February 21, 2024; • March 20, 2024; • April 17, 2024; • May 15, 2024; • June 19, 2024; • July 17, 2024; • September 18, 2024; • October 16, 2024; and, • November 20, 2024. 	<p>8. 2024 Meeting Schedule</p>	<p>2023-11-15</p>	<p>Committee Members</p>	<p>ENDORSED</p>
<p>2024-HAC-003: THAT the Housing Advisory Committee recommends to Council to endorse the following six (6) strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:</p> <ul style="list-style-type: none"> • Use the City's regulatory tools to encourage a diverse mix of housing types; • Incorporate Inclusionary Zoning in White Rock; • Maximize use of City resources and financial tools; • Facilitate and strengthen partnership opportunities; • Build capacity with non-profit housing and service providers; and, • Increase advocacy, awareness, and education roles. 	<p>6. Affordable Housing Framework</p>	<p>2024-01-30</p>	<p>Council</p>	<p>Included on February 12, 2024 Regular Council agenda ENDORSED</p>
<p>2024-HAC-006: THAT the Housing Advisory Committee recommends that Council direct staff to review the process</p>	<p>5. Affordable Housing Framework</p>	<p>2024-02-21</p>	<p>Council</p>	<p>Included on March 11, 2024 Regular Council agenda</p>

to streamline the development application process for affordable housing within the Planning Procedures Bylaw.				ENDORSED
2024-HAC-013 : THAT the Housing Advisory Committee direct that the July 17, 2024 meeting be canceled.	8. 2024 Meeting Schedule	2024-06-19	Committee	ENDORSED

THE CORPORATION OF THE
CITY OF WHITE ROCK
COMMITTEE REPORT



DATE: January 30, 2024
TO: Housing Advisory Committee
FROM: Anne Berry, Director, Planning and Development Services
SUBJECT: Updated Affordable Housing Framework (2024)

RECOMMENDATION(S)

THAT the **Housing Advisory Committee** recommends to Council to endorse the following six strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:

1. Use the City's regulatory tools to encourage a diverse mix of housing types;
 2. Incorporate Inclusionary Zoning in White Rock;
 3. Maximize use of City resources and financial tools;
 4. Facilitate and strengthen partnership opportunities;
 5. Build capacity with non-profit housing and service providers;
 6. Increase advocacy, awareness, and education roles.
-

EXECUTIVE SUMMARY

This committee report has been prepared in response to the Committee's feedback and direction provided at the October and November 2023 meetings on the 2022 Housing Strategy Action Plan ("Pillars") and alternative options presented at the July 13, 2022 meeting. As a result, staff have revised and summarized the updated Affordable Housing Strategy in a table attached to this (Appendix A) report. The table outlines the updated Affordable Housing Framework which includes broad strategic directions and action items which will form the long-term framework for affordable housing.

INTRODUCTION/BACKGROUND

2021 Housing Needs Report (HNR)

The City completed an HNR in November 2021, fulfilling legislative requirements for local governments to undertake a housing needs assessment by April 2022. Using 2016 Census data, the HNR identified six (6) key areas of local housing need in White Rock as follows:

1. Affordable Ownership Housing
2. Rental Housing
3. Special Needs Housing
4. Seniors Housing

5. Family Housing
6. Shelters and Housing for People At-Risk of Homelessness.

Each of the areas of housing need is described in detail within the [November 22, 2021 Staff report](#) and within the HNR itself.

What is an Affordability Housing Strategy?

It is an action-oriented framework that guides a local government response, within its authority, to maintain and create safe, suitable, and affordable housing options for residents. The purpose of the Affordable Housing Strategy is to ensure that the City's response to housing affordability challenges remains relevant and reflects key priority groups in need and housing gaps. Specific elements of the Affordable Housing Strategy include:

- Highlighting past achievements.
- Providing background on past and current housing affordability.
- Identifying key issues, current housing affordability pressures, and priority groups.
- Setting out ways to meet future affordable housing needs.

Some of the essential qualities of leading affordable housing approaches included: costs to municipalities, applicability to small communities, effectiveness, and speed of implementation. In addition, this report reviews existing policy practices in the region, best practice research from other cities, economic analysis, and tools - that can be included in an Affordability Housing Strategy.

Why an Affordable Housing Strategy?

Responding to the housing crisis is the most significant challenge facing the City today. The goal of an Affordable Housing Strategy is to establish long and short-term actions to result in the integration of affordable housing into the framework of the City's development approval process. According to a 2011 survey, Metro Vancouver municipalities have responded to the region's housing affordability and diversity challenges by adopting over 270 regulatory, fiscal, planning, approval process, rental loss prevention, education/advocacy, and direct provision measures.

While not a primary responsibility, local governments have an essential role in facilitating housing supply and preservation, including affordable housing. Outlined below are a range of measures municipalities can use to facilitate and develop affordable housing:

- Fiscal measures designed to improve the economics of housing production, such as direct funding, provision of city-owned land, and relief from fees and charges.
- Regulatory measures using the planning and development control process encourage and increase the housing supply.
- Education and advocacy measures build community awareness and support for affordable housing, such as rental housing inventories, guides for developers and advocacy for increased senior government support.
- Direct service provision through a housing corporation that provides housing and support to low- and moderate-income households.

About the Updated Affordable Housing Strategy

To address these housing gaps and help the challenges identified in the City's 2021 HNR Report, staff have developed a draft Affordable Housing Strategy framework based on the more recent feedback received from the Housing Advisory Committee (HAC).

The updated version of the Affordable Housing Strategy Framework is attached as Appendix A for the Committee's reference and review. Staff have tried to model this framework using feedback received from the HAC's review of the 2010 City of White Rock Affordable Housing Strategy report, the endorsed pillars of affordable housing and the summary of tools and best practices presented at the July 13, 2022 HAC meeting.

This draft framework recommends six (6) broad strategic directions and a total of 19 actions to help address the key local housing gaps. These actions include regulatory and policy changes, as well as planning and financial incentives that the City can use to encourage the development of additional affordable rental and ownership units. It also highlights alignment with Council's Strategic Plan and Provincial Legislation. The strategies represent the City's commitment to being an inclusive community with a wide range of housing choices, and affordability, to address local needs and the overall quality of life for White Rock residents.

Appendix B includes a table that lists the current HAC's direction on the Pillars presented to Council (at the April 25, 2022 Council meeting) as part of the Affordable Housing Strategy and Action Plan 2022. It explains staff action taken against each pillar based on the current HAC's feedback and its relevance in the updated version of the draft affordable housing framework.

NEXT STEPS

Should the Committee agree with the draft Affordable Housing framework as presented in this staff memo, the next step would be to recommend that Council endorse the draft framework. If Council endorses the framework, the next step in this important planning work would be for staff to prepare the Affordable Housing Framework document based on the proposed strategic directions and actions developed.

Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Appendix A: Overview of Updated Affordable Housing Framework

Appendix B: Summary of 2022 Affordable Housing Strategy Pillars and respective HAC and Staff Actions

Type of Measures	DRAFT Strategic Directions	Actions/Tools	Alignment with Council's Strategic Priorities	Level of Priority** (High/Medium/Low)	Consistent with Provincial Regulation
Regulatory (Zoning) & Policy	#1 - Use Regulatory Tools to encourage a diverse mix of Housing types and tenures	Pre-Zone for 'Missing Middle Housing' in specified areas by municipal initiative	Yes	High	Yes
		Develop a Rental Tenure Zoning Policy	Yes*		
		Expand on the current Market Rental Housing Policy	Yes*		
		Reducing costs by streamlining approvals via the Development Procedures Bylaw update	Yes		
		Encourage the use of Covenants as a tool to secure affordable housing	Yes*		
Policy	#2 - Incorporate Inclusionary Zoning	Develop a location-specific Inclusionary Zoning Policy to evaluate this tool within a specified area in White Rock (eg. town centre transition)	N/A	High to Medium	N/A
		Monitor the impact of Inclusionary Zoning and determine next steps	N/A		
		Develop a Density Bonus Policy	N/A		
Fiscal & Policy	#3 - Maximize Use of City Resources and Financial Tools	Use City Land for Affordable Housing	Yes	Medium	N/A
		Maintain Affordable Housing Reserve Fund	N/A		
		Evaluate Contributions Gained from Density Bonusing (CACs)	N/A		
		Develop a Financial Incentive Policy with Criteria	Yes*		

		Explore and develop financial incentives for ‘non-profit’ and ‘affordable housing’ development proposals	Yes*		
Fiscal & Policy	#4 - Facilitate and Strengthen Partnership Opportunities	Community Land Trusts for affordable housing	N/A	Medium to Low	
Policy	#5 - Build capacity building with Non-Profit Housing and Service Providers	Partner with Non-Profit organizations to develop on City-owned land	Yes*	Medium	N/A
		Explore the feasibility of establishing a housing organization	N/A		
		Facilitate Stakeholder Partnerships	N/A		
Policy	#6 - Increase Advocacy, Awareness and Education Roles	Building Awareness and Information Sharing	N/A	Low	N/A
		Position Papers: <i>to inform other stakeholders, municipalities, and the provincial and federal governments of best practice policies and projects originating in White Rock.</i>	N/A		

**Staff has ranked level of priority based on a set of criteria: Ease of Implementation, Level of Impact, Level of effort, Speed of delivering housing

Appendix B – Summary of 2022 Affordable Housing Strategy Pillars and respective HAC and Staff Actions

The following table lists the Pillars/Strategies presented to Council (at the April 25, 2022 Council meeting) as part of the Affordable Housing Strategy and Action Plan 2022. These pillars were reviewed and discussed by the current HAC at the November 2023 meeting. The following table lists the 11 pillars and their status in the current version of the affordable housing framework.

2022 Pillars		HAC and Staff Actions
1	Accelerate and Depoliticize the Approval Process (OCP Focus)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
2	Use the Speculation and Vacancy Tax for Affordable Housing	Removed: <i>This pillar has been removed from the action plan per HAC's direction at the October 2023 meeting.</i>
3	Delegate Approval Authority to Staff (Bill 26)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
4	No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to Development Permit in RS-1, RS-2 and RS-3 One Unit Residential Zones)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
5	Broaden the spectrum and range of housing tenures, options, and forms in White Rock: (a) Pre-Zone for 'Missing Middle Housing' in specified areas by municipal initiative, and (b) Provide for 14 and 18-storey 'hybrid towers' in specified areas	Item 5. (a) is included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i> Item 5. (b) is removed: <i>This pillar is an unnecessary tool once other actions and tools identified in the updated Housing Strategy Framework are factored in.</i>
6	Waiving Public Hearings (Section 464(2) of the LGA)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
7	Affordable Housing Partnership Seminar	Completed and Removed from the Housing Strategy Plan
8	Produce an Affordable Housing Development Proposal by municipal initiative	Included in new Strategic Direction #3: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
9	Waivers and exemptions for 'non-profit' and 'affordable housing' development proposals and applications including: (a) Development Cost Charges; (b) Cash in lieu of 5% park dedication	Included in new Strategic Direction #3: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
10	Rental tenure zoning with bonus density	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
11	Expediating 'Non-market' Housing Applications	Included in new Strategic Directions #1& #3: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>

STRATEGIC PRIORITY #2 – Incorporate Inclusionary Zoning

In the City’s OCP, existing housing policies require new developments within the Town Centre Transition area to provide a proportion of units available as affordable rental housing in exchange for increased density. To date, the City has been successful in securing over 45 affordable rental housing units and over 150 secured market rental units using existing housing policies during the rezoning process.

On April 25, 2024, *Bill 16, Housing Statutes Amendment Act, 2024* was passed to provide local governments with several new authorities, including a new inclusionary zoning tool and amendments to the existing density bonus tool. Specifically, this Bill provides a new tool to allow local governments to secure affordable housing by adopting an Inclusionary Zoning bylaw.

Inclusionary zoning is a new tool that allows local governments to require that a portion of units in a new residential development be allocated for affordable housing, without the need for rezoning. This type of zoning is most effective in areas of high-density development as the costs of providing affordable housing could be offset by increased density. The affordability expectations would be set up-front in an inclusionary zoning bylaw, providing more transparency and certainty for the development process. This encourages balanced diverse communities and helps to create more opportunities for people with low and moderate incomes to live in conveniently located areas within the City that provide access to transportation and amenities.

ACTION 1: Develop an Inclusionary Zoning Bylaw**Initiatives**

- 1.1. Undertake consultation with impacted groups based on who will be affected by this bylaw – *short-term*
- 1.2. Conduct a financial feasibility analysis and consider the most recent housing needs report prior to bylaw preparation – *short-term*
- 1.3. Review existing housing policies in the Official Community Plan to determine updated required – *short-term*
- 1.4. Identify specific areas within the City that would be appropriate for Inclusionary Zoning – *short-term*
- 1.5. Explore the two Alternative Compliance options i.e. Cash-in-lieu option¹ and the Transfer Agreement Option² prior to Bylaw adoption – *short-term*

¹ **Cash-in-lieu Option:** Option given to developers to provide a cash payment (“cash in-lieu”) to be used towards affordable housing, instead of building affordable housing units in the development.

² **Transfer Agreement Option:** Option to provide affordable housing units on a different location instead of building them within the current development. Allowing this option may enable a greater number of affordable housing units to be delivered and may support non-profit housing providers to own and operate entire buildings, rather than some units in a private development.

- 1.6. Consider adoption of an Inclusionary Zoning bylaw and set out specific requirements including the number of affordable units, tenure, affordability level, and length of time that the units must comply with the affordability requirements - *short-term*

ACTION 2: Monitor the impact of Inclusionary Zoning and determine next steps

Initiatives

- 2.1 Review and enhance the use of inclusionary housing bylaw in conjunction with the 5-year OCP review - *long-term*

ACTION 3: Develop a Density Bonus Bylaw

Density bonus is an existing land use tool available to all local governments to provide the option to a developer to build to a higher density in exchange for amenity or affordable housing contributions. Bill 16 amended the density bonus authorities to clarify how the tool can be used and to ensure consistency with the new inclusionary zoning tool.

Initiatives

- 3.1 Review the City's existing Density Bonus/Amenity Contribution Policy and establish a framework for density bonusing that parallels inclusionary zoning (Bill 16) – *short-term*
- 3.2 Update density bonus authorities in Bill 16 to ensure consistency with the new inclusionary zoning tool – *short-term*
- 3.3 Create a Density Bonus Bylaw – *short-term*

STRATEGIC PRIORITY #3 - Maximize Use of City Resources and Financial Tools**ACTION 1: Use City Land for Affordable Housing***Initiatives*

- 1.1. Identify and prioritize City lands that may be suitable for affordable housing, particularly under-utilized City-owned land – **medium-term**
- 1.2. Explore private property opportunities that would align with current City ownership and develop criteria and policies for rapid acquisition of this land when it becomes available – **long-term**
- 1.3. Explore opportunities to work with institutional land partners including faith-based organizations, School District 36, and Fraser Health Authority to support the development of affordable housing units - **long-term**
- 1.4. Develop a land strategy that synthesizes the findings of this work and identifies how the City's limited land base can serve to support priority housing types and growth - **long-term**

ACTION 2: Maintain Affordable Housing Reserve Fund (AHRF)*Initiatives*

- 2.1 Review and expand the City's Affordable Housing Reserve Fund Bylaw to align with Inclusionary Zoning legislative requirements– **short-term**
- 2.2 Consider on a case-by-case basis using the AHRF to purchase required land and lease it to housing providers. If City lands are purchased, AHRF funds will compensate the City's Land Sale Reserve (LSR) fund for the value of these lands - **long-term**
- 2.3 Ensure the use of the AHRF to address affordable housing is aligned with other City policies and capital funding priorities - **long-term**
- 2.4 Monitor the growth of the AHRF. While not defining a maximum AHRF balance, a review of the Funds' use, and performance will be triggered every three years or at such time as the Fund reaches a current positive asset balance of \$10 million or more - **long-term**

ACTION 3: Evaluate Contributions Gained from Density Bonusing*Initiatives*

- 3.1 Direct a portion of density bonusing contributions roughly equivalent to 10% of the value of the density bonus into the AHRF, set out in the City's Zoning Bylaw - **long-term**

ACTION 4: Develop a Financial Incentive Policy with Criteria*Initiatives*

- 4.1 Develop options that explore incentives such as density bonus for 100% rental housing; reduction/waiving of community amenity contributions; DCC waiver for non-profit housing; parking relaxations in transit nodes and corridors; financial incentives; and concurrent processing as part of policy development – **medium-term**

ACTION 5: Develop an Amenity Cost Charge (ACC) Bylaw – **medium-term**

STRATEGIC PRIORITY #5 - Build capacity with Non-Profit Housing and Service Providers

Non-profit organizations are essential in addressing the housing needs of groups or households that face significant barriers to securing housing. These non-profit housing providers bring expertise in development, tenant selection, and continuing occupancy management. Additionally, they can integrate wraparound services such as employment training, education, addiction recovery, and immigration services into their housing projects.

While the City does not manage or operate affordable housing units, it plays a crucial role in supporting non-profit housing and service providers to meet the needs of White Rock residents effectively. The City engages regularly with various partners to raise awareness, provide updates on affordable housing requirements, ensure policy compliance, and gather feedback to refine and improve City policies and programs.

By fostering and maintaining key relationships and building community capacity, the City ensures that non-profit housing and social service providers are well-supported and equipped with the necessary tools and resources to serve their clients effectively.

ACTION 1: Partner with Non-Profit organizations*Initiatives*

- 1.1. Foster partnerships between Non-Profit agencies with Governments and Developers for Affordable Housing and improve local Non-Profit capacity - *medium-term*
- 1.2. Support non-profit partners in the housing sector to develop a system to make adaptable and accessible units identifiable to renters by making building data available. *medium-term*
- 1.3. Explore partnerships with non-profit housing providers to facilitate the development of new housing as part of municipal halls, community centres, fire halls, libraries or other civic facilities - *medium-term*
- 1.4. Consult with non-profit housing providers on how to successfully integrate below-market affordable housing into new rental and strata condominium projects and what level of financial assistance would be needed - *medium-term*
- 1.5. Support partnership opportunities between developers and non-profit housing providers to ensure a proportion of units secured through the development approvals process are operated by non-profit housing providers - *medium-term*

ACTION 2: Explore the feasibility of establishing a housing authority – *long-term***ACTION 3: Facilitate Stakeholder Partnerships***Initiatives*

- 3.1. Continue to work in partnership with BC Housing, CMHC, non-profit housing providers and others to increase the supply of purpose-built non-market rental housing units in White Rock – *long-term*
- 3.2. Convene and sustain regular dialogue sessions with a broad range of stakeholders – *medium-term*

- 3.3. Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness – *long-term*
- 3.4. Work with partners to advocate to increase investment in housing in White Rock and collaborate on solutions – *long-term*
- 3.5. Create an inventory of non-profit housing providers available to operate affordable units secured in new developments - *medium-term*

DRAFT