

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, January 27, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers

15154 Russell Ave, White Rock, BC, V4B 0A6

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

T. Arthur, Director of Corporate Administration

	Pages
1. CALL MEETING TO ORDER	
1.1 FIRST NATIONS LAND ACKNOWLEDGEMENT	
<i>We would like to recognize that we are gathered on the traditional unceded territory of the Semiahmoo First Nation, within the broader territory of the Coast Salish Peoples.</i>	
2. ADOPTION OF AGENDA	
RECOMMENDATION THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for January 27, 2025 as circulated.	
3. ADOPTION OF MINUTES	9
RECOMMENDATION THAT the Corporation of the City of White Rock adopt the meeting minutes of January 13, 2025, as circulated.	
3.1 SPECIAL PRESENTATION	

3.1.a CHEQUE PRESENTATION FOR THE WARMING CENTRE - AVA MARIE, GRANDVIEW HEIGHTS SECONDARY SCHOOL

Ava Marie, Grandview Heights Secondary School (Grade 11), to attend to present Council with a cheque in the total amount of \$450 following her fundraising efforts for the Warming Centre. In addition to the monetary amount, 500 pairs of socks and mittens were also donated.

4. QUESTION AND ANSWER PERIOD (15 MINUTES / 2 MINUTES PER SPEAKER)

Question and Answer Period will be taking place in person at the meeting.

Note: there are to be no questions or comments on a matter that will be the subject of a public hearing (time between the public hearing and final consideration of the bylaw).

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

5.1.a SOURCES FOUNDATION - COLDEST NIGHT OF THE YEAR

Abby Gemino and Marc Burchell, Sources Foundation, to attend to provide information about the upcoming Coldest Night of the Year event.

5.1.b PEACE ARCH CURLING CLUB

Christine Makasoff and Greg Christofferson, Peace Arch Curling Club, to attend to introduce the Club and provide an overview of its history and what it offers to the citizens of White Rock and South Surrey.

5.1.c INTERNATIONAL YACHT CLUB OF BC

Sue Gibson, International Yacht Club of BC, to attend to discuss the dissolution of the yacht club and the distribution of the remaining Club funds, as well as to request that a Legacy Project associated with the White Rock Pier be considered.

5.1.d WHITE ROCK HOMEOWNERS AND TAXPAYERS SOCIETY - WHITE ROCK COMMUNITY HUB PROJECT

Gary Gumley, White Rock Homeowners and Taxpayers Society, to attend to speak in support of the White Rock Community Hub project and to request open discussion with the community about the project so that the public can participate in the decision-making process.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

6.1.a WHITE ROCK RCMP QUARTERLY REPORT

Staff Sergeant Dixon will provide the City of White Rock RCMP Quarterly update for October through December 2024.

6.2 CORPORATE REPORTS

6.2.a HOUSING TARGET PROGRESS REPORT - REPORTING PERIOD 1.1 (SIX MONTH UPDATE)

23

Corporate report dated January 27, 2025 from the Director of Planning and Development Services titled "Housing Target Progress Report - Reporting Period 1.1 (Six Month Update)".

RECOMMENDATION

THAT Council:

1. **Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled "Housing Target Progress Report - Reporting Period 1.1 (Six-Month Update)".**
2. **Direct staff to forward "Housing Target Progress Report - Reporting Period 1.1 (Six-Month Update)" as attached as Appendix B to the January 27, 2025, Corporate Report to the Provincial Government's Housing Targets Branch in accordance with the *Housing Supply Act*.**
3. **Direct staff to publish the "Housing Target Progress Report - Reporting Period 1.1 (Six-Month Update)" attached as Appendix B to the January 27, 2025, Corporate Report on the City's Webpage.**

6.2.b INITIAL REVIEW OF ZONING BYLAW AMENDMENT FOR 1484 JOHNSTON ROAD (ZON00064) 48

Corporate report dated January 27, 2025 from the Director of Planning and Development Services titled "Initial Review of Zoning Bylaw Amendment for 1484 Johnston Road (ZON00064)".

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated January 27, 2025, from the Director of Planning and Development Services, titled " Initial Review of Zoning Bylaw Amendment for 1484 Johnston Road (ZON00064);" and
2. Direct staff to proceed with preparing a zoning amendment bylaw to permit the permanent use of a non-medical Cannabis Retail Store at 1484 Johnston Road.

6.2.c REQUEST FOR APPROVAL - WHITE ROCK AFFORDABLE HOUSING STRATEGY (2024 - 2034) 69

Corporate report dated January 27, 2025 from the Director of Planning and Development Services titled "Request for Approval - White Rock Affordable Housing Strategy (2024 - 2034)".

Note: Housing Advisory Committee meeting minutes and recommendation of support regarding this topic can be viewed under Item 7.1 and 7.2.a

RECOMMENDATION

THAT Council:

1. Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled "Request for Approval - Affordable Housing Strategy (2024 – 2034)."
2. Approve the Affordable Housing Strategy, attached as Appendix A to this January 27, 2025 corporate report.
3. Direct the Housing Advisory Committee to work on the high priority/short-term initiatives in their 2025-2026 term as listed in Table 2.0 in this January 27, 2025 corporate report.

6.2.d FIVE CORNERS IMPROVEMENT PROJECT UPDATE 115

Corporate report dated January 27, 2025 from the Manager of Engineering titled "Five Corners Improvement Project Update".

RECOMMENDATION

THAT Council receive the corporate report dated January 27, 2025, from the Manager of Engineering, titled “Five Corners Improvement Project Update” for information; and

- 1. Endorse the alternative design concept without a washroom as outlined in the report; and**
- 2. Direct staff to proceed to the preliminary design stage for the alternative concept.**

6.2.e

REDUCING EMISSIONS: TRANSITION TO BATTERY ELECTRIC EQUIPMENT IN CITY PARKS

164

Corporate report dated January 27, 2025 from the Director of Engineering and Municipal Operations titled "Reducing Emissions: Transition to Battery Electric Equipment in City Parks".

RECOMMENDATION

THAT Council:

- 1. Receive the January 27, 2025, corporate report from the Director of Engineering and Municipal Operations, titled "Reducing Emissions: Transition to Battery Electric Equipment in City Parks"; and**
- 2. Endorse continuing conversion from gas to electric powered landscape equipment.**

6.2.f

COMMUNITY HUB DEVELOPMENT OPTIONS

169

Corporate report dated January 27, 2025 from the Chief Administrative Officer titled "Community Hub Development Options".

RECOMMENDATION

THAT Council:

- 1. Direct staff to pursue Scenario #3A, setting the location for the new Community Hub at 1510 Johnston Road.**
- 2. Direct staff to perform further analysis to incorporate affordable housing at the site.**
- 3. Direct staff to approach Sources to formally incorporate their Youth Foundry project into the Community Hub.**
- 4. Direct staff to initiate discussions with Library staff regarding the selected site.**
- 5. Direct staff to conduct public consultations to gather feedback on the selected option and refer the Community Hub Committee for further discussion and recommendations to Council.**
- 6. Direct staff to prepare and initiate Official Community Plan (OCP) and zoning amendments for all necessary sites to make this project viable.**

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

226

RECOMMENDATION

THAT Council receive for information the following committee meeting minutes as circulated:

- Housing Advisory Committee - December 3, 2024; and
- Public Art and Culture Advisory Committee - January 15, 2025.

7.2 SELECT COMMITTEE RECOMMENDATIONS

7.2.a HOUSING ADVISORY COMMITTEE (COUNCILLOR LAWRENCE, CHAIRPERSON FOR 2024)

Note: Housing Advisory Strategy is included in the agenda under Item 6.2.c (Attachment A)

RECOMMENDATION

THAT Council endorse the Affordable Housing Strategy document, as presented during the Committee's December 3, 2024 meeting.

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2526 - WHITE ROCK DRAINAGE UTILITY USER FEE BYLAW, 2004, NO. 1739, AMENDMENT NO. 12, 2025, NO. 2526

235

Bylaw 2526 - A bylaw to amend the White Rock Drainage Utility User Fee Bylaw to replace Schedule "A" Drainage Utility Fees. Bylaw 2526 received three (3) readings on January 13, 2025 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to *"White Rock Drainage Utility User Fee Bylaw, 2004, No. 1739, Amendment No. 12, 2025, No. 2526"*.

9.1.b BYLAW 2528 - COLLECTION, REMOVAL, DISPOSAL AND RECYCLING OF SOLID WASTE BYLAW 2015, NO. 2084, AMENDMENT NO. 12, 2025, NO. 2528 237

Bylaw 2528 - A bylaw to amend the Collection, Removal, Disposal and Recycling of Solid Waste Bylaw in relation to Schedule "A" Solid Waste Collection Service Fee. Bylaw 2528 received three (3) readings on January 13, 2025 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "Collection, Removal, Disposal and Recycling of Solid Waste Bylaw 2015, No. 2084, Amendment No. 12, 2025 No. 2528".

9.1.c BYLAW 2529 - SEWER CONNECTION AND RENTAL CHARGES BYLAW, 1970, NO. 396, AMENDMENT NO. 34, 2025, NO. 2529 238

Bylaw 2529 - A bylaw to amend the Sewer Connection and Rental Charges Bylaw in relation to Schedule "B" Annual Rental Rates. Bylaw 2529 received three (3) readings on January 13, 2025 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 34, 2025, No. 2529".

9.1.d BYLAW 2533 - REVENUE ANTICIPATION BYLAW 2025 240

Bylaw 2533 - A revenue anticipation bylaw providing for the borrowing of sums of money as may be required to meet the current lawful expenditures of the City. Bylaw 2533 received three (3) readings on January 13, 2025 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "White Rock Revenue Anticipation Borrowing Bylaw, 2025, No. 2533".

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Note: Council may wish to refer this matter to staff for consideration and response.

RECOMMENDATION

THAT Council receive correspondence item(s) 10.1 a as circulated.

**10.1.a MINISTRY OF PUBLIC SAFETY AND SOLICITOR GENERAL - CCTV
CAMERA FUNDING REQUEST RESPONSE**

241

Correspondence dated January 10, 2025 from Gary Begg, Minister of Public Safety and Solicitor General, in response to the City's funding request for the installation of CCTV cameras in White Rock.

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

11.2 COUNCILLORS REPORTS

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.2 NOTICES OF MOTION

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

14. OTHER BUSINESS

**15. CONCLUSION OF THE JANUARY 27, 2025 REGULAR COUNCIL
MEETING**

Regular Council Meeting of White Rock City Council

Minutes



January 13, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Mayor Knight
Councillor Chesney
Councillor Cheung
Councillor Klassen
Councillor Lawrence
Councillor Partridge
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Candice Garty, Director of Financial Services
Jim Gordon, Director of Engineering and Municipal Operations
Kari Laing, Director of Human Resources
Ed Wolfe, Fire Chief
John Woolgar, Director of Recreation and Culture
Debbie Johnstone, Deputy Corporate Officer

Public: 5

1. **CALL MEETING TO ORDER**

The meeting was called to order at 4:00 p.m.

1.1 **FIRST NATIONS LAND ACKNOWLEDGEMENT**

We would like to recognize that we are gathered on the traditional unceded territory of the Semiahmoo First Nation, within the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

Motion Number: 2025-004 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for January 13, 2025 as circulated.

Motion CARRIED (7 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2025-005 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the meeting minutes of December 9, 2024, as circulated.

Motion CARRIED (7 to 0)

4. QUESTION AND ANSWER PERIOD (15 MINUTES / 2 MINUTES PER SPEAKER)

Question and Answer Period was held in person at the meeting.

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- G. Gumley, White Rock, noted concern with stated lack of transparency regarding Council's decision to renovate the Council Chamber at City Hall for office space and move the Council Chamber to the Community Centre.

Staff advised no comments on this matter be received at this time due to ligation notation from Mr. Gumley. Mr. Gumley was asked if there were any other matters he wanted to bring forward, but he noted that this was him personally speaking to the topic and not he on behalf of the White Rock Taxpayers Homeowners Society.

- A. English, White Rock, spoke in regard to street safety (driving speeds) and inquired if the City had explored painting the street

centre lines where the perception will be a narrower road and encourage slower driving.

Staff noted this has been looked at as well as utilizing curb bulges, traffic lights etc., there is a corporate report on this topic later in the agenda this evening

- S. Kristjanson, White Rock, spoke in regard to the City's Community Hub project, inquired if the project has been spoken of publicly (no public hearing for a large expenditure). Understands it is expected that the staff office spaces will be tripled and that there may not be an affordable housing component included. Inquired as to how much the City Hub is forecasted to cost (12 and 24 story options) and impact of the current City Hall and surrounding areas.

It was noted that the proposed options for the Community Hub were discussed with a corporate report and presentation by the consultant at the previous Council meeting (December 9, 2024). There were options that both include and exclude affordable housing options.

- G. Gumley, White Rock, stated the City has \$1.20M more in cash than it did 10 years ago, the operating surpluses and capital asset carryovers are high as well meanwhile property taxes have increased. Would like to know if Council will re-instate a Finance and Audit Committee to oversee the City's fiscal responsibilities?

It was noted that this responsibility is now being addressed through Council, now directly done at the Council level at Council meetings.

- M. Stevens, White Rock inquired if the Phoenix Ravine Repair project is still within the current fiscal City budget for this year?

Staff confirmed the project is within the budget and there has been an engineer now assigned to the project. It is anticipated that the timeframe for the design of the North Side of Marine Drive should be completed late in 2025 and following that the work should take between one (1) and 1.5 years.

- S. Kristjanson, White Rock, stated the Council Chamber at City Hall was renovated approximately seven (7) years ago and inquired on the cost of those renovations plus what was the cost of the move of Council Chamber to the Community Centre?

Staff noted this is something they would be able to provide.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

None

6.2 CORPORATE REPORTS

6.2.a 2024 AUDIT PLANNING REPORT AND PRESENTATION

Corporate report dated January 13, 2025 from the Director of Financial Services titled "2024 Audit Planning Report and Presentation".

Brandon Ma, Engagement Partner, KPMG LLP (City Auditors) provided a presentation titled "Audit Planning Report for the year ending December 31, 2024".

Motion Number: 2025-006 It was MOVED and SECONDED

THAT Council:

- 1. Receive the corporate report dated January 13, 2025, from the Director of Financial Services, titled '2024 Audit Planning Report and Presentation;' and**
- 2. Receive the verbal presentation by the KPMG Engagement Partner summarizing its audit planning process for the City of White Rock for the year ended December 31, 2024.**

Motion CARRIED (7 to 0)

6.2.b 2025 ANNUAL UTILITY RATES BYLAWS

Corporate report dated January 13, 2025 from the Director of Financial Services titled "2025 Annual Utility Rates Bylaws".

Note: Bylaws 2526, 2528, and 2529 are on the agenda for staff recommended first, second and third reading under Items 9.1.a - 9.1.c

Motion Number: 2025-007 It was MOVED and SECONDED

THAT Council receive for information the January 13, 2025, corporate report from the Director of Financial Services, titled "2025 Annual Utility Rates Bylaws".

Motion CARRIED (7 to 0)

6.2.c DRAFT 2025-2029 CONSOLIDATED FINANCIAL PLAN

Corporate report dated January 13, 2025 from the Director of Financial Services titled "Draft 2025-2029 Consolidated Financial Plan".

The following discussion points were noted:

- Would find it helpful to have information as to City employee position vacancy rates
- Nature of the BIA levy / details
- Would like to see the City reserve fund(s) details as part of this information
- Status of City Document Management system

Motion Number: 2025-008 It was MOVED and SECONDED

THAT Council receive the January 13, 2025, corporate report from the Director of Financial Services, titled "Draft 2025 – 2029 Consolidated Financial Plan".

Voted in the negative (1): Councillor Trevelyan

Motion CARRIED (6 to 1)

6.2.d REVENUE ANTICIPATION BORROWING BYLAW, 2025, NO. 2533

Corporate report dated January 13, 2025 from the Director of Financial Services titled "Revenue Anticipation Borrowing Bylaw, 2025, No. 2533".

Note: Bylaw 2533 is on the agenda for staff recommended first, second and third reading under Item 9.1.d.

Motion Number: 2025-009 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated January 13, 2025, from the Director of Financial Services, titled "Revenue Anticipation Borrowing Bylaw, 2025, No. 2533".

Motion CARRIED (7 to 0)

6.2.e UPDATED 2025 OPERATING BUDGET AND TAX CONSIDERATIONS

Corporate report dated January 13, 2025 from the Director of Financial Services titled "Updated 2025 Operating Budget and Tax Considerations".

The following discussion point was noted:

- FOI person to address new CCTV camera installation, it would be helpful to understand the average vacancies over the past three (3) years prior to making a determination on this

Motion Number: 2025-010 It was MOVED and SECONDED

THAT Council direct only \$50,000 be provided for the purpose on an FOI person to support work resulting from the new CCTV cameras (this work is to be done utilizing a consultant basis).

Voted in the negative (4): Mayor Knight, Councillor Cheung, Councillor Lawrence, and Councillor Partridge

Motion DEFEATED (3 to 4)

Motion Number: 2025-011 It was MOVED and SECONDED

THAT Council receive the corporate report dated January 13, 2025, from the Director of Financial Services, titled “Updated 2025 Operating Budget and Tax Considerations” for consideration.

Voted in the negative (1): Councillor Klassen

Motion CARRIED (6 to 1)

6.2.f TRAFFIC CALMING UPDATES AND CONTRACT AWARD - PEDESTRIAN ACTIVATED CROSSWALK AT OXFORD STREET AND RUSSELL AVENUE

Corporate report dated January 13, 2025 from the Manager, Engineering titled "Traffic Calming Updates and Contract Award - Pedestrian Activated Crosswalk at Oxford Street and Russell Avenue".

Motion Number: 2025-012 It was MOVED and SECONDED

THAT Council receive the corporate report dated January 13, 2025, from the Manager of Engineering, titled “Traffic Calming Updates and Contract Award - Pedestrian Activated Crosswalk at Oxford Street and Russell Avenue” and

- 1. Approve a \$100,000 transfer from general fund capital contingency to support the pedestrian activated crosswalk for the Oxford Street and Russell Avenue Project;**
- 2. Approve the award of the construction of the pedestrian activated crosswalk at Oxford Street and Russell Avenue to S. McKay Contracting Ltd. in the amount of \$241,845 (excluding GST);**
- 3. Approve additional construction support to TWD Technologies Ltd. in the amount of \$10,000 (excluding GST);**
- 4. Authorize the pre-approved contingency in the amount of \$55,045 (approximately 20%) to support the Project; and**

5. **Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the Project.**

Voted in the negative (1): Councillor Chesney

Motion CARRIED (6 to 1)

7. **MINUTES AND RECOMMENDATIONS OF COMMITTEES**

7.1 **SELECT COMMITTEE MINUTES**

None

7.2 **SELECT COMMITTEE RECOMMENDATIONS**

None

8. **POLICIES**

None

9. **BYLAWS AND PERMITS**

9.1 **BYLAWS**

9.1.a **BYLAW 2526 - WHITE ROCK DRAINAGE UTILITY USER FEE BYLAW, 2004, NO. 1739, AMENDMENT NO. 12, 2025, NO. 2526**

Bylaw 2526 - A bylaw to amend the White Rock Drainage Utility User Fee Bylaw to replace Schedule "A" Drainage Utility Fees.

Note: Bylaw 2526 was the subject of a corporate report under Item 6.1.b.

Councillor Klassen departed the meeting at 5:16 p.m. and did not vote on Items 9.1.a - 9.1.f

Motion Number: 2025-013 It was MOVED and SECONDED

THAT Council give first, second and third reading to "*White Rock Drainage Utility User Fee Bylaw, 2004, No. 1739, Amendment No. 12, 2025, No. 2526*".

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

9.1.b BYLAW 2528 - COLLECTION, REMOVAL, DISPOSAL AND RECYCLING OF SOLID WASTE BYLAW 2015, NO. 2084, AMENDMENT NO. 12, 2025, NO. 2528

Bylaw 2528 - A bylaw to amend the Collection, Removal, Disposal and Recycling of Solid Waste Bylaw in relation to Schedule "A" Solid Waste Collection Service Fee.

Note: Bylaw 2528 was the subject of a corporate report under Item 6.1.b

Councillor Klassen departed the meeting at 5:16 p.m. and did not vote on Items 9.1.a - 9.1.f

Motion Number: 2025-014 It was MOVED and SECONDED

THAT Council give first, second and third reading to "*Collection, Removal, Disposal and Recycling of Solid Waste Bylaw 2015, No. 2084, Amendment No. 12, 2025 No. 2528*".

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

9.1.c BYLAW 2529 - SEWER CONNECTION AND RENTAL CHARGES BYLAW, 1970, NO. 396, AMENDMENT NO. 34, 2025, NO. 2529

Bylaw 2529 - A bylaw to amend the Sewer Connection and Rental Charges Bylaw in relation to Schedule "B" Annual Rental Rates.

Note: Bylaw 2529 was the subject of a corporate report under Item 6.1.b

Councillor Klassen departed the meeting at 5:16 p.m. and did not vote on Items 9.1.a - 9.1.f

Motion Number: 2025-015 It was MOVED and SECONDED

THAT Council give first, second and third reading to "*Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 34, 2025, No. 2529*".

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

9.1.d BYLAW 2533 - REVENUE ANTICIPATION BYLAW 2025

Bylaw 2533 - A revenue anticipation bylaw providing for the borrowing of sums of money as may be required to meet the current lawful expenditures of the City.

Note: Bylaw 2533 was the subject of a corporate report under Item 6.2.d

Councillor Klassen departed the meeting at 5:16 p.m. and did not vote on Items 9.1.a - 9.1.f

Motion Number: 2025-016 It was MOVED and SECONDED

THAT Council give first, second and third reading to " *White Rock Revenue Anticipation Borrowing Bylaw, 2025, No. 2533*".

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

9.1.e BYLAW 2532 - TICKETING AND BYLAW OFFENCES BYLAW, 2011, NO. 1929, AMENDMENT NO. 17, 2024, NO. 2532

Bylaw 2532 - A bylaw to amend the "Ticketing for Bylaw Offences Bylaw" in regard to Schedule B7 (dog(s) on track at Centennial Park Oval). Bylaw 2532 received three (3) readings on December 9, 2024 and was on the agenda for consideration of final reading.

Councillor Klassen departed the meeting at 5:16 p.m. and did not vote on Items 9.1.a - 9.1.f

Motion Number: 2025-017 It was MOVED and SECONDED

THAT Council give final reading to " *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929 Amendment No. 17, 2024 No. 2532*".

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

9.1.f BYLAW 2531- WHITE ROCK PARKS REGULATION BYLAW 1977, NO. 675, AMENDMENT NO. 10, 2024, NO. 2531

Bylaw 2531 - A bylaw to amend the "White Rock Parks Regulations Bylaw" in regard to restricting dogs on the track at Centennial Park Oval. Bylaw 2531 received three (3) readings on December 9, 2024, and was on the agenda for consideration of final reading.

Councillor Klassen departed the meeting at 5:16 p.m. and did not vote on Items 9.1.a - 9.1.f

Motion Number: 2025-018 It was MOVED and SECONDED

THAT Council give final reading to *"White Rock Parks Regulations Bylaw 1977, No. 675, Amendment No. 10, 2024, No. 2531"*.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

Councillor Klassen returned to the meeting at 5:18 p.m.

9.1.g BYLAW 2530 - COLLECTION, REMOVAL, DISPOSAL AND RECYCLING OF SOLID WASTE BYLAW, 2015, NO. 2084, AMENDMENT NO. 13, 2024, NO. 2530

Bylaw 2530 - A bylaw to amend the Collection, Removal, Disposal and Recycling of Solid Waste Bylaw in relation to garbage collection times. Bylaw 2530 received three (3) readings on December 9, 2024 and was on the agenda for consideration of final reading.

Motion Number: 2025-019 It was MOVED and SECONDED

THAT Council give final reading to the *"Collection, Removal, Disposal and Recycling of Solid Waste Bylaw 2015, No. 2084, Amendment No. 13, 2024 No. 2530"*.

Motion CARRIED (7 to 0)

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2025-020 It was MOVED and SECONDED

THAT Council receive correspondence Item(s) 10.1.a - c as circulated.

Motion CARRIED (7 to 0)

10.1.a PROCLAMATION REQUEST - INTERNATIONAL HOLOCAUST REMEMBRANCE DAY

Note: Council Policy No. 109 notes that the City of White Rock does not make official proclamations. Item 10.1.a has been included under correspondence for public information purposes only.

Correspondence received November 18, 2024, from Sarah Mackenzie, Manager of Community Development, Jewish Federation of Greater Vancouver, requesting that Council acknowledge International Holocaust Remembrance Day on Monday, January 27, 2025.

10.1.b METRO VANCOUVER BOARD IN BRIEF - NOVEMBER 29, 2024

The November 29, 2024 Metro Vancouver Board in Brief, an informal summary of the November Metro Vancouver Board meetings.

10.1.c INVITATION TO PARTICIPATE IN CONSULTATION ON THE SPECULATION AND VACANCY TAX

Note: Further action on the following correspondence items may be considered. Council may request that any item be brought forward for discussion, and may propose a motion of action on the matter.

Correspondence dated December 16, 2024, from the Honourable Brenda Bailey, Minister of Finance, extending an invitation to participate in the sixth annual consultation on the speculation and vacancy tax (SVT).

Note: SVT technical briefing and additional detailed data, provided as supporting documents with the received letter, also attached for information purposes.

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

Mayor Knight provided the following information:

- Dec 11, Metro Vancouver's Mayors' Committee meeting
- Dec 11, Friends of Ocean Promenade Hotel's Annual Holiday reception
- Dec 12, CARP's Holiday Christmas party and at this time recognized Ramona Kaptyn on her retirement
- Dec 13, Metro Vancouver Special Board meeting
- Dec 13, MP Kerry-Lynne Findlay's Christmas party
- Jan 9, Metro Vancouver Regional Planning Committee meeting
- Thank you to all City staff for completing the new Council Chamber set up at the White Rock Community Centre
- Thank you to the volunteers, sponsors and City staff for bringing the successful Bright Walk in White Rock Festival of Lights back once again to the waterfront

11.2 COUNCILLORS REPORTS

Councillor Partridge provided the following information:

- Jan 18, 7 p.m. at The White Rock Players Club see the website for further information about "Playful Palette Foundation's Fun and child-Friendly Variety Show"

Councillor Chesney thanked the Mayor for his opportunity as Deputy Mayor for November and December

Councillor Klassen noted helping at the Annual Christmas Dinner held by the White Rock Baptist Church

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

None

12.2 NOTICES OF MOTION

None

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

14. **OTHER BUSINESS**

None

15. **CONCLUSION OF THE JANUARY 13, 2025 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:23 p.m.

Arthur.

Mayor Knight

Tracey Arthur, Director of Corporate
Administration

Unapproved

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025
TO: Mayor and Council
FROM: Anne Berry, Director, Planning and Development Services
SUBJECT: Housing Target Progress Report – Reporting Period 1.1 (Six-Month Update)

RECOMMENDATIONS

THAT Council:

1. Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled “Housing Target Progress Report - Reporting Period 1.1 (Six-Month Update)”.
 2. Direct staff to forward “Housing Target Progress Report - Reporting Period 1.1 (Six-Month Update)” as attached as Appendix B to the January 27, 2025, Corporate Report to the Provincial Government’s Housing Targets Branch in accordance with the *Housing Supply Act*.
 3. Direct staff to publish the “Housing Target Progress Report - Reporting Period 1.1 (Six-Month Update)” attached as Appendix B to the January 27, 2025, Corporate Report on the City’s Webpage.
-

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with the Reporting Period 1.1 results regarding the Housing Target Order (Appendix A) that the City received from the Provincial Ministry of Housing in June 2024.

The Housing Target Order sets out the total five-year housing target of 1,067 units (75% of 1,422 units) to be met by June 30, 2029, along with annual cumulative housing targets, housing targets performance indicators and progress reporting dates.

The Housing Target Order requires the City to submit a 6-month report for Period 1 from July 1, 2024 to December 31, 2024, that must be received by Council resolution within 45 days of the end of the period i.e., by February 15, 2025. The completed six-month progress report can be found in Appendix B.

The Province requires the City to track net new housing units, defined as completed units with Occupancy Permits (OP) received **minus** demolished units in the same period. To date 24 net new units of the 189 required for year 1 have been completed in the first six months of the Housing Target Order. All the completed housing units are single-family or duplex residential projects.

INTRODUCTION/BACKGROUND

On November 2022, the *Housing Supply Act, S.B.C. 2022, c.38* received Royal Assent and came into force by the *Housing Supply Regulation, B.C. Reg. 133/2023* on May 31, 2023. This gave the Province new authorities to set housing targets in municipalities through the issuance of Housing Target Orders.

On June 26, 2024, the Province announced the second cohort of 10 municipalities selected for housing targets and the City was notified that it had been selected as part of the second cohort. The first cohort of ten municipalities was announced on May 31, 2023.

The City received its draft Housing Target Order on May 16, 2024, and was provided with 30 days to respond to the draft order. The City formally responded to the draft order on June 14, 2023.

The City of White Rock received its official Housing Target Order (Ministerial Order No. M201) on June 26, 2024, which sets out a five-year housing target and associated reporting requirements for the City. The City’s five-year housing target of 1,067 is the minimum number of net new completed housing units required to comply with the Housing Target Order. It should be noted that the provincial target for the City is the 75% threshold of the total Provincial Housing Needs Estimate of 1,422 units, with the expectation that the City will complete, at minimum, 1,067 units between July 2024 and June 2029. The 75% target of completed housing units for the 2024 - 2029 period is as follows:

- **Year 1: 189**
- **Year 2: 387**
- **Year 3: 596**
- **Year 4: 821**
- **Year 5: 1,067**

The Housing Target Order was also accompanied by a letter from the Minister of Housing that includes specific unit breakdown guidelines that address the number of units by size, tenure (owned, rented), rental affordability (below market¹ and market) and the number of supportive rental housing units with on-site support² for the City (Appendix C). Although not currently a requirement, the Province is recommending municipalities consider these specific targets. The unit breakdown guidelines are as follows:

Units by Size	Total
Studio/One Bedroom	638
Two Bedroom	184
Three or More Bedroom	243
Units by Tenure	Total
Rental Units	567
Owned Units	500
Rental Affordability	Total
Below Market	302
Market	264

¹ **Below Market:** Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per unit size.

² **Supportive rental units with On-Site Supports:** Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.

Supportive Rental Units	Total
With On-site supports	18

Currently, it is not mandatory to provide information for the unit mixes by size, tenure, and affordability proposed by the Province.

Evaluation and Reporting

In addition to the proposed housing targets, the Housing Target Order also requires progress reporting, timing and performance indicators. The reporting cycle started on the date of the Order. Housing Progress reports must be received by Council resolution within 45 days after the end of each reporting period as set out as follows and in Schedule C of the Order (Appendix A). The cumulative housing targets (75%) and year-wise reporting requirements are as follows:

Cumulative Targets		Reporting Period	Due Date
Year 1	189	July 1, 2024 – December 31, 2024	February 14, 2024
		July 1, 2024 – June 30, 2025	August 14, 2025
Year 2	387	July 1, 2025 – June 30, 2026	August 14, 2026
Year 3	596	July 1, 2026 – June 30, 2027	August 14, 2027
Year 4	821	July 1, 2027 - June 30, 2028	August 14, 2028
Year 5	1,067	July 1, 2028 – June 30, 2029	August 14, 2029

On December 18, 2024, the City received the Housing Target Progress Report form from the Ministry of Housing. The Housing Target Progress Reports must be received by Council by their respective due dates, and subsequently be published on the City’s website and submitted to the Minister of Housing.

ANALYSIS

Six-Month Progress Report – July 1 to December 31, 2024

Staff have prepared the City’s Six-Months (Reporting Period 1.1) Housing Target Progress Report, spanning from July 1, 2024, to December 31, 2025 (Appendix B). The Province requires the City to track net new housing units, defined as completed units with Occupancy Permits (OP) received **minus** demolished units in the same period. The reporting requirements also include tracking net new units that are approved within this reporting period by application status – those applications with issued building permits (BP), issued development permits (DP) or approved rezoning applications. The following are some key highlights from the six-month reporting period:

- Of 189 required units a total of 24 net new units have been completed (occupancy was granted for 43 units, 19 units were demolished) in the first six months of the Housing Target Order. All the completed housing units are single-family or duplex residential projects.
- Over 50% of the net new units include new secondary suites, with a rental tenure, and are a typical 2-bedroom size. **It must be noted that legalizing existing unpermitted secondary suites or other housing types does not count toward the total housing target unit totals, and therefore, those units have been excluded from the overall unit count.**
- Additionally, there are 37 development projects that have received development permits or building permits which amount to a total of 47 new housing units that are currently under construction. The approved BPs during this reporting period were for either single-family or duplex developments.

- No rezonings were approved during this reporting period.

As of the 6-month reporting period, the City has only achieved approximately 12.7% of the required 189 net new housing units. Staff note that the data on approved housing development applications (i.e. projects that have received either a BP, DP or rezoning approval) excludes projects that received a building permit before the Housing Target Order effective date (July 1, 2024) and are still under construction, as well as projects in the development application phase that haven't reached these milestones during the reporting period. Consequently, the data does not represent the City's full development pipeline.

Between receiving the draft housing order on May 16, 2024, and the official housing target order effective date of July 1, 2024, several small and large-scale development projects received Occupancy Permits. For example, the 26-storey mixed-use development at 1588 Johnston Road, SOLEIL, which includes 177 residential units, received its occupancy permit during this timeframe. However, since these permits were issued before the Housing Target Order's effective date of July 1, 2024, they cannot be counted towards the targets. It's important to note that the City could not withhold issuing this occupancy permit to meet the housing targets order effective date.

The City has a volume of redevelopment applications in the pipeline (in-stream and approved BPs) that would produce the net new units required in the 5-year Housing Target Order. A summary of the City's development pipeline is listed below:

- 72 approved building permit applications issued prior to July 1, 2024, comprising an estimated 327 new units that may be built in the coming years. It must be noted that this does not factor in the demolished units.
- There are currently 132 “in-stream” applications as of December 31, 2024, that are excluded from the above counts, comprising an estimated 1,498 new proposed units (*this total does not factor in the units to be demolished and is a gross estimate only*). These projects are currently in various stages of the development review processes, many still require Council approval or delegated staff approval, and as such the estimated proposed units may change. The following is a detailed breakdown of in-stream applications which include:
 - 213 estimated net new units from 54 BP applications under review, and
 - 1,258 estimated new units from 78 development applications under planning review, including 5 OCP amendment applications, 37 rezoning applications, and 36 development permit applications (including environmental DPs).

The City has observed typically, from the issuance of development permits to project completion, the total number of units, unit mix, and tenure for development applications tend to frequently change. These changes are observed to stem from variations in market demand, changes in financing or investment plans, and unexpected construction issues or delays. Therefore, certain attributes such as unit tenure and affordability information have not been included in the City's formal rezoning and development permit data collection and tracking system to date. In order to improve the collection of the data requested by the Province through the Housing Targets Order, the City is planning changes to the data collection and tracking systems as it relates to applications and permit issuances. This will ensure more complete and consistent progress reporting in the future.

The City will continue to monitor progress on a regular basis to identify and remove barriers to enabling new housing development.

City Initiatives to Support the Housing Target Orders

The City of White Rock has undertaken several actions and initiatives to support and enhance the creation of housing in the City. Specifically, in the last 12 months, the following actions and initiatives not only have aided in achieving the housing target but also support the policies and objectives of City Council with respect to the creation of housing for the City of White Rock:

Completed Actions	Completion Date
<p>1. Zoning Bylaw updates <i>(related to Bill 44 and 47 legislation):</i></p> <p>Updated the Zoning Bylaw to be compliant with SSMUH legislation to facilitate small-scale multi-unit housing. These regulations aim to integrate new missing middle housing forms that meet diverse needs while preserving the community's essence.</p>	<p>June 26, 2024</p>
<p>2. OCP Updates <i>(related to Bill 44 and 47 legislation):</i></p> <p>Updated the OCP Development Permit Areas and guidelines to comply with SSMUH legislation. Additionally, as part of this update, Council also approved Development Permit (Form and Character) exemptions for SSMUH developments with four or fewer dwelling units – this aims to streamline processes and encourage the construction of more missing middle housing forms throughout the City.</p>	<p>October 21, 2024</p>
<p>3. Interim Housing Needs Report:</p> <p>The City completed the Interim Housing Needs Report (HNR) to include the three additional items, a requirement of Bill 44 legislation. The anticipated 5-year and 20-year housing needs for the City are 2,780 units and 8,816 units, respectively.</p>	<p>November 4, 2024</p>
<p>4. Application to CMHC Housing Accelerator Fund (Second Intake):</p> <p>Council supported the City's application to the Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund to assist local governments in undertaking initiatives that speed up permit approvals and increase housing supply (the City was unsuccessful in the 2023 HAF application). Council endorsed the 2024 HAF application on November 25, 2024. The City submitted the second intake application to CMHC by the August 2024 deadline, as submissions were permitted in advance of Council endorsement of the application.</p>	<p>November 25, 2024.</p>

ONGOING ACTIONS

5. Developed a program to reduce Building Permit review wait times through third-party contracted services

The City experienced an increase in application volume following the pandemic, along with challenges in staff recruitment and retention which became significant for a small organization with limited staff like White Rock.

In January 2023, Council directed staff to issue a Request for Proposal (RFP) for temporary contracted building permit application review services. This initiative aimed to reduce the volume of applications awaiting review and permit issuance. In March 2023, Council awarded the contract to Pontem Consulting Group Ltd. on a time-limited basis, with a budget of \$150,000 for these services. The program was implemented in March 2023. The initial trial was determined successful by October 2023, and ongoing funding for 2024 was included and approved in the 2024 budget discussions. By directing the use of contracted services on an as needed basis, the City was and continues to be able to expedite permit delivery, reducing the burden on applicants and staff while supporting economic growth and supporting the creation of housing units faster.

6. Affordable Housing Strategy

Over the past 1.5 years, the City's Housing Advisory Committee undertook the creation and framework development of the City's first long-term Affordable Housing Strategy (AHS). The draft AHS was endorsed by the Committee on December 3, 2024, with the recommendation that it be forwarded to Council for approval.

7. North Bluff Road Corridor Study

One of Council's Strategic Priorities is to assess the long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street to evaluate the potential for increasing height and densities as it relates to the Semiahmoo Town Centre Plan in the City of Surrey.

This Corridor study is combined with the OCP Review project related to Bill 44 legislation, slated to begin in early 2025 due to the interrelated nature of both these projects. This enables staff to conduct a comprehensive analysis of all existing land uses within the City, which also includes the Corridor Study Area. On December 9, 2024, Council directed staff to get quotes for the project scope noted and award the work in order to proceed.

The Corridor Study is anticipated to be completed by Summer 2025. The results of the study will also inform additional policy updates which will be incorporated into the OCP Review project to be completed prior to the mandated December 31, 2025 deadline.

8. New Development Procedures Bylaw

One of the objectives within Council’s strategic priority is to review the City’s existing Planning Procedure Bylaw for opportunities to streamline the planning approval process. Since mid-2023, the City has been engaged in this project undertaking an in-depth review of existing development application processes to stay current with evolving provincial legislation and to align with best practices. The new Bylaw is more comprehensive, yet shorter than the current Planning Procedures Bylaw, and aims to make the application review process transparent and efficient by establishing clear steps and requirements for both staff and applicants. Further, the proposed Bylaw reflects best practices in application processing and aligns with changes to provincial regulations outlined in the Local Government Act (“LGA”).

The Development Procedures Bylaw received Second Reading by Council on December 9, 2024, and is anticipated to be presented to Council for third and final adoption in Spring 2025. Key outcomes associated with this project are anticipated to include improved process efficiency and faster development application processing timelines to help reduce development costs and expedite the delivery of new homes of all types.

Housing Target Progress Report – Reporting Period July 1 to December 31, 2024 Fulfillment Requirements

Legislative Requirement	Action
Progress Report Forms must be posted on the municipal website	Post the report on the City of White Rock website
Progress Report Forms	Submitted to the Minister of Housing

FINANCIAL IMPLICATIONS

The ongoing requirements for Housing Target Progress Reports to fulfill legislative requirements necessitate staff time and resources that would otherwise have been directed to other White Rock projects and Council’s strategic priorities.

LEGAL IMPLICATIONS

The City of White Rock is required to complete, publish and submit its first Housing Target Progress Report by February 14, 2025, in accordance with the *Housing Supply Act, S.B.C. 2022, c.38*, the *Housing Supply Regulation, B.C. Reg. 133/2023*, and the *Order of the Minister Responsible for the Housing Supply Act, Ministerial Order No. M201*.

ALIGNMENT WITH STRATEGIC PRIORITIES

The Housing Target Progress Report – Reporting Period 1.1 supports Council’s strategic priority to support housing inventory. It provides a snapshot of the current housing approval and construction with the City of White Rock.

ALTERNATIVES

The following options are available for Council’s consideration:

1. Defer consideration to endorse the January 27, 2025 Corporate Report “*Housing Target Progress Report – Reporting Period 1.1 (Six-Month update)*”, and instruct staff to provide further information and revisions; **OR**

2. Decline to consider the “*Housing Target Progress Report – Reporting Period 1.1 (Six-Month update)*”. *

* **Staff Note:** *Option 2 may result in further action required by the Province to complete the Housing Target Progress Report – Reporting Period 1.1 (Six-Month update).*

CONCLUSION

This report entitled “*Housing Target Progress Report – Reporting Period 1.1 (Six-Month update)*”, contains the required data to fulfill the requirements for the first reporting period Housing Target Progress Report for the City of White Rock. This report, with the recommendation contained in this report fulfills the *Housing Supply Act* requirements with respect to the Housing Target Progress Reporting Period from July 1, 2024, to December 31, 2024.

Respectfully submitted,

Reviewed and Approved by,

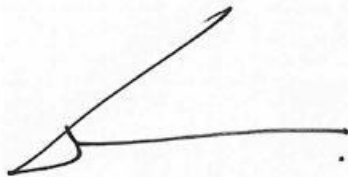


Neethu Syam
Planning Division Lead

Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: White Rock’s Housing Target Order - Ministerial Order No. M201
- Appendix B: Housing Target Progress Report Form – Reporting Period 1.1 (July to December 2024)

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING

Housing Supply Act

Ministerial Order No. M201

WHEREAS


- A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c.38, in relation to the City of White Rock.
- B. In accordance with section 3(2) and (3) *Housing Supply Act*, SBC 2022, c. 38, the minister has consulted with the City of White Rock regarding this housing target order.
- C. The minister has:
 - i. provided a description of the proposed Housing Target Order to the City of White Rock.
 - ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the City of White Rock an opportunity to provide written comments to the minister.
- D. An extension to the consultation period, if any, granted by the minister to the City of White Rock, pursuant to section 4(2), Housing Supply Regulation, Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing orders as follows:

- 1. A housing target order is made for the City of White Rock, effective July 1, 2024 (the “**Effective Date**”).
- 2. The housing targets for the City of White Rock under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).
- 3. The performance indicators by which progress by the City of White Rock toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*).
- 4. This Housing Target Order begins on the Effective Date and ends on June 30, 2029 (the “**End Date**”).

June 25, 2024

Date



Minister of Housing

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Housing Supply Act*, S.B.C. 2022, c. 38, s 2

Other: Housing Supply Regulation, B.C. Reg. 133/2023

5. The City of White Rock must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

SCHEDULE A
Housing Targets

1. The five-year housing target for the City of White Rock is **1,067 units**, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of the total Provincial Housing Needs Estimate for the City of White Rock.
3. For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows:
 - a. Year 1: 189
 - b. Year 2: 387
 - c. Year 3: 596
 - d. Year 4: 821
 - e. Year 5: 1,067

SCHEDULE B
Performance Indicators

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:
 - a. Progress toward achieving the annual cumulative housing target; and
 - b. Actions taken by the municipality toward meeting the annual housing target.

Table 1 - Performance Indicators

Category	Performance Indicator	Data to Measure
Annual cumulative housing target	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of net new housing units (completions minus demolitions) during the reporting period.
Actions taken by the municipality toward meeting the annual cumulative housing target	<p>Satisfactory progress demonstrated by:</p> <ol style="list-style-type: none"> 1. Update of land use planning documents to align with housing targets; 2. Adoption of policies and initiatives to meet housing targets; and 3. Residential approvals complete and/or in progress that met or will meet housing targets. 	<ol style="list-style-type: none"> 1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update, and related polices that align with achieving annual housing targets. 2. Description of new/amended bylaws and policies, innovative approaches, and pilot projects undertaken to achieve housing targets. 3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.

SCHEDULE C
Housing Targets Progress Reporting

The City of White Rock must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: July 1, 2024 – December 31, 2024

Reporting Period 1.2: July 1, 2024 – June 30, 2025

Reporting Period 2: July 1, 2025 – June 30, 2026

Reporting Period 3: July 1, 2026 – June 30, 2027

Reporting Period 4: July 1, 2027 - June 30, 2028

Reporting Period 5: July 1, 2028 – June 30, 2029

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister’s Office.

Section 1: MUNICIPAL INFORMATION	
Municipality	City of White Rock
Housing Target Order Date	July 1, 2024
Reporting Period	July 1, 2024 – December 31, 2024
Date Received by Council Resolution	January 27, 2024
Date Submitted to Ministry	
Municipal Website of Published Report	
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Anne Berry Director, Planning and Development Services aberry@whiterockcity.ca 604-541-2293
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	43	19	24	24

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
--	--	--	--	--

Units by Size

Studio	0	-	-	-
One Bedroom	4	-	-	-
Two Bedroom	15	-	-	-
Three Bedroom	3	-	-	-
Four or More Bedroom ¹	20	-	-	-

Historically, the City has not collected unit size or tenure information when issuing demolition permits or building permits. The totals provided are therefore estimates based on available information. To meet the reporting deadline, staff have focused on providing the requested information based on housing unit completions over the past six months. The City will look to rectify this for the annual progress report due in July 2025.

Units by Tenure

Rental Units ² – Total	16	-	-	-
Rental – Purpose Built	0	-	-	-
Rental – Secondary Suite	16	-	-	-
Rental – Accessory Dwelling	0	-	-	-
Rental – Co-op	0	-	-	-

Owned Units	24	-	-	-
Units by Rental Affordability				
Market	0	0	0	0
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

COMPLETED ACTIONS:
1. Zoning Bylaw updates *(related to Bill 44 and 47 legislation):*

The City undertook a comprehensive and careful review of existing single-family, duplex and triplex zoned lots to facilitate the development of 2,3, 4, or 6 units to be compliant with Small Scale Multi-Unit Housing (SSMUH) legislation to facilitate small-scale multi-unit housing. 88% of the City of White Rock’s land base falls within the Province’s definition of a “Restricted Zone” and must comply with SSMUH requirements. To balance the community’s valued characteristics with competing priorities, the SSMUH zoning regulations are designed to support the successful implementation of SSMUH developments. These regulations aim to integrate new missing middle housing forms that meet diverse needs while preserving the community’s essence.

- Completion date: Council adopted Zoning Bylaw, 2024, No. 2506 on June 26, 2024.
- Staff report: [Zoning Bylaw, 2024, No. 2506-Update to address Bill 44 - Small-Scale, Multi-Unit Housing \(SSMUH\).pdf \(escribemeetings.com\)](#)

2. OCP updates *(related to Bills 44 and 47 legislation):*

The City approved updates to the OCP Development Permit Areas and guidelines to comply with SSMUH legislation. These updates will facilitate more efficient development approvals for SSMUH forms of housing. Additionally, as part of this update, Council also approved Development Permit (Form and Character) exemptions for SSMUH developments with four or fewer dwelling units – this

aims to streamline processes and encourage the construction of more missing middle housing forms throughout the City.

- Completion date: Council adopted the OCP updates on October 21, 2024.
- Staff report: [Consideration of first and second reading for OCP Bylaw update \(Bylaw 2519\) - DPA guidelines updates related to SSMUH.pdf \(escribemeetings.com\)](#)

3. **Interim Housing Needs Report** *(related to Bill 44 legislation)*

The City completed the Interim Housing Needs Report (HNR) to include the three additional items, a requirement of the Bill 44 legislation. The anticipated 5-year and 20-year housing needs for the City are 2,780 units and 8,816 units, respectively.

- Completion date: Council endorsed the Interim HNR on November 4, 2024.
- Staff report: [Interim Housing Needs Assessment and Report .pdf \(escribemeetings.com\)](#)
- Interim Housing Needs Report: [2024 Interim Housing Needs Report.pdf \(whiterockcity.ca\)](#)

4. **Application to CMHC Housing Accelerator Fund (Second Intake)**

Council supported the City's application to the Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund to assist local governments in undertaking initiatives that speed up permit approvals and increase housing supply. (The City was unsuccessful in the 2023 HAF application)

- Completion date: Council endorsed the 2024 HAF application on November 25, 2024. The City submitted the second intake application to CMHC by the August 2024 deadline, as submissions were permitted in advance of Council endorsement of the application.
- Staff report: [Housing Accelerator Fund Application - Second Intake.pdf \(escribemeetings.com\)](#)

ONGOING ACTIONS

5. **Developed a program to reduce Building Permit review wait times through third-party contracted services**

The City experienced an increase in application volume following the pandemic, along with challenges in staff recruitment and retention which became significant for a small organization with limited staff like White Rock. Specifically, since 2022, the City has experienced a high volume of building permit applications combined with vacancies in the Building Division, which were challenging to fill. This situation resulted in unsatisfactory permit review wait times, necessitating increased resources in the Division. The City recognizes that applicants face financial burdens, difficulties booking construction trades, and supply chain challenges. They rely on swift application processing to plan their construction schedules.

In January 2023, Council directed staff to issue a Request for Proposal (RFP) for temporary contracted building permit application review services. This initiative aimed to reduce the volume of applications awaiting review and permit issuance. In March 2023, Council awarded the contract to Pontem Consulting Group Ltd. on a time-limited basis, with a budget of \$150,000 for these services. The program was implemented in March 2023. The initial trial was determined successful by October 2023, and ongoing funding for 2024 was included and approved in the 2024 budget discussions.

By directing the use of contracted services, the City was and continues to be able to expedite permit delivery, reducing the burden on applicants and staff while supporting economic growth and supporting the creation of housing units faster. The program's flexibility allows it to be utilized on an as-needed basis.

- Staff report: [Building Permit Application Processing Update Report.pdf \(escribemeetings.com\)](#)

6. Affordable Housing Strategy

Over the past 1.5 years, the City's Housing Advisory Committee undertook the creation and framework development of the City's first long-term Affordable Housing Strategy (AHS). The draft AHS was endorsed by the Committee on December 3, 2024 with the recommendation that it be forwarded to Council for approval.

The draft AHS establishes 21 specific affordable housing actions and 60 initiatives for six (6) strategic priorities. The actions are focused on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the City aimed at addressing White Rock's housing needs over the next 10 years. The draft AHS also includes an implementation plan which prioritizes each of the 60 initiatives to be completed within a short-to-long-term timeframe. The draft AHS is anticipated to be presented to Council for approval before March 2025.

- Draft Strategy - [2024 11 13 revised 2 Draft Affordable Housing Strategy - reduced size.pdf \(escribemeetings.com\)](#)

7. North Bluff Road Corridor Study

One of Council's Strategic Priorities is to assess the long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street to evaluate the potential for increasing height and densities as it relates to the Semiahmoo Town Centre Plan in the City of Surrey.

This Corridor study is combined with the OCP Review project related to Bill 44 legislation, slated to begin in early 2025 due to the interrelated nature of both these projects. This enables staff to conduct a comprehensive analysis of all existing land uses within the city, which also includes the Corridor Study Area. On December 9, 2024, Council directed staff to get quotes for the project scope noted and award the work in order to proceed.

The Corridor Study is anticipated to be completed for Summer 2025. The results of the study will also inform additional policy updates which will be incorporated into the OCP Review project to be completed prior to the mandated December 31, 2025 deadline.

- Staff report: [North Bluff Road Corridor Study and OCP Review \(Provincial updates\) 2025 project - Project Scope Report.pdf \(escribemeetings.com\)](#)

8. New Development Procedures Bylaw

One of the objectives within Council's strategic priority is to review the City's existing Planning Procedure Bylaw for opportunities to streamline the planning approval process. Since mid-2023, the City has been engaged in this project undertaking an in-depth review of existing development application processes to stay current with evolving provincial legislation and to align with best practices. The new Bylaw is more comprehensive, yet shorter than the current Planning Procedures Bylaw, and aims to make the application review process transparent and efficient by establishing clear steps and requirements for both staff and applicants. Further, the proposed Bylaw reflects best practices in application processing and aligns with changes to provincial regulations outlined in the

Local Government Act ("LGA"). The following are some highlights of the key changes and new sections proposed:

- a) Removal of step-by-step specific application processes from the Schedules.
- b) Consolidating all application submission requirements into one schedule.
- c) Reassigning delegated authority for Minor DP approval from the City Manager to the Director of Planning and Development Services to align with proposed delegated authorities for other application types.
- d) Introducing Minor Development Variance Permits as an application type.
- e) Updates to Public Notification and Public hearing requirements.
- f) Expanded Delegation Authority for minor amendments to previously approved DPs
- g) Removal of all Public Meeting (non-statutory) requirements for land use permits
- h) Introducing a detailed section on Application expiry, extension, renewal and inactivity.

The Development Procedures Bylaw received Second Reading by Council on December 9, 2024, and is anticipated to be presented to Council for third and final adoption in Spring 2025. Key outcomes associated with this project are anticipated to include improved process efficiency and faster development application processing timelines to help reduce development costs and expedite the delivery of new homes of all types.

- Staff report: [Consideration of first and second readings for Bylaw No. 2485 - White Rock Development Procedures Bylaw 2024.pdf \(escribemeetings.com\)](#)

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

N/A

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	0	1	36	37
New Units	0	1	46	47

Section 5 exclusively lists development or building permits issued within the 6-month reporting period (no duplication). It excludes projects that received a building permit before the HTO effective date and are still under construction, as well as projects in the development application phase that haven't reached these milestones during

the reporting period. Consequently, the figures in Section 5 do not represent the City's full development pipeline. Additional projects are expected to advance and be completed in the upcoming years. Refer to Section 7.0 below.

Unit Breakdown
Units by Size

Studio	0	0	-	-
One Bedroom	0	0	-	-
Two Bedroom	0	1	-	-
Three Bedroom	0	0	-	-
Four or More Bedroom ¹	0	0	-	-

Unit size mix and tenure information are currently not collected for single-detached houses, infill development, or duplexes. Refer to Section 7.0 below.

Units by Tenure

Rental Units ² – Total ²	0	0	-	-
Rental – Purpose Built	0	0	-	-
Rental – Secondary Suite	0	0	-	-
Rental – Accessory Dwelling	0	0	-	-
Rental – Co-op	0	0	-	-
Owned Units	0	1	-	-

Units by Rental Affordability

Market	0	0	-	-
Below Market ³ - Total	0	0	-	-
Below Market - Rental Units with On-Site Supports ⁴	0	0	-	-

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	18	n/a
Proposed Units	46	n/a

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

FOLDER NO.	UNITS	PROPOSAL	REASON FOR WITHDRAWAL
ZON00012 / MIP00011	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	<p>These eight (8) development proposals were withdrawn by applicants after the City of White Rock adopted <i>Zoning Bylaw, 2024, No. 2506</i> on June 27, 2024, to comply with the Provincial Government's Small-Scale Multi-Unit Housing (SSMUH) Legislation.</p> <p>On October 21, 2024, the City also adopted changes to the OCP to exempt Form and Character DPs for SSMUH development with up to 4 dwelling units, in addition to amendments to comply with the Provincial Government's Small-Scale Multi-Unit Housing (SSMUH) Legislation.</p>
ZON00022 / MIP00016	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00035 / MIP00022	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00039 / MIP00024	3	Combined Rezoning and delegated Development Permit (form and character) to allow for a triplex.	
ZON00047 / MIP00031	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00049 / MIP00027	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00051 / MIP00034	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00052 / MIP00029	3	Combined Rezoning and delegated Development Permit (form and character) to allow for a triplex.	
ZON0005 / MJP00011	18	Combined Rezoning and non-delegated Development Permit (form and character) to allow for a four-storey multi-family development with 18 dwelling units.	Applicant withdrew this application to pursue increased density and height (6 storeys instead of 4 storeys). A new application was received on October 29, 2024.
BP021549	1	Construction of a single-family home	<p>These Applications were cancelled at the applicant's request.</p> <p>These seven applications expired because the applicants did not provide</p>
BP021152	1	Construction of a single-family home	
BP020967	1	Construction of a single-family home	
BP021215	2	Construction of a single-family home with a secondary suite	

BP021246	1	Construction of a single-family home	the required information to progress their respective Building Permit applications toward issuance.
BP021276	1	Construction of a single-family home	
BP021279	1	Construction of a single-family home	
BP021432	1	Construction of a single-family home	
BP021206	1	Construction of a single-family home	

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

NOTES ON METHODOLOGY

- **Note #1: Regarding Section 3**

Historically, the City has not collected unit size or tenure information when issuing demolition permits or building permits. The totals provided are therefore estimates based on available information. To meet the reporting deadline, staff have focused on providing the requested supplemental information based on completed units over the past six months. The City will look to rectify this for the annual progress report due in July 2025.

- **Note #2: Regarding Section 5**

Units by size and tenure: From the issuance of development permits to project completion, the City has observed that the total number of units, unit mix, and tenure for development applications frequently change. These changes are observed to stem from variations in market demand, changes in financing or investment plans, and unexpected construction issues or delays. Therefore, these attributes have not been included in the City's formal rezoning and development permit data collection and tracking system to date. Hence, the totals provided are only estimates based on available information. The City will look to rectify this for the annual progress report due in July 2025.

Units by affordability: Unless a project is being delivered in partnership with a third-party housing provider, such as BC Housing, the City typically does not know whether rental units will be provided at below-market rates (as defined in this report form), and to what extent.

- **Note #3: Regarding Section 6**

Further to the applications which have been formally withdrawn, due to the state of construction costs, applicants at various points in the development approvals process have put their applications on hold to redesign their projects with more (smaller) units and less parking. Additionally, building permit applicants are delaying collecting their ready permits given financing issues and the possibility of more favorable conditions shortly.

DEVELOPMENT PIPELINE

- As of December 31, 2024, there were 370 residential units that had received 'conditional approval' i.e. Third reading. Prior to receiving final adoption/approval, applicants must satisfy the conditions

of approval. Applicants are only prepared to satisfy approval conditions when they are ready to proceed with a project.

- In addition to the approved development and building permit applications since the Housing Target Order date (July 1, 2024) outlined in Section 5, the City also has 72 approved building permit applications issued prior to July 1, 2024, comprising an estimated 327 new units (*estimate does not include demolitions*) that may be built in the coming years. This total estimated unit count is subject to change if an applicant chooses not to proceed through to BP, construction, or completion process.
- Additionally, there are currently 132 “in-stream” applications as of December 31, 2024, that are excluded from the above counts, comprising an estimated 1,498 new proposed units (*this total does not factor in the units to be demolished and is a gross estimate only*). These projects are currently in various stages of the development review processes, many still require Council approval or delegated staff approval, and as such the estimated proposed units may change. The following is a detailed breakdown of in-stream applications which include:
 - a) 213 estimated net new units from 54 BP applications under review, and
 - b) 1,258 estimated new units from 78 development applications under planning review, including
 - 5 OCP amendment applications,
 - 37 rezoning applications, and
 - 36 development permit applications (including environmental DPs).

OCCUPANCY PERMITS ISSUED BETWEEN THE DRAFT ORDER DATE AND THE HTO EFFECTIVE DATE

Between receiving the draft housing order on May 16, 2024, and the official housing target order effective date of July 1, 2024, several small and large-scale development projects received their Occupancy Permits. For example, the 26-storey mixed-use development at 1588 Johnston Road, SOLEIL, which had a unit count of 177 residential units, received its occupancy permit during this timeframe. However, since these permits were issued before the Housing Target Order's effective date of July 1, 2024, they cannot be counted towards the targets. It's important to note that the City could not withhold issuing these occupancy permits to meet the housing targets order effective date.

DATA COLLECTION PROCESSES UPDATE

In order to improve the collection of the data requested by the Province through the Housing Targets Order, the City is planning changes to the data collection and tracking systems as it relates to applications and permit issuances. This will ensure more complete and consistent progress reporting in the future.

OTHER INFORMATION

- The City does not track rental affordability based on the definition provided for Below Market. Rather, the City tracks unit rental affordability in response to varying needs in the community and each development project's ability to offer diverse solutions. However, the City requires new affordable rental housing to be included in projects seeking densities and heights exceeding the established OCP limits. Affordable Rental Housing is defined in the OCP as follows:

New Affordable Rental Housing is defined as being intended to be affordable for very low and low-income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.



Appendix B – Housing Unit Breakdown as Guidance for the City of White Rock

The following guidelines are based on 75% of the Province’s estimated housing need by unit size, tenure, rental affordability, and rental units with on-site supports. Needs are estimated over a five-year timeframe between 2024 and 2029.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom	638
Two Bedroom	184
Three or More Bedroom	243

UNITS BY TENURE	GUIDELINE
Rental Units	567
Owned Units	500

Rental units: Number of new rental units built in prescribed municipality, including purpose built rental and secondary rental (e.g. secondary suites, accessory dwellings, etc.).

RENTAL AFFORDABILITY	GUIDELINE
Below Market	302
Market	264

Below Market: Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per unit size.

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	18

Supportive rental units with On-Site Supports: Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning & Development Services

SUBJECT: Initial Review of Zoning Bylaw Amendment for 1484 Johnston Road (ZON00064)

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated January 27, 2025, from the Director of Planning and Development Services, titled "Initial Review of Zoning Bylaw Amendment for 1484 Johnston Road (ZON00064);" and
 2. Direct staff to proceed with preparing a zoning amendment bylaw to permit the permanent use of a non-medical Cannabis Retail Store at 1484 Johnston Road.
-

EXECUTIVE SUMMARY

On September 28, 2020, Council gave final reading to a bylaw, which amended the City of White Rock's Planning Procedures Bylaw, 2017, No. 2234, to enable an initial review of the zoning bylaw amendment ("rezoning") and official community plan amendments ("OCP amendment") applications. Upon receipt of an initial review report, Council can deny the application or direct staff to continue processing the file (without committing to the proposal's ultimate approval). An initial review is to provide Council with the opportunity to comment early on the project and to help avoid significant cost and time expended by staff and an applicant preparing a zoning bylaw amendment application for the first reading that may not have support. If Council deems that the application meets the intent of the OCP, city bylaws and policies, Council may provide comments and direct the application to the next stage in the application process. If Council deems that the application does not meet the intent of the OCP, city bylaws and policies, Council may identify their concerns and send the application back to staff or not support the application. If rejected, an applicant would be refunded a portion of their application fees and may consider making a subsequent application responsive to Council's concerns or continuing the current land use on the property. Alternatively, they may choose to develop within their current zoning provisions.

The City of White Rock has received an application for a zoning bylaw amendment that, if approved, would establish a site-specific permitted use for a permanent non-medical cannabis retail store at 1484 Johnston Road. The property is currently zoned CR-1, which allows for various uses, including Retail Service Group 1 and Licensed Establishments (see Appendix A).

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Motion 2020-068 February 10, 2020	That Council approves Development Variance Permit No. 426 for 1481 Johnston Road.
Motion 2020-068 February 10, 2020	That Council approves Temporary Use Permit 19-012 for 1484 Johnston Road and direct staff to forward a copy of the resolution and supporting documents (corporate reports and relevant meeting minutes) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis license application as well as the views of the City on the general impact on the community if the application
Motion 2024-17 May 13, 2024	That Council issue Temporary Use Permit (TUP) 23-001
Motion 2024-258 July 15, 2024	That Council directs staff to bring forward an amendment permitting only two cannabis retail stores in the City’s Uptown area from the current three permitted locations in this area.

A Little Bud Cannabis is currently one of three permitted cannabis retail locations in the City of White Rock. As part of an upcoming Zoning Bylaw Amendment package, City staff will propose reducing the total number of cannabis retail stores in the Uptown area, in alignment with Council’s direction on July 15, 2024.

INTRODUCTION/BACKGROUND

The City has received a zoning bylaw amendment application from Little Bud Cannabis (the Applicant) for the property located at 1484 Johnston Road (see Appendix B) to facilitate the establishment of a permanent retail non-medical cannabis store.

On February 10, 2020, Council approved Temporary Use Permit (TUP) No. 19-012 and Development Variance Permit (DVP) No. 426 to permit the operation of a non-medical cannabis store, "A Little Bud Cannabis," at 1484 Johnston Road (Appendix C). The DVP application sought to reduce the required setback between the cannabis store and an existing childcare center from 100 meters to 80 meters, which was approved by Council. At the same meeting, Council also approved a zoning bylaw amendment to increase the number of cannabis stores permitted within the Town Centre Area from one to three.

The original TUP was issued for a three-year term, expiring on February 12, 2022. Under the *Local Government Act*, applicants may apply for a one-time extension of this permit for an additional three years, subject to public consultation and Council approval. On January 11, 2023, the City of White Rock received an extension request from "A Little Bud Cannabis." Following a review and a public consultation, the TUP extension was approved by Council on May 13, 2024, for an additional 3-year term. This TUP extension is set to expire on February 12, 2026.

ANALYSIS

Current Application

The Applicant has applied to amend Section 4.1.3 General Provisions and Regulations within Zoning bylaw, 2024, No. 2506 on a site-specific basis for the property located at 1484 Johnston Road to permit a permanent site-specific use to operate a retail non-medical cannabis store. The Applicant's letter of intent is attached as Appendix D to this report.

Section 4.1.3. General Provisions and Regulations in the Zoning Bylaw permits cannabis retail stores under the issuance of a Temporary Use Permit, but limits the locations to:

"... the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:

- 1. The premises containing the cannabis store use shall be located a minimum of 100 metres from an entrance to an existing childcare centre (notwithstanding, a new child care centre shall not be limited by the distance to a cannabis store);*
- 2. There shall be no more than three lots containing a cannabis store use in the area bounded by North Bluff Road, George Street, Thrift Avenue and Martin Street;*
- 3. The premises containing the cannabis store use shall be located a minimum of 30 metres from Byrant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;*
- 4. Unless a government cannabis store, the cannabis store has a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended;*
- 5. The cannabis store shall not sell any goods or things until the Cannabis Act has come into force, and it has obtained a valid business license (no business license will be issued to any applicant for cannabis store use unless the city has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner)."*

The subject property falls within the area in which the zoning bylaw permits a Temporary Use Permit to be considered for a cannabis retail store use. The Zoning Bylaw also limits the number of Temporary Use Permits for a cannabis store that can be issued within the defined Town Centre area to a maximum of three (3) stores. Currently, there are two (2) cannabis retail store locations permitted within the City of White Rock. One store (A Little Bud) is located at 1484 Johnston Road, and a second cannabis retail store, Imagine Cannabis, is at 1554 Foster Street, both within the Town Centre area.

To facilitate the proposed non-medical cannabis retail store (A Little Bud) as a permanent use at 1484 Johnston Road, an amendment to the Zoning Bylaw will be required .

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

If supported by Council, the 1484 Johnston Road Zoning Bylaw amendment would proceed to the next step in the application process, after a complete application package is received, which is a Public Information Meeting (PIM) as outlined within the *Planning Procedures Bylaw Schedule G*.

Once the PIM is completed and circulation of the application for interdepartmental and external comments, bylaws will be presented to Council for 1st and 2nd readings. These applications would also be subject to a Public Hearing, enabling additional community engagement. Notice of the

PIM and Public Hearings would be circulated to owners and occupants of properties within 100m of the subject property.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The early review of zoning bylaw amendment applications brings such applications before Council prior to referral to internal city departments, and several external agencies (e.g. School District, RCMP, Surrey etc.). Interdepartmental referral will be conducted if Council directs the application to proceed.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Direct staff to process the zoning bylaw amendment for 1484 Johnston Road; or
2. Council may deny the application; or
3. Council may direct the application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

CONCLUSION

It is recommended that should Council support the establishment of a permanent non-medical cannabis retail store at 1484 Johnston Ave, staff be directed to proceed with the zoning bylaw amendment application. Conversely, if Council does not wish to approve the permanent cannabis retail store, the application may be denied.

Respectfully submitted,



Julian Loutsik
Planner

Reviewed by:



Neethu Syam
Planning Division Lead

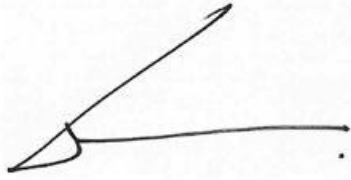
Approved by,



Anne Berry, MCIP, RPPP
Director of Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a series of connected loops and a long horizontal stroke extending to the right.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: CR-1 Zone & Retail Service Group 1

Appendix B: Subject and Ortho Maps

Appendix C: Copy of TUP 19-012 and DVP No.426 (original 2019 application)

Appendix D: Applicant's Letter of Intent

6.12 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City’s pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community Plan.

6.12.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *subject to section 9 b), licensed establishments, including liquor primary, food primary, liquor store, agent store, u-brew, u-vin, and licensed manufacturer*;
- 3) *hotel*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use*;
- 7) *accessory home occupation* in conjunction with a *multi-unit residential use* and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
- 8) *use accessory to a retail service group 1 use* and limited to a storey above the portion of a building used for the *retail service group 1 use*.
- 9) *adult entertainment use* in accordance with the following provisions:
 - a) the *adult entertainment use* has a valid business license;
 - b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
 - c) the *adult entertainment use* shall not be located within 500 metres of a school;
 - d) despite Section 6.12.2 Lot Size, the minimum *lot* width of a *lot* accommodating an *adult entertainment use* shall not be less than 45 metres;
 - e) a *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
 - f) a *building* accommodating an *adult entertainment use* must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided as follows: 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.12.2 Lot Size:

- 1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

<i>Lot width</i>	18.0m (59.0ft)
<i>Lot depth</i>	30.48m (100.0ft)
<i>Lot area</i>	548.64m ² (5,905.5ft ²)

6.12.3 Lot Coverage:

- 1) *Lot coverage* per fee simple lot shall not exceed 65%.

“recreation facilities” means a curling rink, skating rink, swimming pool, playing field, public park, public playground.

“recycling use” means a use completely contained within a *building* for collection only for *recycling* goods which is limited to a material which is gathered for the main purpose of reprocessing a raw material for manufacturing purposes.

“residential floor area” means the sum total of floor areas of each storey in a building for *multi-unit residential use* which contains four (4) or more *dwelling units*, measured to the mid-point of the exterior walls, including areas occupied by internal walls and partitions, and excluding unenclosed balconies, common stairwells, elevator shafts, common corridors, enclosed parking facilities, and common recreation or amenity areas.

“residential gross floor area” means the sum total of floor areas of each storey in a *building* containing a *one-, two- or three-unit residential use*, excluding a *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

In SSMUH Residential zones, *residential gross floor area* means the sum total of floor areas of each storey in a *building* containing a *one-unit residential use or house-plex*, excluding a non-habitable *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, and elevator shafts.

“residential use” means a *building* consisting of a *dwelling unit* for residential occupancy as the *principal use* for long term accommodation for periods in excess of one (1) month.

“restaurant” means a business establishment where food and beverages are prepared, served and consumed on the premises, including dining establishments issued a *food primary license* pursuant to the *Liquor Control and Licensing Act*, and includes facilities for ordering and pick-up for consumption off-site.

“retail service group 1 use” means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; is limited to: sale of automotive goods, health clubs, veterinary clinics, appliance repairs, appliance stores, art galleries, bakery shops, banks, barbers, billiard halls, book shops, bowling alleys, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, financial services offices excluding “money marts” or “pay-day cash services” (not permitted), fish markets, grocery stores, hairdressers, hardware, home furnishing stores, laundrettes, meat markets, medical or dental clinic, music studios, passenger depots, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores excluding “pawnshops” (not permitted), shoemakers, social clubs, stationery stores, super markets, tailors, tattoo/body art studio, theatres, toy stores, trade schools and variety stores; excludes a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any

goods or things that necessitate access by motor vehicle or a use located other than in a permanent type *building*.

“retail service group 2 use” means a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; is limited to: building or home supply retail sales, business schools, car washes, curling rinks, drive-in facilities, drive-in *restaurants* and cafes, dry cleaners, gas bar, glass sales, health clubs, heating shops, light machinery sales, light marine sales, mortuaries, new automobile sales, nurseries, plumbing shops, recreation clubs, repair of automobiles, servicing of automobiles, sheet metal shops, skating rinks, social clubs, used automobile sales; excludes a use located other than in a permanent type *building*.

“retail store” means a *building* where goods, wares, merchandise, substances, articles, or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles, or things sufficient only to service the store.

“retaining wall” means a wall or similar works constructed to hold back, stabilize, support or retain soil, rock or a bank of earth.

“roughed-in electric vehicle charging infrastructure” means a *Level 2 charging* service including a 240v or 208v circuit breaker on an energized electrical panel connected by raceway to an outlet.

“SSMUH” means Small-Scale, Multi-Unit Housing.

“setback” means the distance between the lot line and the exterior of a building or structure measured from the lot line to the exterior face of the building or structure and within which no part of any building or structure may be situated, except those matters and items specifically excluded from a setback or yard requirement permitted as exemptions elsewhere in this bylaw.

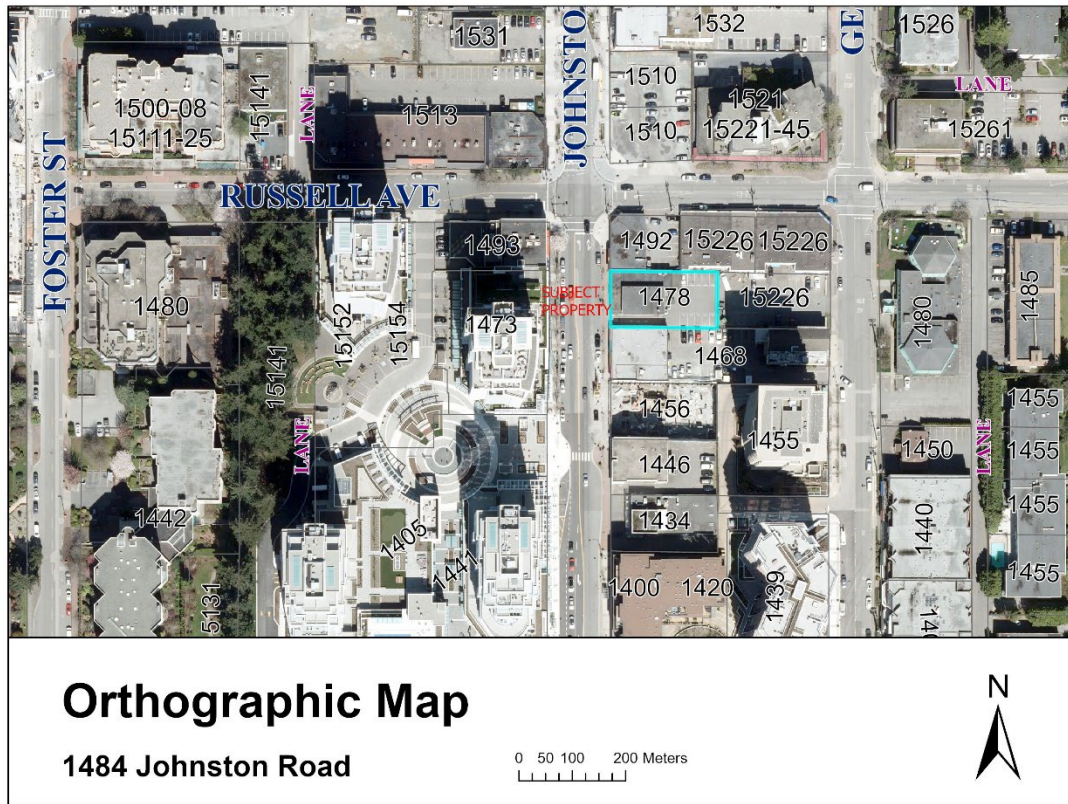
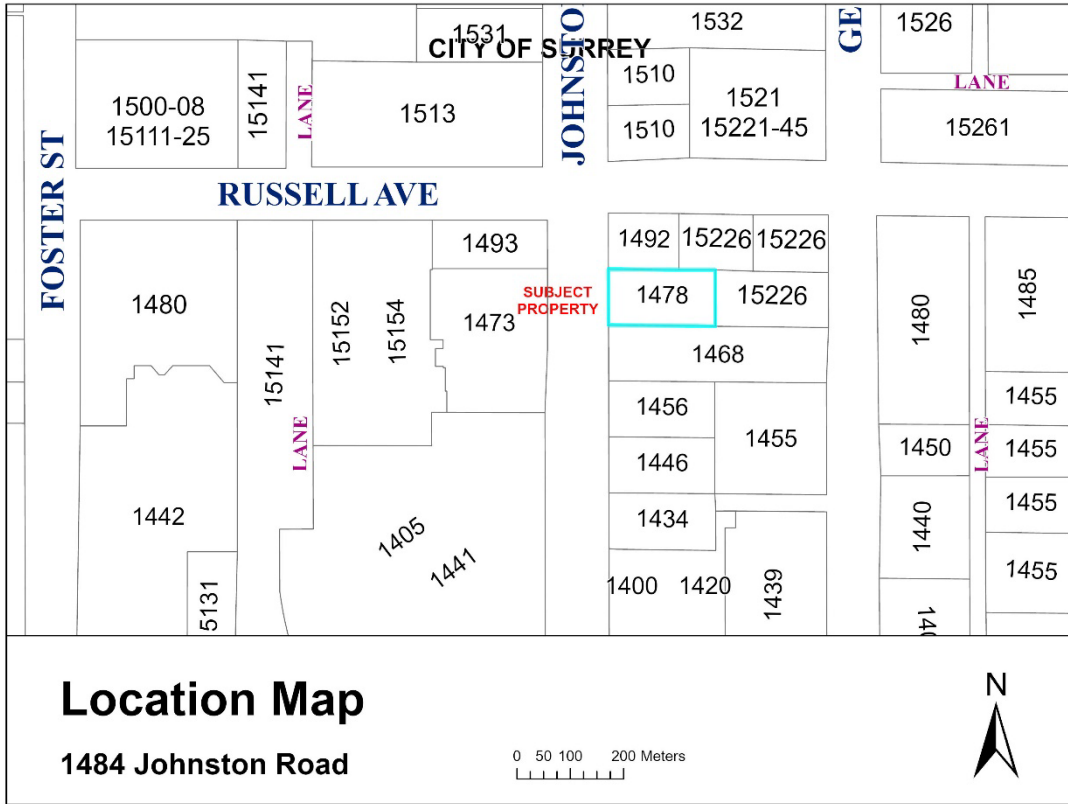
“shipping container” means an enclosed unit used or intended to be used for storing and transporting goods via ship, rail or truck, whether or not it is actually being used for such purpose.

“short term rental” means the rental of a residential *dwelling unit* to short-term paying guests for periods not to exceed ninety (90) days.

“side yard” means the area between side lot lines and the nearest wall of a building extending from the front yard to the rear yard.

“special event” means any public or private exhibition, *farmers’ market*, parade, procession, carnival, athletic event, public performance or show, held on public property, including any street, road, lane, park, or other public right of way or place.

Appendix B: Subject and Ortho Photos



THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 426

1. Development Variance Permit No. 426 is issued to **Wong Yuet Wah Chau and Rosa Kwok Lai Chow** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster
District Plan 8096
(Civic: 1478 Johnston Road)

PID: 011-426-381

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 426 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:

Section 4.1.3(b)(i) is varied to reduce the required setback from the premises containing the *cannabis store* use to existing *child care centre* from 100 metres to 80 metres.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit.

Terms and Conditions:

5. The variance is for the use of commercial premises within the existing building as a *cannabis store*.
6. This permit expires in the event that the existing building is demolished or if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is cancelled. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
7. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the tenant improvements for the proposed *cannabis store* use within

two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

8. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the 10th day of February, 2020.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the 12th day of February, 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

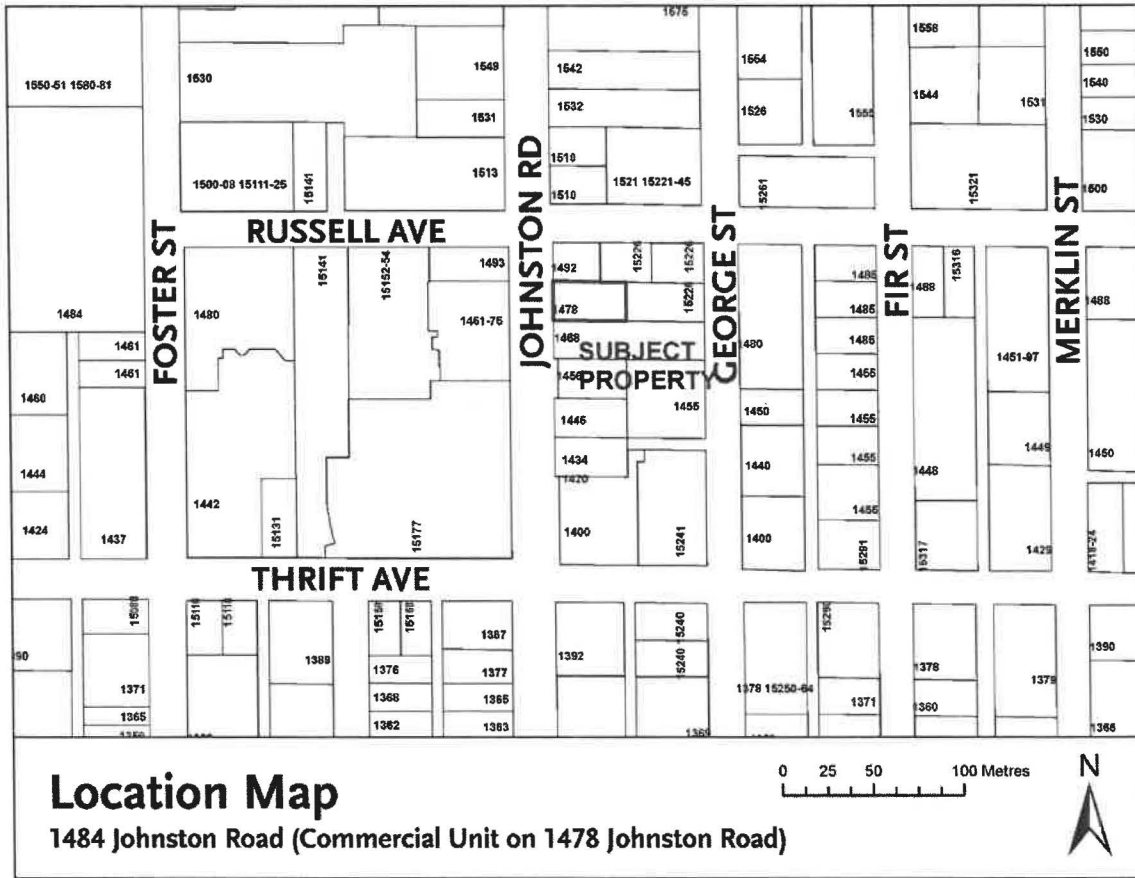


Mayor – Darryl Walker
Authorized Signatory



Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A – Subject Property Location Map



THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 19-012

1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8096
PID: 011-426-381
(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 19-012 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended; and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:

- a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
- c) The premises containing the *cannabis store* use must be no larger than 160 square metres;
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building;

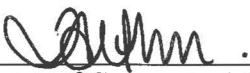
- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use;
 - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store*;
 - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday;
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
 6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
 7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
 8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the 10th day of February, 2020.

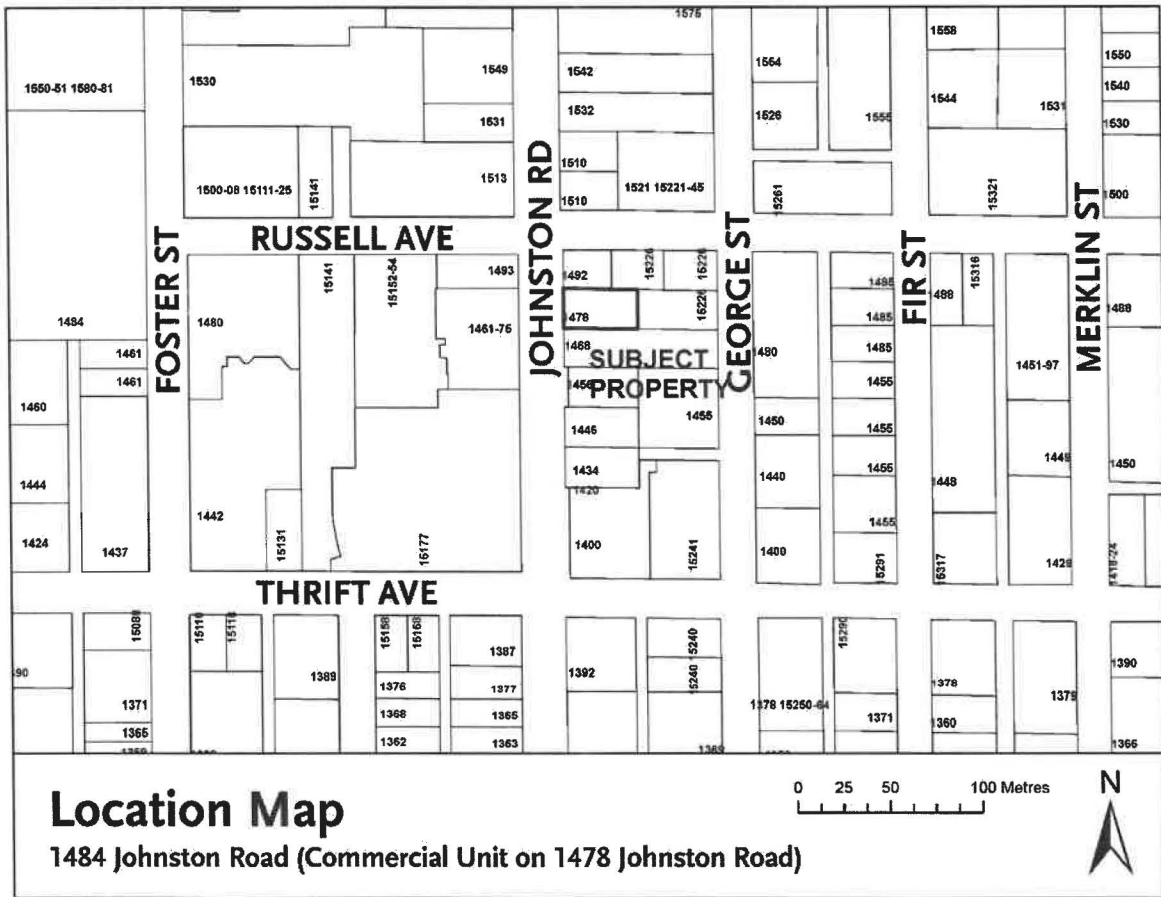
This Temporary Use Permit has been executed at White Rock, British Columbia on the 12th day of November 2020.

The Corporate Seal of THE CORPORATION OF THE CITY OF WHITE ROCK was hereunto affixed in the presence of:


Mayor - Authorized Signatory


Director of Corporate Administration - Authorized Signatory

Schedule A – Location Map



Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled
“1484 Johnston Road Traffic Engineering Services White Rock, BC



84a moody street
port moody, british columbia
canada v3h 2p5
☎ 604.936.6190
☎ 604.936.6175
🌐 www.cts-bc.com

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

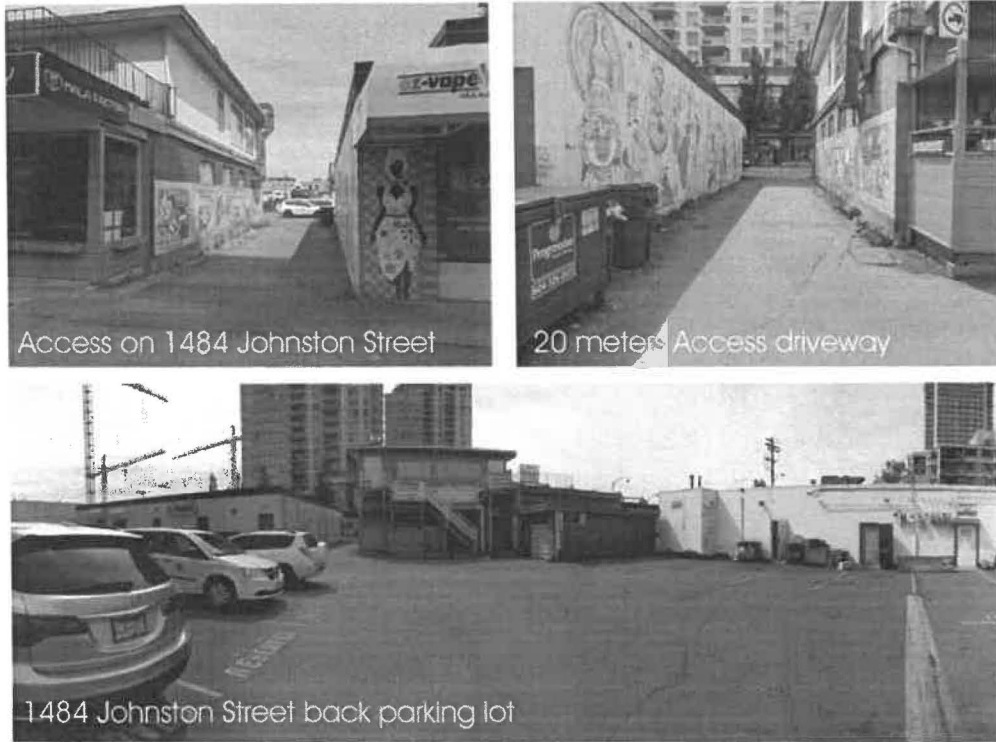
innovative. functional. comprehensive.

established 1993

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

**FIGURE 1
STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT**



2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, "Stop" sign, "Pedestrian Crossing" Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



Letter of Intent

A Little Bud has successfully operated a provincially licenced non-medical cannabis retail store at 1484 Johnston Road in White Rock since August 18, 2020 under a Temporary Use Permit. There have been a total of zero police or bylaw nuisance incidents during this time. We have had the privilege of educating tourists and locals, the cannabis curious and experienced consumers, young and old, and individuals from all walks of life. As of today's date, we have processed over nearly seven hundred thousand transactions.

During our time within the community, we pledged 2.5% of our net proceeds to local nonprofits and charitable causes. We are proud to say that we have gone far and beyond this original figure, donating over \$100,000 since opening. This was not achieved due to being an incredibly profitable company, but by utilizing our exemplary staff who happily volunteer to wear many hats. All expenses saved on staffing costs are directed back into the local community. These donations have aided numerous groups, such as the White Rock Elks Club, UNITI, Sources Food Bank, the White Rock Legion, Surrey Food Bank, and the Rotary Club.

Part of our original application laid out our intention of setting a standard for cannabis retail in White Rock that is unparalleled in the Canadian market. We strongly feel this has been achieved as seen by the hundreds of glowing reviews online, netting us a 4.6 rating on Google across nearly 700 reviews. The true satisfaction for us is and will always be the strong praise we receive from our customers on a daily basis. Our efforts earned us local recognition in the form of many accolades during our time in White Rock. These include the 2023, 2022, and 2021 Community Votes White Rock awards, as well as 2022 and 2021 White Rock BIA awards for Staff Excellence and Customer Service, to name a few.

At this time, A Little Bud seeks to become a permanent fixture within the White Rock community. Our intent is to move past the currently issued Temporary Use Permit and rezone our location to allow for non-medical cannabis retail sales. We intend to continue to operate as a pillar within the community for many years to come.



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development Services

SUBJECT: Request for Approval – White Rock Affordable Housing Strategy (2024 – 2034)

RECOMMENDATIONS

THAT Council:

1. Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled “Request for Approval - Affordable Housing Strategy (2024 – 2034).”
 2. Approve the Affordable Housing Strategy, attached as Appendix A to this January 27, 2025 corporate report.
 3. Direct the Housing Advisory Committee to work on the high priority/short-term initiatives in their 2025-2026 term as listed in Table 2.0 in this January 27, 2025 corporate report.
-

EXECUTIVE SUMMARY

One of Council’s top Strategic Priorities under “Housing & Land Use” is to develop an affordable housing strategy to support the creation of appropriate affordable housing options through future development. This corporate report seeks Council approval for the City of White Rock’s first official Affordable Housing Strategy (2024-2034).

The City has undertaken the creation of an Affordable Housing Strategy (referred to in this report as “the Strategy” or “the AHS”) to respond to the City’s profound housing needs and to provide more diverse housing options that address housing gaps identified in the City’s Housing Needs Report (HNR) completed in 2021 and most recently updated in 2024. The Strategy provides a roadmap on how the city plans to contribute to improving affordable housing opportunities when addressing the urgent need to increase housing supply, diversity, and affordability. The Strategy has been developed as a guide for staff and Council to respond to the housing crises, in partnership with senior levels of government, non-profit organizations, and the private sector.

Approval of the Strategy provides staff with the necessary direction to pursue the research/consultation that is necessary to advance the City’s goals related to the provision of affordable housing. The Housing Advisory Committee (“HAC”) will play an important role in

determining the timing of actions, the consultation process for each, and their readiness to be brought to Council for adoption/approval of specific tools.

Appendix A attached to this staff report includes a copy of the draft Affordable Housing Strategy.

PREVIOUS COUNCIL DIRECTIONS

Motion # & Meeting Date	Motion Details
2024-051 February 12, 2024	THAT Council 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: <ol style="list-style-type: none"> 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; and, 6. Increase advocacy, awareness, and education roles. <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

Housing Needs Reports

In 2019, the Province passed legislation requiring local governments to collect and analyze population and housing-related data to identify current and anticipated housing needs and to articulate those needs in the preparation of a Housing Needs Report. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. A housing needs report is critical to developing any strategy or action plan.

On November 22, 2021, White Rock Council adopted the City's first-ever Housing Needs Report (HNR). The Report recognizes six (6) key areas of local housing need and includes a summary of demographic and housing-related data, as well as the results of a series of public engagement activities held between January and July 2021 which included consultation with the City's HAC.

The six areas of local housing need recognized in the 2021 HNR include:

1. Affordable Ownership Housing;
2. Rental Housing;
3. Special Needs Housing;
4. Seniors Housing;
5. Family Housing; and
6. Shelters and Housing for People at risk of Homelessness.

In 2023, the Province further updated legislation to require an “interim” update of White Rock’s Housing Needs Report by the end of 2024, using the City’s 2021 report with updated information on White Rock’s anticipated 5 and 20-year housing needs. The City identified the need for a specific number of housing units over both short-term and long-term periods. The HNR methodology calculated the total housing requirements for both 5- and 20-year horizons.

According to the HNR Calculator, the City of White Rock will need 2,780 new units over the next 5 years and 8,816 new units over the next 20 years to address existing housing gaps and accommodate projected population growth.

These findings highlighted the significant demand for more affordable housing options across various demographic groups and set the foundation for the development of the Affordable Housing Strategy document.

What is an Affordability Housing Strategy?

The Affordable Housing Strategy 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 City achievements towards securing housing affordability and affordable housing units.
- 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 now?

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.

Past Strategies – City of White Rock
Affordable Housing Working Group 2010

In 2010 Council established the Affordable Housing Working Group to advise on tangible, practical ways to maintain and increase the supply of affordable housing in White Rock through the development of an Affordable Housing Strategy. The strategy identified actions the City could take to address its affordable housing issues. Implementation of the strategy would:

- Clarify the role of the City of White Rock regarding affordable housing
- Address the gap in housing that is affordable for the community
- Address the development of partnerships to foster affordable housing development
- Provide for ongoing consultation and follow-up

Background work and community consultation were undertaken in preparing the strategy resulted in seven areas for White Rock to address:

1. Maintaining a municipal planning system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand;
2. Maintaining a municipal financial system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand;
3. Facilitating diversity in housing forms and prices to deliver a range of affordable housing options for all residents;
4. Facilitating growth in the not-for-profit housing sector;
5. Supporting the retention and delivery of adequate supplies of private rental properties;
6. Encouraging senior government and industry cooperation in support of projects that complement White Rock's affordable housing objectives; and
7. Monitoring the housing situation and regularly evaluating the need for adjustments to the strategy.

However, this plan was not endorsed by Council at the time. The plan is attached as Appendix B for Council's reference. Staff have considered this 2010 draft strategy, the endorsed pillars of affordable housing and best practices in other local governments as part of the review and development of the current 2024 Affordable Housing Strategy.

Summary of Affordable Housing Strategy and Action Plan 2022

More recently, the HAC and staff collectively worked on affordable housing. In 2022, the HAC developed a Plan which consisted of 11 pillars to achieve affordable housing and was presented to Council for information and endorsement. Table 1.0 is a summary of Council's direction at the April 25, 2022 meeting as it relates to the 2022 Affordable Housing Strategy of Action Plan:

Table 1: Summary of Affordable Housing Pillars (2022) and Council direction

No.	Pillars	Council Direction (April 25, 2022 meeting)
#1	Accelerate and Depoliticize the Approval Process (OCP Focus)	Council received for information that the HAC endorses Pillar #1, Accelerate and Depoliticize the Approval Process, from the Affordable Housing Strategy and Action Plan, as presented.

No.	Pillars	Council Direction <i>(April 25, 2022 meeting)</i>
#2	Use the Speculation and Vacancy Tax (SVT) for Affordable Housing	Council received for information that the HAC endorses Pillar #2, Local Use of the Speculation and Vacancy Tax, from the Affordable Housing Strategy and Action Plan, as presented.
#3	Delegate Approval Authority to Staff (Bill 26)	Council did not approve/ endorse Pillar #3, Delegate Approval Authority to Staff, from the Affordable Housing Strategy and Action Plan, as presented.
#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)	Council did not approve/ endorse Pillar #4, No More 'Exclusive' Single Family Zones, from the Affordable Housing Strategy and Action Plan, as presented.
#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	Council did not approve/ endorse Pillar #5. b. with the amendment of reducing the Town Centre Transition area boundaries from west of Merklin Street and east of Vidal Street. Council did not approve/ endorse Town Centre Transition area be reduced from a maximum 18-storey hybrid towers to 14-storey hybrid towers and that the Town Centre area be reduced from a maximum 25-storey hybrid towers to 18-storey hybrid towers, with an understanding that the 'hybrid towers' include at least 50 percent non-market housing.
#6	Waiving Public Hearings (Section 464(2) of the LGA)	Council did not approve/ endorse receive for information that the HAC recommend Pillar #6, Waiving Public Hearings.
#7	Affordable Housing Partnership Seminar <i>(April 19, 2022, and follow-through)</i>	Completed – April 19, 2022.
#8	Produce an Affordable Housing Development Proposal by municipal initiative	This pillar has yet to be considered by Council.
#9	Waivers and exemptions for 'non-profit' and 'affordable housing' development proposals and applications including:	This pillar has yet to be considered by Council.

No.	Pillars	Council Direction <i>(April 25, 2022 meeting)</i>
	a) Development Cost Charges; b) Cash in lieu of 5% park dedication	
#10	Rental tenure zoning with bonus density	This pillar has yet to be considered by Council.
#11	Expediting 'non-market' housing applications.	This pillar has yet to be considered by Council.

This plan was sent back to HAC to work with staff to develop a newly revised plan based on Council feedback. During the HAC’s 2023-2024 term, the affordable housing framework was redeveloped. Staff provided options that shifted away from the pillars approach and presented a combination of alternate tools and strategies to re-align and focus on six key strategic priorities to build affordable housing into the City of White Rock development processes to create long-term capacity to provide a range of affordable housing options to the community. The updated affordable housing framework (the six strategic priorities) was presented to Council on February 12, 2024 and was endorsed. This framework guided the creation of the 10-year White Rock Affordable Housing Strategy document.

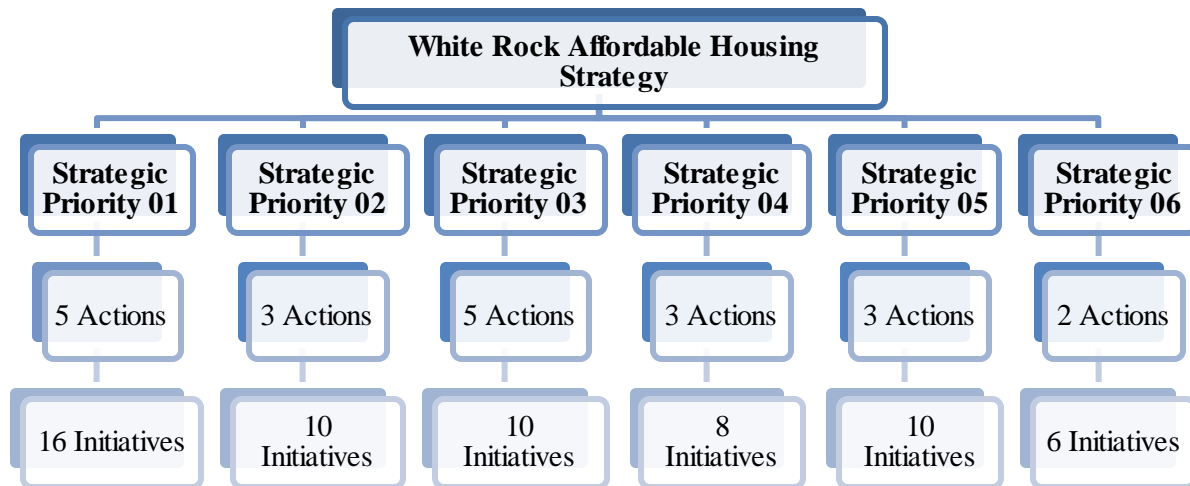
Role of Housing Advisory Committee

The Affordable Housing Strategy is the culmination of a year-long process, involving extensive engagement and collaboration with the City’s Housing Advisory Committee during their 2023-2024 term. Over the course of 11 meetings during their term, the HAC played a vital role in reviewing and endorsing the updated AHS framework which received Council approval to proceed in February 2024. Further to Council’s direction, through review and discussion over the HAC’s 2024 term, the Committee established the specific affordable housing actions and initiatives for the six (6) strategic priorities (noted below). The HAC also developed an implementation plan and prioritized each of the discrete initiatives, from short to long-term, aimed at addressing White Rock’s housing needs over the next 10 years.

At the December 3, 2024 HAC meeting, the Committee recommend that Council endorse the Affordable Housing Strategy document, as presented during the Committee's December 3, 2024 meeting, with minor revisions to improve document readability as suggested by the Committee. The draft Strategy attached includes these revisions in addition to minor graphic-related edits.

White Rock Affordable Housing Strategy (2024-2034)

The White Rock Affordable Housing Strategy (attached as Appendix A) is a multi-phased and multi-pronged Strategy involving a range of partners and consists of six (6) strategic priorities. These strategic priorities are broad umbrellas under which 21 specific affordable housing actions and 60 distinct initiatives are organized (see Figure below).



The Strategy reflects local housing needs identified in White Rock’s Housing Needs Report and aligns with the City’s Strategic Plan to foster an inclusive, equitable community. Each Strategic priority includes specific initiatives to be taken over the next ten years, with initiatives identified as taking place over the short, medium, or long term identified as part of the implementation plan within the AHS (see Appendix A: Section 8). The initiatives focus on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the city.

The six key strategic properties within the AHS are as follows:

1. Regulatory Tools to encourage diverse housing types and tenure
2. Incorporate Inclusionary Zoning
3. Maximize use of City Resources and financial tools
4. Facilitate and Strengthen Partnership opportunities
5. Build Capacity with non-profit housing and services
6. Increase Advocacy, awareness and education roles

Within each Strategic Priority, some of the initiatives identified under each action are based on preceding initiatives being completed and in effect; other initiatives are exploratory and require further investigation before there is a commitment to undertake the initiative.

A number of key short-term actions have been identified to be prioritized over the coming months. In some cases, these actions are linked to other work being undertaken by staff and are already underway, while others would be initiated in the near future. Outlined in Table 2.0 below is a comprehensive list of initiatives that are planned to be undertaken in the short term, specifically within the next 1-2 years. This list also includes staff’s recommended priority order of review for these short-term initiatives with a recommendation that this priority order be incorporated into the HAC work plan for the 2025-2026 term:

Table 2: Implementation Timelines for short-term AHS initiatives with staff’s recommended priority order of review for the HAC

Action	Initiatives	Implementation Timeline	Recommended order of review* for HAC
Pre-Zone For ‘Missing Middle Housing’ in specified areas	Update the Zoning Bylaw and OCP to align with Bill 44 as it relates to Small-Scale Multi-Unit Housing.	Ongoing and Short Term	-

by Municipal Initiative	Broaden the use of accessory dwelling units (ADU) in existing single-family home zones, subject to neighbourhood context, parking and design considerations.	Ongoing and Short Term	-
Develop a Residential Rental Tenure Bylaw	Add a definition of Residential Rental Tenure ¹ (RRT) to the City’s zoning bylaw to increase the supply of protected rental housing properties in multi-family residential developments.	Short Term	4
	Amend the Zoning Bylaw to enable the implementation of Residential Rental Tenure Zoning	Short Term	4
Expand the Market Rental and Non-Market Housing Policy	Consider the relaxation of parking requirements for new construction or expansion of existing rental housing projects in specified areas subject to an approved parking and traffic demand study	Short Term	3
	Consider amending the zoning bylaw to encourage the use of lock-off suites and micro-suites in multiunit developments in selected areas with close proximity to frequent transit, and tourism and service-centre areas such as the Waterfront or Uptown.	Short Term	3
Reduce costs by streamlining approvals	Consider a fast-tracked application process for affordable housing projects based on a set criterion.	Short Term	1
Develop an Inclusionary Zoning² Bylaw		Short Term	1
Develop a Density Bonus³ Bylaw		Short Term	2

¹ A **Residential Rental Tenure Zone** in the Zoning Bylaw will aid in preserving rental tenure through the redevelopment of properties that have been exclusively used for rental purposes.

² **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. These affordability expectations would be set up-front in an inclusionary zoning bylaw (IZ bylaw), providing more transparency and certainty for the development process.

³ **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

Maintain Affordable Housing Reserve Fund (AHRF)	Review and expand the City’s Affordable Housing Reserve Fund Bylaw to align with Inclusionary Zoning legislative requirements.	Short Term	1
Community Land Trusts for Affordable Housing	Evaluate alternative models to enhance the supply of affordable housing, aiming to maximize the benefits for the community.	Short and Long Term	5
Foster creative Partnership Opportunities to support the non-market housing sector	Promote collaboration between the private market and non-profit partnerships that can result in non-market units being built on- or off-site. This could involve connecting non-profit organizations with private sector developers who are open to including non-market units as part of a density bonus agreement.	Short and Medium Term	3
	Create opportunities for the private sector and developers to increase the provision of affordable housing through incentives and partnerships	Short and Medium Term	3
	Form partnerships with senior governments to secure capital contributions and ongoing operational funding for new non-market housing projects, process development applications for such projects quickly, and to think creatively and explore innovative solutions to incorporate the creation of non-market housing units within developments	Short and Medium Term	3
	Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness	Short and Long Term	5
Building Awareness and	Create a City webpage with important affordable housing	Short Term	1

bonus authorities to clarify how the tool can be used and to ensure consistency with the new inclusionary zoning tool.

Information Sharing	information (inventory of units, key studies being conducted, successes in the community, etc.) to increase public awareness and communication on Affordable Housing.		
	Develop public education materials for engaging with the community on the implementation of the City’s Affordable Housing Strategy	Short and Long Term	1

Priority Rating Scale: 1 – high priority; 5 – low priority

Implementing the Strategy using a collaborative approach by staff, the Housing Advisory Committee, community stakeholders and various partners will help refine and improve on any recommended initiatives or actions, as well as suggest additional recommended actions that could be more successful. It is noted that sufficient staff capacity to support the implementation of the strategy is critical to its success.

If Council approves the draft Affordable Housing Strategy, Staff will begin to implement the Strategy based on the priority order above with the support of the HAC. Some of the immediate steps are to promote the Strategy and to develop an Inclusionary Zoning bylaw. In the near term, the Official Community Plan and the Zoning Bylaw review and updates, as mandated by the Province to be completed by the end of December 2025 to support the Interim HNR report information, will also consider certain actions and initiatives in the Strategy where updates to relevant policies and provisions to support affordable housing will be required. Some of the other actions in the Strategy will require further exploration and their implementation may occur over a longer term.

FINANCIAL IMPLICATIONS

This corporate report will not result in any immediate financial impacts, but the proposed Affordable Housing Strategy contains a number of actions and initiatives that may involve the City’s resources.

For actions that will require further exploration, such as the development of potential financial incentives policy and funding sources, the degree of fiscal impact will depend on how and if such tools will be implemented. As staff makes progress with these investigations, Council will be presented with future staff reports with more details, including any requests for budgetary approval.

Additionally, it must be noted that some of the initiatives within the Strategy have been put forward in the City’s application to the second round of CMHC’s Housing Accelerator Fund. If successful, this funding will boost and speed up the ongoing and intended initiatives to be pursued.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Many of the strategic initiatives and actions will require further coordination, additional studies, public consultation and continuous mobilization with various partners. This includes ongoing coordination with the City’s Housing Advisory Committee and other external agencies.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed strategy aligns with Council’s Strategic Priority “Housing & Land Use” where a top priority is to develop an affordable housing strategy to support the creation of appropriate affordable housing options through future development.

OPTIONS / ALTERNATIVES

The following alternate options are available for Council’s consideration:

1. Defer consideration of “White Rock Affordable Housing Strategy (2024-2034)” and refer the draft strategy back to staff and the Housing Advisory Committee to address any issues identified by Council; OR,
2. Deny consideration of “White Rock Affordable Housing Strategy (2024-2034).”

CONCLUSION

The City has developed its first long-term Affordable Housing Strategy (“AHS”) aimed to address affordable housing needs and provide more diverse housing options that address housing gaps identified in the City’s 2021 Housing Needs Report (most recently updated in 2024). This Strategy represents the City’s commitment to being an inclusive community with a wide range of housing options for all residents of varying ages, incomes, and abilities. Key findings from the HNR represent the basis from which strategies and actions have been identified. There are multiple recommended initiatives to address different issues and opportunities identified through background policy review and HAC discussion and feedback. Council’s approval of this Strategy will enable City staff to begin implementing and exploring the proposed tools and incentives in order to address the housing gaps in White Rock.

Respectfully submitted,

Reviewed and Approved by,

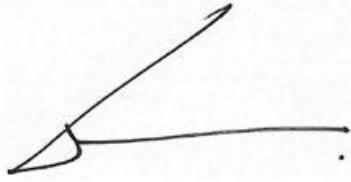


Neethu Syam
Planning Division Lead

Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Affordable Housing Strategy (2024-2034)
Appendix B: Draft - Affordable Housing Strategy 2010

CITY OF WHITE ROCK

AFFORDABLE

HOUSING STRATEGY

2024-2034



Acknowledgements

The City of White Rock would like to thank the Housing Advisory Committee for their dedicated work in shaping this strategy. Their collaboration and expertise were vital in crafting this document that will have a lasting, positive impact on our community. Throughout the process, the contributions provided by the members proved invaluable, ensuring that the final recommendations are both practical and responsive to the diverse housing needs of White Rock residents.

As part of their mandate to evaluate housing-related issues referred by Council, the HAC established a framework that guided the development of the Affordable Housing Strategy, helping to ensure a focused and effective approach to tackling this pressing challenge.

Members of the 2024 Housing Advisory Committee included:

Councillor Bill Lawrence

Councillor Elaine Cheung

TJ Dhillon

Greg Duly

Shari Green

Sharon Greysen

Rick Mann

Bhagwant Virk



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1.0 Introduction

The development of White Rock’s Affordable Housing Strategy began with a clear directive from City Council, which identified affordable housing as a key strategic priority. Recognizing the urgent need for accessible housing options, the Council committed to creating a comprehensive plan to address this critical issue.

The Affordable Housing Strategy is the culmination of a year-long process, involving extensive engagement and collaboration with the City’s Housing Advisory Committee (HAC) over the course of the 2023–2024 Committee term. The Strategy identifies the key priorities for the City of White Rock to address non-market and below-market housing affordability across the housing continuum, and includes an implementation plan identifying short, medium, and long-term initiatives. The Affordable Housing Strategy reflects the City’s commitment to address affordability challenges and ensure long-term sustainable housing solutions are available for all.

2.0 Understanding the Housing Continuum

The Canadian Housing Mortgage Corporation (CMHC) describes the housing continuum, shown in the figure below, which illustrates a diverse cross-section of housing that can be found in a community, ranging from social housing to market housing. The housing continuum is not linear, nor a ladder. It is a fluid network of housing options that allow households to find and afford a home that meets their needs. A household should be able to navigate this network of housing options as their lifecycle, and life circumstances, change over time – including in times of crisis. When a household is unable to find and/or afford housing in a community that meets their needs, this signifies a housing gap along the housing continuum.

Addressing the City of White Rock’s housing shortfalls requires careful consideration of the entire housing continuum. Providing the City of White Rock with more and diverse forms of housing is a shared responsibility between Federal & Provincial governments, the City of White Rock.



Image 1: The Housing Continuum (CMHC)

3.0 White Rock's Housing Needs

The City of White Rock faces a range of significant housing needs that span across a broad spectrum of the population and represent a significant challenge in ensuring that all White Rock residents have access to safe, suitable, and affordable housing. In 2021, the City of White Rock completed a Housing Needs Report, which was updated in November 2024. This Housing Needs Report (HNR) identified six key areas of local housing need in the City of White Rock:

1. Affordable Ownership Housing
2. Rental housing;
3. Special needs housing;
4. Seniors housing;
5. Family housing, and;
6. Shelters for those at risk of homelessness

These findings highlighted the significant demand for more affordable housing options across various demographic groups and set the foundation for the development of this comprehensive Affordable Housing Strategy.

In the 2024 Housing Needs Report update, the City identified the need for a specific number of housing units over both short-term and long-term periods. The HNR methodology calculates the total housing requirements for both 5 and 20 year horizons. According to the HNR Calculator, the City of White Rock will need **2,780 new units over the next 5 years** and **8,816 new units over the next 20 years** to address existing housing gaps and accommodate projected population growth.



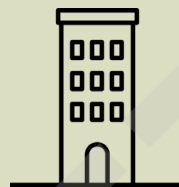
4.0 City's Achievements To Secure Rental Housing

Since 2017, the City has implemented a number of measures to maximize the inclusion of affordable housing in new developments through regulatory tools for market rental and a range of non-market rental housing such as:

1. Incentivize new development projects to incorporate affordable rental housing through tools such as providing additional height/density;
2. Requiring all rezoning applications for residential developments with more than 20 dwelling units to provide a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms;
3. Waiving community amenity contributions for affordable rental housing developments and considering reductions for developments that include secure market rental units;
4. Introducing policies in the OCP to maintain existing market rental buildings by requiring developers to replace market units being redeveloped at a minimum ratio of 1:1, with the average unit size of the replacement units at least 80% that of the units being replaced; and
5. Protecting the rights of tenants by requiring redevelopment projects to provide tenants with relocation assistance, compensation, and the right to return to a replacement unit.

By working together, these regulatory tools play a vital role in maintaining the existing supply of affordable housing and creating new stock across the City of White Rock community. Since 2012, White Rock has strategically used a variety of these regulatory tools to secure more than 400 new market and non-market rental housing units which include secondary suites, townhouses and apartments.

Units Secured since 2017



29 Units which includes 12 market rental units secured for the life of the building.
(The Verve - Approved 2018)



126 Units which includes 16 market rental units for the life of the building.
(ALTUS - Approved 2017)



80 Units which consists of 51 market rental units; 4 rent controlled rental units and 25 replacement rental units available for returning tenants at reduced rates.
(White Birch - Approved 2022)



139 Units which consists of 124 market rental units secured for the life of the building, and 15 affordable rental units.
(Thrft & Vidal Street - Pending Adoption)



78 Units which includes 16 affordable rental units.
(North Bluff & Maple Street - Pending Adoption)

5.0 About the Strategy

The Affordable Housing Strategy is an action-oriented framework designed to address White Rock's housing needs over the short and long term. The strategy integrates affordable housing into the City's development processes and encourage partnerships with non-profit and housing agencies while aligning with regional best practices and provincial legislation.

The Affordable Housing Strategy framework incorporates feedback from the Housing Advisory Committee and includes 6 key strategic priorities. These strategic priorities are also broad umbrellas under which 21 specific affordable housing actions and 60 initiatives are organized. The actions focus on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the city. The strategy reflects local priorities identified in the 2021 Housing Needs Report and aligns with the City's Strategic Plan to foster an inclusive, equitable community.

6.0 Purpose of the Strategy

The Affordable Housing Strategy, aims to assess the current housing landscape, identify gaps along the housing continuum, and propose strategies to meet both existing and anticipated housing needs. To develop a comprehensive understanding of these needs, local housing data and demographic trends are analyzed. While specific groups may face unique challenges, the City of White Rock is committed to ensuring that affordable housing options are accessible to all residents.

In response to housing needs in the City of White Rock, key housing types have been identified. These housing types reflect the diverse needs of current and future residents. Through collaboration with government entities, the private sector, and non-profit organizations, the strategy aims to implement effective policies and initiatives that facilitate the development of affordable housing for everyone.



7.0 Initiative Prioritization

The Strategy contains 21 actions and 60 specific initiatives presented in the following sections that are developed to address White Rock’s housing needs over the coming ten (10) years. These initiatives have been prioritized according to the following categories:

- **Ongoing:** Actions that are already underway to promote affordable housing.
- **Short-term:** Actions to be undertaken in the next one to two years.
- **Medium-term:** Actions to be undertaken in the next three to five years.
- **Long-term:** Actions to be undertaken in the next six to ten years. These actions require further analysis and can be delayed until the short and medium term initiatives have been accomplished.

The following pages detail specific actions White Rock will take to address affordable housing challenges in our City as well as actions that we need other partners to take.



8.0 Implementation Plan

An Implementation Plan is a comprehensive list of actions and initiatives required to accomplish each strategy. This implementation plan helps identify the necessary steps to successfully execute the Affordable Housing Strategy. With Council as the decision makers, the strategy provides a framework for a collaborative group consisting of staff, City committees, developers, community groups, and agencies to facilitate the increase of affordable housing in White Rock. This collaborative approach will also refine and improve any recommended actions or initiatives and suggest additional ones that could be more effective in achieving the goals of the Affordable Housing Strategy. It’s crucial to highlight that this implementation plan is a living document that will be continually used to monitor and refine the City’s approach to affordable housing while seeking additional partnerships.

The **six strategic priorities** include **21 key actions** and a total of **60 initiatives**.



Strategic Priority 1

Regulatory tools to encourage diverse housing types and tenure



Strategic Priority 2

Incorporate Inclusionary Zoning



Strategic Priority 3

Maximize use of city resources and financial tools



Strategic Priority 4

Facilitate and strengthen partnership opportunities



Strategic Priority 5

Build capacity with non-profit housing and services



Strategic Priority 6

Increase advocacy, awareness and education roles

8.1. STRATEGIC PRIORITY 01

Use Regulatory Tools to Encourage A Diverse Mix of Housing Types and Tenures

At the heart of any strategic effort to facilitate affordable housing is a focus on increased housing diversity and choice. This is highlighted in the City's Official Community Plan (OCP) under Principle 3 and Policy 11, which outlines the importance of housing choices that are appropriate and affordable for residents at various stages of their lives, and in turn, meet the needs of a diversifying community.

Long-term land use planning and the review of development applications is an effective tool for addressing the shortage of affordable housing. By carefully planning and managing land use, the City can ensure that new developments incorporate a diverse mix of housing types that cater to the needs of different income levels and demographics. This approach can help foster more inclusive and vibrant communities, while also helping to alleviate the pressure on housing costs.

To continue to address the housing needs in the short, medium and long term, a number of initiatives are outlined under each action aiming to expand the housing options available in the City of White Rock.

- Action 1** Pre-Zone For 'Missing Middle Housing' in specified areas by Municipal Initiative
- Action 2** Develop Residential Rental Tenure Bylaw
- Action 3** Expand the Market Rental and Non-Market Housing Policy
- Action 4** Reduce costs by streamlining approvals
- Action 5** Encourage the use of Covenants as a tool to secure affordable housing



ACTION 1 Pre-Zone For ‘Missing Middle Housing’ in specified areas by Municipal Initiative

One of the ways to obtain land and financing for new housing is to pre-zone properties for higher-density or flexible housing uses. The following initiatives can significantly increase the housing supply on a fixed land footprint.

INITIATIVES

- | | | |
|------------|--|-------------------------------|
| 1.1 | Update the Zoning Bylaw and OCP to align with Bill 44 as it relates to Small-Scale Multi-Unit Housing. | Ongoing and Short Term |
| 1.2 | Broaden the use of accessory dwelling units (ADU) in existing single-family home zones, subject to neighbourhood context, parking and design considerations. | Ongoing and Short Term |

ACTION 2 Develop a Residential Rental Tenure Bylaw

The implementation of a Residential Rental Tenure Zone in the Zoning Bylaw will aid in preserving rental tenure through the redevelopment of properties that have been exclusively used for rental purposes. The initiatives suggested below would reflect the importance of rental housing in the city, and in conjunction with the existing Official Community Plan (OCP) policies, it would be clearly communicated that the City expects these rental units to be maintained for the long term.

INITIATIVES

- | | | |
|------------|---|--------------------|
| 2.1 | Add a definition of Residential Rental Tenure (RRT) to the City’s zoning bylaw to increase the supply of protected rental housing properties in multi-family residential developments. | Short Term |
| 2.2 | Amend the Zoning Bylaw to enable the implementation of Residential Rental Tenure Zoning. | Short Term |
| 2.3 | Explore the application of RRT zoning to all new applicant-initiated rezonings for rental housing. One type of rezoning application this would apply to would be purpose-built rental developments. | Medium Term |
| 2.4 | Develop a Strata Conversion Policy and Bylaw. | Medium Term |
| 2.5 | Explore the potential application of Residential Rental Tenure zoning to existing properties during the OCP and Zoning Bylaw update phase. | Long Term |

ACTION 3 Expand the Market Rental and Non-Market Housing Policy**INITIATIVES**

- | | | |
|------------|---|--------------------------|
| 3.1 | Review the Zoning Bylaw and consider amendments that further support purpose built rental unit development. | Short Term |
| 3.2 | Consider exemptions to rental floorspace that is secured through a housing agreement in perpetuity from maximum density allowances. | Short/Medium Term |
| 3.3 | Consider amending the zoning bylaw to encourage the use of lock-off suites and micro-suites in multi-unit developments in selected areas with close proximity to frequent transit, and tourism and service-centre areas such as the Waterfront or Uptown. | Short Term |
| 3.4 | Consider the relaxation of parking requirements for new construction or expansion of existing rental housing projects in specified areas subject to an approved parking and traffic demand study. | Short Term |
| 3.5 | Explore using the Affordable Housing Reserve Fund to offset building permit fees and document preparation related to affordable non-market rental housing. | Long Term |

ACTION 4 Reduce costs by streamlining approvals

Continued and ongoing work is underway to help improve the efficiency and effectiveness of the review process for development applications and building permits for quicker turnaround times to bring more residential units online.

INITIATIVES

- | | | |
|------------|---|--------------------|
| 4.1 | Process improvements through updates to the Planning Procedures Bylaw. | Ongoing |
| 4.2 | Consider a fast-tracked application process for affordable housing projects based on a set criterion. | Short Term |
| 4.3 | Review the potential to facilitate the e-apply portal for building permit submissions. | Medium Term |

ACTION 5 Encourage the use of Covenants as a tool to secure affordable housing**INITIATIVE 5.1**

- | | |
|--|----------------|
| Continue to use housing agreements to secure new market rental and below market rental housing units through new developments. | Ongoing |
|--|----------------|

8.2 STRATEGIC PRIORITY 02

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

Action 2 Monitor the impact of Inclusionary Zoning and determine next steps

Action 3 Develop a Density Bonus Bylaw

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 updates 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 option and the Transfer Agreement option prior to Bylaw adoption. | Short Term |
| 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**INITIATIVE 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 |

8.3 STRATEGIC PRIORITY 03

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, Fraser Health Authority and Semiahmoo First Nations (SFN) 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

INITIATIVE 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

INITIATIVE 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



8.4 Strategic Priority 04

Facilitate and Strengthen Partnership Opportunities

Addressing the multifaceted issue of affordable housing requires a collaborative effort. The City holds a strategic position that enables it to bring together important stakeholders, fostering a cooperative environment that promotes the creation of affordable housing. Through partnerships with senior levels of government, community housing providers, and the development community, the City has the potential to boost the availability of affordable housing. This strategic priority aims to leverage these collaborative opportunities to ensure that there are sufficient housing options for those in urgent need, alongside the housing units obtained through development.

- Action 1** Community Land Trusts for Affordable Housing
- Action 2** Foster creative Partnership Opportunities to support the non-market housing sector
- Action 3** Monitor staffing needs and consider increasing staffing resources to support this strategic priority



ACTION 1 Community Land Trusts for Affordable Housing

INITIATIVES

- | | | |
|------------|---|----------------------------|
| 1.1 | Conduct research to assess the feasibility of establishing a community land trust in White Rock. | Medium Term |
| 1.2 | Assess municipal financial resources and other supports to explore the idea of a community land trust model. | Medium Term |
| 1.3 | Evaluate alternative models to enhance the supply of affordable housing, aiming to maximize the benefits for the community. | Short and Long Term |

ACTION 2 Foster creative Partnership Opportunities to support the non-market housing sector

INITIATIVES

- | | | |
|------------|--|------------------------------|
| 2.1 | Promote collaboration between the private market and non-profit partnerships that can result in non-market units being built on- or off-site. This could involve connecting non-profit organizations with private sector developers who are open to including non-market units as part of a density bonus agreement. | Short and Long Term |
| 2.2 | Create opportunities for the private sector and developers to increase the provision of affordable housing through incentives and partnerships. | Short and Medium Term |
| 2.3 | Introduce the requirement that all new rezonings for residential developments over 4 storeys contribute \$1,000 per unit to support the development of below-market rental housing. | Medium Term |
| 2.4 | Form partnerships with senior governments to secure capital contributions and ongoing operational funding for new non-market housing projects, process development applications for such projects quickly, and to think creatively and explore innovative solutions to incorporate the creation of non-market housing units within developments. | Short and Medium Term |
| 2.5 | Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness. | Short and Long Term |

ACTION 3 Monitor staffing needs and consider increasing staffing resources to support this strategic priority.

Short and Long Term

8.5 Strategic Priority 05

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 nonprofit 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
- Action 2** Explore the feasibility of establishing a housing authority
- Action 3** Facilitate Stakeholder Partnerships



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. | Long 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 |

8.6 Strategic Priority 06

Increase Advocacy, Awareness and Education Roles

In order to effectively address issues related to affordable housing, collaboration is necessary. One strategy is to advocate to the federal and provincial governments for additional funding and resources to meet the affordable housing needs of low and moderate-income residents in White Rock. The City can also actively participate in bringing attention to affordable housing issues and in sharing and coordinating resources and information with partners and the public. Moreover, the City can serve as an intermediary, liaising with senior levels of government to ensure that community input and needs are factored into future policy and funding programs.

ACTION 1 Building Awareness and Information Sharing

INITIATIVES

- | | | |
|------------|---|------------------------------|
| 1.1 | Create a City webpage with important affordable housing information (inventory of units, key studies being conducted, successes in the community, etc.) to increase public awareness and communication on Affordable Housing. | Short Term |
| 1.2 | Work with partners to update and maintain an inventory of affordable housing units and supports in White Rock. | Short and Long Term |
| 1.3 | Develop public education materials for engaging with the community on the implementation of the City's Affordable Housing Strategy. | Short and Long Term |
| 1.4 | Continue participation at regional, provincial and national housing tables and conferences to bring awareness to White Rock's work in affordable housing. | Ongoing |
| 1.5 | Advocate to senior levels of government to request funding or resources to meet the housing needs of the community. | Ongoing and Long Term |

ACTION 2 Position Papers

INITIATIVE 2.1

- | | |
|--|------------------|
| Draft position papers on affordable housing issues to send to senior levels of government and communicate through forums such as the Federation of Canadian Municipalities (FCM) or Union of BC Municipalities (UBCM). | Long Term |
|--|------------------|

9.0 Terms to Know

Affordable Housing	Housing is considered affordable when 30 percent or less of your household’s gross income goes toward paying for your housing costs.
Affordable Rental Housing	<p>Affordable Rental Housing is for people who have low to moderate income but may not be eligible for subsidized housing.</p> <p>The City’s Official Community Plan (2017) defines new Affordable Rental Housing as being intended to be affordable for very low and low income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation.</p>
Assisted Living	<p>A type of housing for seniors and people with disabilities that includes hospitality services (e.g. meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services).</p> <p>This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support but do not need 24-hour facility care; or housing in which residents receive services related to mental health and substance use issues.</p>
Below-market Rental Housing	Below market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.
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.
Co-operative Housing	A co-op is a type of housing residents own and operate as part of a membership.
Homeownership	<p>Housing can be of many types, including condos, townhouses, duplexes, detached dwellings, and more. Forms of ownership include:</p> <ul style="list-style-type: none"> • Housing that is not part of a strata such as single-detached dwellings • Strata Housing: any housing that is strata-titled. Strata housing can include condos, townhouses, and even single-family homes. • Non-profit housing co-operatives (<i>in which residents pay a nominal fee and jointly own the units and common areas as members of that housing co-operative</i>). • Equity co-operatives (<i>in which residents pay a membership fee equal to the market value of their unit and jointly own the units and common areas as members of the housing co-operative</i>).

Housing First	'Housing First' is a recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional support and services as needed.
Lower-End-Of-Market Housing	A type of housing where the housing providers set the rent according to rental market conditions.
Market Rental Housing	Rental housing owned by a private individual or company that is rented to tenants who pay market rates. Rental housing can refer to any type of housing available on the market, including purpose-built apartments, condos, duplexes, townhouses, single-detached dwellings, secondary suites, coach houses, laneway houses or granny flats, to name just some.
Non-Profit Housing	Rental housing that is owned and operated by community-based, non-profit societies or local governments and regional districts. The mandate is to provide safe, secure, affordable accommodation to households with low to moderate incomes. Most non profit housing societies receive some form of financial assistance from the government to enable them to offer affordable rents.
Rent Geared to Income	A type of subsidized housing where the housing provider matches your rent to how much income you earn.
Rental Assistance Program	A type of rent supplement program that BC Housing offers to eligible low-income families.
Seniors Supportive Housing	A type of housing for seniors and people with disabilities that includes on-site hospitality but not personal-care support services.
Social Housing	Social housing is owned by a not-for-profit organization, a co-op or a government. Rents are subsidized (usually by the government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible.
Subsidized Housing	Encompasses all types of housing for which a subsidy or rent assistance is provided (usually by the government), including public, non-profit and co-operative housing, as well as rent assistance for people living in private market housing. It also includes emergency housing and short-term shelters.

Supportive Housing	<p>A type of housing that provides on-site supports and services to residents who cannot live independently. Housing that provides on-going assistance so residents can live independently:</p> <ul style="list-style-type: none"> • It's available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. • It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. • It does not include personal assistance services such as bathing, dressing, or medication assistance.
Transfer Agreement Option	<p>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.</p>
Transitional Housing	<p>Housing provided for a minimum of 30 days that can last up to two or three years. It includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency.</p>

City of White Rock

Affordable Housing Strategy



DRAFT Report By
Terra Housing Consultants
Cooper Planning & Development Consultants
June 2010



INTRODUCTION

Council established the Affordable Housing Working Group to advise on real, practical ways to maintain and increase the supply of affordable housing in White Rock through development of an Affordable Housing Strategy. The six-person committee members included:

- Councillor Lynne Sinclair - City of White Rock
- Angelo Tsakumis - Vice President and Director for EPTA Properties
- David Young - Executive Director, Sources
- Reverend Joan McMurtry - First United Church of White Rock
- Paul Stanton - Director of Planning & Development Services, City of White Rock
- Connie Halbert - Planner, City of White Rock

Community consultation, through a Community Workshop held on May 19, 2010 provided valuable input into the development of the Strategy. The Affordable Housing Strategy identifies actions that the City can take to address its affordable housing issues. Implementation of the strategy will:

- Clarify the role of the City of White Rock regarding affordable housing
- Address the gap in housing that is affordable for the community
- Address development of partnerships to foster affordable housing development
- Provide for ongoing consultation and follow-up

The White Rock Affordable Housing Strategy Background Report, May 2010, documents the research and analysis completed to prepare the Affordable Housing Strategy. A copy of the Background Report can be obtained online at www.city.whiterock.bc.ca or from the Planning and Development Services department.

WHITE ROCK AFFORDABLE HOUSING STRATEGY

The background work and community consultation undertaken in preparing the Strategy resulted in seven areas for White Rock to address including;

1. Maintaining a municipal planning system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand;
2. Maintaining a municipal financial system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand
3. Facilitating diversity in housing forms and prices to deliver a range of affordable housing options for all residents;
4. Facilitating growth in the not for profit housing sector;
5. Supporting the retention and delivery of adequate supplies of private rental properties;
6. Encouraging senior government and industry cooperation in support of projects that complement White Rock's affordable housing objectives; and
7. Monitoring the housing situation and regularly evaluating the need for adjustments to the Strategy.

Objectives and Actions to address each of these areas are proposed below. These need to be discussed with the community and priorities and milestones and responsibility to implement need to be identified.

1. Maintain a municipal planning system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand

One of the most effective ways that a municipality can influence the provision of affordable housing is through its planning and development policies, by-laws and standards and through its development review process.

#	Objective	Action
1.1	Official Community Plan provisions implement the Affordable Housing Strategy	• Develop the City-wide affordable housing targets for affordable ownership and affordable rental housing for low, medium and high densities
		• Require developers to demonstrate how they will achieve affordability targets
		• Establish a policy providing incentives for affordable housing
		• Establish a Housing First Policy to allow surplus City-owned lands to be offered to non-profit housing groups for affordable housing
		• Establish an inclusionary zoning policy
1.2	Optimum use of Local Government Act planning provisions for affordable housing	• Develop Zoning provisions for affordable housing under Section 904
		• Develop a Housing Agreement template for affordable and special needs housing using provisions under Section 905
1.3	Reduced barriers to affordable housing development	• Review the Zoning By-laws and development standards, such as parking requirements and setbacks, and make necessary amendments
		• Allow zoning variances for affordable housing development that increases affordability
		• Expedite approval process for affordable housing development applications
1.4	Increased production of affordable housing to meet needs	• Identify opportunities to develop Infill Housing and prepare Infill Guidelines
		• Align new affordable housing development with neighbourhood planning
		• Require affordable housing to be provided as part of mixed use community development applications
		• Develop Adaptable Housing Design Guidelines
		• Explore the feasibility of expanding White Rock's density bonus system to provide developers with additional density in exchange for providing affordable housing contributions

2. Maintain a municipal financial system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand

#	Objective	Action
2.1	Optimum use of Local Government Act financial provisions for affordable housing	<ul style="list-style-type: none"> • Commission a study of revitalization tax exemptions and permissive tax exemptions to outline how they can be implemented in White Rock
2.2	A supportive environment to encourage affordable housing development	<ul style="list-style-type: none"> • CC Exemption or Reduction
		<ul style="list-style-type: none"> • Fee Reductions
2.3	Efficient and effective use of public and community assets for affordable housing	<ul style="list-style-type: none"> • Establish an Affordable Housing Fund • Establish an annual contribution to maintain the Affordable Housing Fund to support additional affordable housing construction. • Establish formal review criteria, eligibility and application process for the consideration of affordable and social housing projects
		<ul style="list-style-type: none"> • Use the municipal investment in affordable housing as leverage with other orders of government
		<ul style="list-style-type: none"> • Index municipal investment in affordable housing to inflation over time
2.4	An effective municipal land bank	<ul style="list-style-type: none"> • Develop an inventory of municipal land and identify sites appropriate for affordable housing development • Advocate for land owned by the federal or provincial government deemed surplus to be provided to the municipality or non-profit housing provider as sites for affordable housing development, or sold to the private sector, with the City being the sole beneficiary of the funds gained from the sale, to be used exclusively for affordable housing development • Bank land not immediately needed for affordable initiatives in the future • Include land in-lieu contributions from developers in municipal land bank

3. Facilitate diversity in housing forms and prices to deliver innovative, affordable housing for all residents

The availability of a range of housing options is a sign of a healthy city. It is essential for economic growth and prosperity, and is an important part of the social and economic infrastructure.

#	Objective	Action
3.1	Increase the supply of affordable housing	<ul style="list-style-type: none"> • Document existing supply of affordable housing in White Rock
		<ul style="list-style-type: none"> • Establish targets for affordable housing for emergency, transitional, supportive, social, rental and ownership housing
3.2	Increase diversity in housing stock	<ul style="list-style-type: none"> • Identify development sites throughout the City that support a mix of housing types to enhance provision of affordable and accessible housing
		<ul style="list-style-type: none"> • Identify opportunities for laneway and carriage home development and prepare design and development guidelines
		<ul style="list-style-type: none"> • Support the development of a pilot project where a non-profit incorporates a shared equity scheme for eligible tenants and home buyers, as part of its business model in a new housing development
		<ul style="list-style-type: none"> • Maintain and enhance the role of supported accommodation providers to ensure people at risk of homelessness, on low incomes, with special needs or requiring emergency accommodation are able to be appropriately housed with no or minimal delay, and if appropriate, assisted to move to longer term rental accommodation

4. Facilitate growth in the community based not for profit housing sector

Community housing is typically rental housing for households who have low to moderate incomes and other special needs, managed by not-for-profit community based organizations whose operations may be partly subsidized by government.

#	Objective	Action
4.1	Support the community housing sector to enable it to grow and to meet the housing needs of people with low incomes and other special needs	<ul style="list-style-type: none"> Focus on the community housing sector as affordable housing provider for people with low to moderate incomes & special needs Make Affordable Housing Fund grants and/or loans available for non-profit housing projects
		<ul style="list-style-type: none"> Promote partnerships with other agencies and providers to encourage integration of objectives and make best use of limited funding opportunities
		<ul style="list-style-type: none"> Ensure a mechanism is in place for the creation of housing units when opportunities arise
4.2	Ensure a sufficient supply of land to enable community housing providers to meet future client needs	Develop an Inventory of Non-Profit Providers and Service Agencies' lands
		Develop an inventory of other government and agency land
		Make surplus municipal land available to housing providers for special needs affordable housing development
4.3	Increase the supply of special needs housing	<ul style="list-style-type: none"> Identify appropriate development sites and/or opportunities for affordable housing for: <ul style="list-style-type: none"> Seniors People with low incomes People with physical and/or developmental challenges, People with mental illness, People with addiction challenges People Women and children fleeing abuse Youth Support special needs affordable housing providers in seeking funding from other levels of government or philanthropic organizations to develop housing
4.4		Seek not-for-profit providers to participate in a shared equity scheme or schemes for low-income earners and eligible first homebuyers

5. Support the retention and delivery of adequate supplies of private rental properties;

Small investors dominate the private rental market, and there is relatively little purpose built rental accommodation in White Rock. The current rental vacancy rate is very low, at around .5 per cent. Access options for households just above the eligibility criteria for social housing are limited.

#	Objective	Action
5.1	Support the effective operation of the private rental market and the availability of a range of accommodation to suit varying income levels and needs	<ul style="list-style-type: none"> • Explore the possibility of working with strata councils to allow for unrestricted rentals
5.2	Protect the existing rental stock	<ul style="list-style-type: none"> • Develop an inventory of purpose built residential development and analyze redevelopment potential
		<ul style="list-style-type: none"> • Develop and implement a Rental Conversion By-law
		<ul style="list-style-type: none"> • Establish a standard of maintenance bylaw
5.3	Encourage Secondary Suite Development	<ul style="list-style-type: none"> • Evaluate the Secondary Suite Registration By-law and recommend improvements
		<ul style="list-style-type: none"> • Provide incentives for secondary suite development in new housing development
		<ul style="list-style-type: none"> • Promote CMHC funding program for secondary suites

6. Encourage senior government and industry cooperation to support projects that complement White Rock's affordable housing objectives

#	Objective	Action
6.1	Demonstrate leadership in advocating for affordable housing	<ul style="list-style-type: none"> • Ensure that local housing priorities are included in the regional, provincial and federal housing discussions, policies and programs • Invite local MPs and MPPs to inter-governmental dialogue on housing and homelessness, and the ways in which all orders of government will work together to developing affordable housing • Advocate for the federal and provincial governments to invest in the non-profit housing providers acquiring and renovating apartment to provide sustainable and affordable rental housing • Document housing needs of White Rock residents on housing waiting lists and advocate for government funding for assisted family housing in integrated market and non-profit developments • Advocate for affordable integrated housing for people with physical and developmental challenges • Advocate for improved opportunities for affordable entry homeownership • Advocate that senior government funding be aligned with local needs for affordable housing and focus on permanent solutions to homelessness
6.2	Make full use of funding programs	<ul style="list-style-type: none"> • Request BC Non-Profit Housing Association to develop and maintain an inventory of funding opportunities that support affordable housing • Investigate the Canada Mortgage and Housing Corporation (CMHC) delivery agent role for Residential Rehabilitation Assistance Programs (RRAP) to improve access to these funds for residents of White Rock
6.3	Positive Working Relationship with Development Industry	<ul style="list-style-type: none"> • Convene regular meetings with Development Industry representatives to discuss and work to resolve development issues and identify affordable housing opportunities
		<ul style="list-style-type: none"> • Work with the development industry to establish one or two demonstration projects showcasing affordable land and housing packages

7. Monitor the housing situation, communicate with residents and regularly evaluate the need for adjustments to the Strategy

Obtaining information and data pertaining to White Rock in the development of this strategy was a challenge. Some statistical data is available through Planning Department sources and Statistics Canada but gaps exist.

The community consultation indicated the need to access a broad range of housing information. Situations have occurred where groups interested in developing affordable housing did not know where to turn for information. In addition, the consultation identified a need for a place where individuals, landlords and tenants can access information pertaining to housing related legislation and programs. Although some of the data is available through community resource centers and advisory groups, participants requested a single point of access that would provide a complete range of housing services.

The need for community education and outreach was expressed widely in the community consultation. Specific areas mentioned included addressing community acceptance of social housing, increasing awareness of affordability, homelessness and poverty issues throughout the community, need to reach out to stakeholders and increase understanding of the development process.

The community consultation also reinforced the need to monitor and evaluate implementation of the Strategy.

#	Objective	Action
7.1	Ensure White Rock has access to accurate and current data on housing	<ul style="list-style-type: none"> Monitor economic factors, housing market condition and the impact, of significant changes to legislation, regulations, by-laws, etc., to identify housing issues and trends
		<ul style="list-style-type: none"> Benchmark land development costs, housing prices, rental rates and vacancy rates
		<ul style="list-style-type: none"> Establish a program of monitoring the delivery of affordable housing against targets
		<ul style="list-style-type: none"> Conduct an inventory to determine the different types and numbers of persons in White Rock with special housing needs and determine the number of units required to house those persons, including persons who are homeless
7.2	Ensure Housing Strategy is current and relevant	<ul style="list-style-type: none"> Monitor Implementation of the Housing Strategy
		<ul style="list-style-type: none"> Dedicate portion of housing fund to 'best practice' housing policy research and conduct research
7.3	A single point of access for tenants, landlords, builders, developers and the general public to obtain information about housing, housing issues housing related legislation and programs	<ul style="list-style-type: none"> Support establishment of a Housing Resource Centre
7.4	Increase public awareness of affordable housing issues in White Rock	<ul style="list-style-type: none"> Develop and implement a community education and outreach action plan

DRAFT

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025

TO: Mayor and Council

FROM: Corrine Haer, P.Eng., Manager, Engineering

SUBJECT: Five Corners Improvement Project Update

RECOMMENDATIONS

THAT Council receive the corporate report dated January 27, 2025, from the Manager of Engineering, titled “Five Corners Improvement Project Update” for information; and

1. Endorse the alternative design concept without a washroom as outlined in the report; and
 2. Direct staff to proceed to the preliminary design stage for the alternative concept.
-

EXECUTIVE SUMMARY

The purpose of this corporate report is to update Council on the status of the Five Corners Improvement project and to seek direction on how to move forward. This project is a Council Strategic Priority and is identified and prioritized in the City's Integrated Transportation and Infrastructure Master Plan (ITIMP) to improve safety for pedestrians and vehicles, and to promote active transportation.

INTRODUCTION/BACKGROUND

Five Corners is a symbolic location in the City of White Rock, referencing the convergence of Johnston Road, Buena Vista Avenue and Pacific Avenue. Located within the City's Town Centre, Five Corners is a vital destination node for shopping, dining and sightseeing. This node also provides important transportation links to the City's various key destinations: Uptown, East Beach, West Beach, the Pier, and the Promenade.

The Five Corners Improvement project has the potential to provide an opportunity to revitalize the vibrancy and functionality of Five Corners by creating public space along with upgrading active transportation facilities and enhancing connectivity. Additionally, the intersection of Five Corners is part of TransLink's Major Bikeway Network and has been identified as a greenway corridor to promote network connectivity along Buena Vista Avenue.

Conceptual design options in alignment with the City's ITIMP were created to support discussion and public engagement to gather feedback on the scope before recommending a design approach for Council's approval. The City's ITIMP identified the Five Corners Intersection as one requiring geometric improvements. Geometric improvement projects often include curb extensions to improve pedestrian safety and to reduce crossing distances, lane

closures to reduce conflict between different types of road users as well as the construction of active transportation infrastructure to provide a safer environment for pedestrians and cyclists.

Feedback from the public has now been received on the initial conceptual design and staff are seeking directions on how to move forward.

DISCUSSION

As endorsed by Council at the December 11, 2023 regular council meeting, staff proceeded with public engagement for the Five Corners Improvement project in summer 2024. Between May and July 2024, staff conducted community engagement initiatives to share and to gather feedback. The public engagement campaign included:

- Dedicated project website at [TalkWhiteRock.ca/Five Corners](http://TalkWhiteRock.ca/Five_Corners)
- Two open houses
- WRBIA meeting
- White Rock Elementary PAC meeting presentation
- Public Art and Culture Advisory Committee presentation
- Online and hard copy surveys
- Targeted letters
- Postcards and brochures
- Social media campaign
- Emails
- Utility bill insert
- Newspaper advertisement

Public engagement was designed to reach a wide range of residents, businesses and interested parties. The most successful piece of engagement was the dedicated project website that was visited by approximately 1,400 unique individuals and the survey which received over 600 responses (online and printed). The feedback has been summarized in Appendix A and a more detailed synopsis has been included in a What We Heard Report (Appendix B).

The concept design presented to the public and in alignment with the ITIMP aimed to enhance public space along with upgrading active transportation facilities, improving traffic and pedestrian safety and enhancing connectivity. Features included:

- Closure of the southbound travel lane to create space for events and patios improving traffic and pedestrian safety in the area.
- A new crosswalk on the north leg of the Five Corners intersection.
- Potential for new intersection controls (signals or new stop controls).
- Gently raised intersection crossing to further promote pedestrian and traffic safety.
- An enhanced public gathering space and opportunities for wayfinding, placemaking and public art.
- Retention of the existing plaza tree with seating around it with further landscaping and beautification opportunities.
- Dedicated bike lanes connecting Buena Vista greenway to the Plaza.
- A public washroom on the north side plaza.

- Future proofs for further improvements to the corridor including connections to improved sidewalks and new multi-use paths.
- Creation of a formal entrance to Stager Park.

The survey collected throughout public engagement asked questions regarding these prominent features to get a sense of the features that were supported or not supported by the engaged public. While many individuals completed the survey online through TalkWhiteRock, a significant amount of survey results were submitted via hard copy distributed by a local business fronting the project area. For all questions except the washroom question, the online survey results were slightly unsupportive of the initial concept design, while the hard copy results were strongly opposed, please refer to Appendix A for this summary.

Alternative Concept

Following aggregation and analysis of the feedback, an alternative concept was developed to reflect the input received while still meeting the intent of the City's ITIMP to improve pedestrian and vehicle safety through geometric improvements.

The alternative concept proposes the following:

- A more flexible approach that will keep the south leg of Johnston Road open for vehicles and parking on a regular basis (Image 1).
- Opportunity to temporarily convert the area to 'pedestrians only' on an as needed basis during events by using temporary planter boxes or bollards (Image 2).
- A focus on safety improvements at the intersection of Buena Vista/Pacific/Johnston Road including:
 - Raised intersection promotes pedestrian safety by slowing down traffic and making pedestrians more visible to drivers.
 - Curb extensions where possible to reduce crossing distances.
 - Improved traffic control such as full signal or pedestrian activated to further improve safety at the intersection for both vehicles and pedestrians.
 - Visually striking pavement (public art opportunity) to differentiate the intersection will enhance visibility and safety for both pedestrians and drivers.
 - Mountable curbs to encourage inclusivity and remove the physical barrier of a standard curb in that location for when the temporary barrier planters may be in place ensuring continuity of the space.

Image 1 – Alternative Concept (Day to Day)

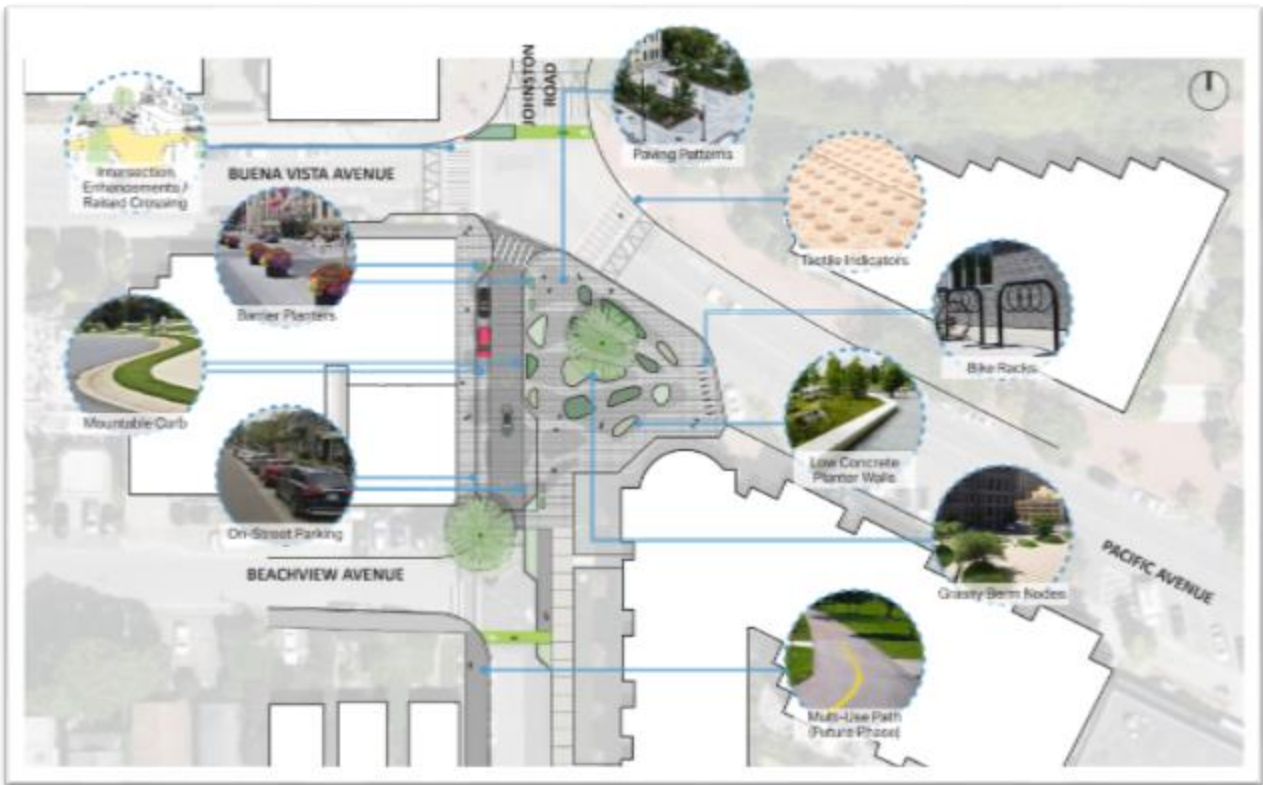
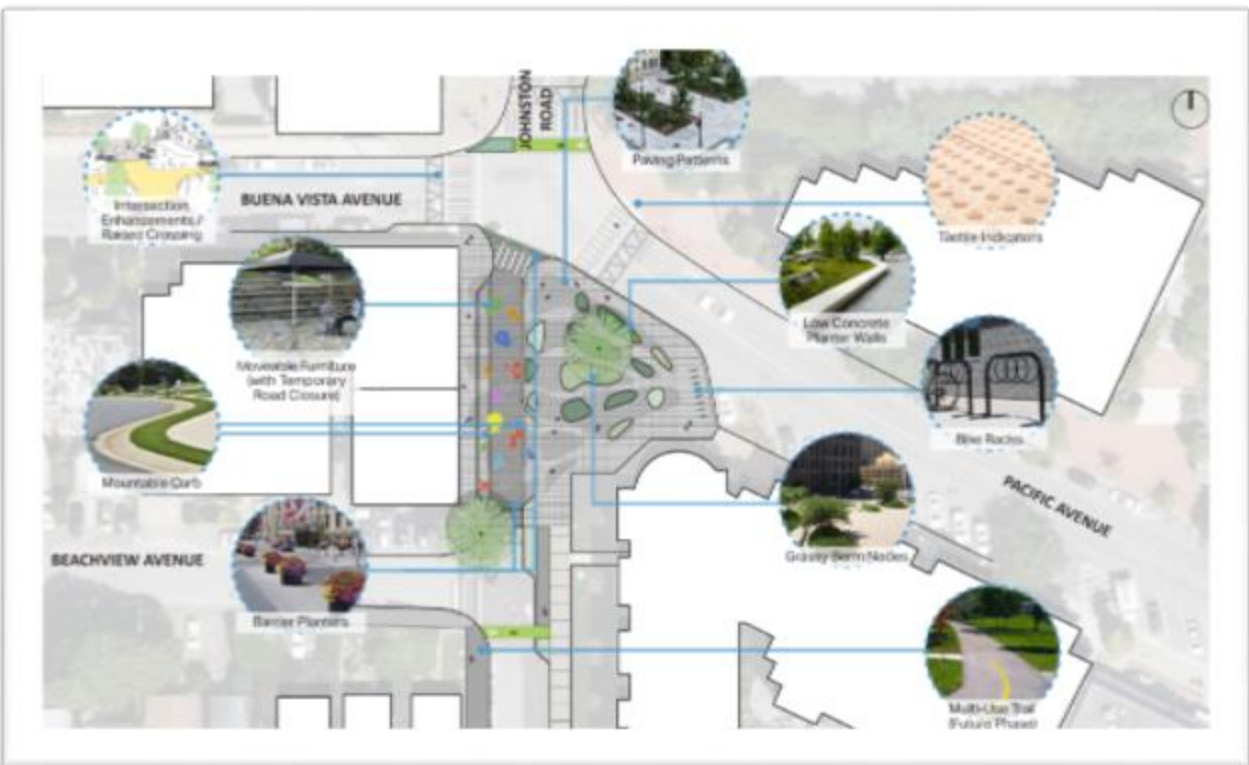


Image 2 – Alternative Concept with temporary Barrier Planters in place (can be implemented on an as needed basis)



Public Washroom

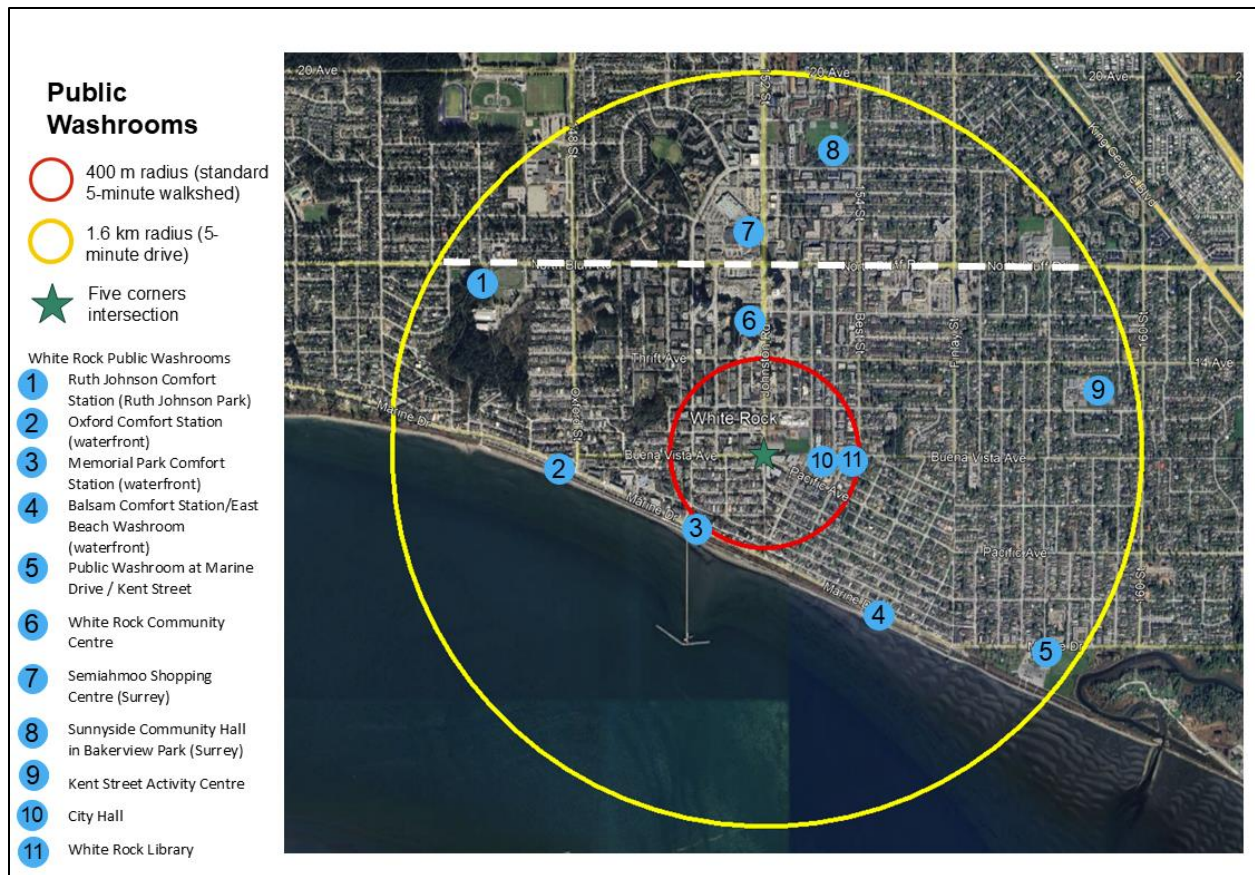
Feedback received on the public washroom was split 50/50 for and against. Further research was conducted regarding the availability of alternatives to determine the need for a washroom at this location.

There are nine (9) existing public washroom facilities in White Rock and two public washroom facilities in Surrey identified within a 1.6 km radius of Five Corners, representing an approximate 5-minute drive, or a 25-minute walk (Image 3).

Of the public washroom locations, City Hall and the Library are the closest washrooms to Five Corners and provide a walking time of approximately 3 minutes (230 m). Nearby, White Rock Community Centre also has a public washroom within a short travel time for drivers (700 m or a 2-minute drive) and a similar distance for pedestrians (650 m / 10-minute walk). To enhance the promotion of existing facilities, wayfinding could be applied as part of the conceptual design to direct residents and visitors to the closest public washroom locations.

It is acknowledged that a 5 or 10-minute walk may not be possible for all ages and abilities, and thus alternative washroom options could be explored such as portable washrooms for rent on an as needed basis during festivals and events at Five Corners.

Image 3 – Public Washroom Map



Next Steps

Having reviewed the public engagement feedback, staff are seeking Council's approval to proceed to preliminary design for the alternative concept identified above. The alternative concept provides the following advantages:

- Maintains vehicle access by keeping the south leg of Johnston Road open for vehicles and parking on a regular basis. This flexibility ensures that the area remains accessible to all, including those who rely on vehicles for transportation.
- By using temporary planter boxes or bollards, the area can be converted to a pedestrian-only zone during when needed during events. This approach allows for dynamic use of the space without permanently restricting vehicle access.
- Raised intersection promotes pedestrian safety by slowing down traffic and making pedestrians more visible to drivers.
- Curb extensions where possible to reduce crossing distances.
- Improved traffic control such as full signal or pedestrian activated to further improve safety at the intersection for both vehicles and pedestrians.
- Visually striking pavement (public art opportunity) to differentiate the intersection will enhance visibility and safety for both pedestrians and drivers.
- Mountable curbs to encourage inclusivity and remove the physical barrier of a standard curb in that location for when the temporary barrier planters may be in place ensuring continuity of the space.
- Includes an enhanced public gathering space, opportunities for wayfinding, placemaking, and public art. The plaza space overdue for a refresh and is currently vulnerable to tripping hazards, this project will provide that refresh while making it safer from a pedestrian perspective.

The alternative concept offers a more flexible, safe, and community-friendly approach to the Five Corners Improvement project. By maintaining vehicle access while allowing for temporary pedestrian zones, enhancing safety features at the intersection and plaza, the alternative concept addresses the needs and feedback of the community more effectively while still meeting the intent of the ITIMP.

Following Council's approval, staff recommend proceeding to preliminary design later this year with construction expected to begin in late 2026, early 2027 provided funding is approved for this project through the City's Financial Plan.

Community Engagement

Staff are committed to continuing to proactively engage with the community and gathering feedback to inform the design process. Integrating the community's input is essential for achieving a desirable outcome and delivering a successful project.

As previously mentioned, the engagement plan is divided into stages: the conceptual design phase (completed), the preliminary design phase (scheduled for Fall 2025), and the final design phase.

In Fall 2025, staff plan to meet individually with the directly impacted businesses and residents to discuss the alternative concept in more detail. Additionally, the City's dedicated project website will be updated to reflect the latest project developments.

FINANCIAL IMPLICATIONS

The design for this project is included in the 2024/2025 Financial Plan. Following the preliminary design phase, high level estimates will be provided and brought back to Council for consideration before moving forward to detailed design.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public engagement began in summer 2024 with impacted businesses to effect collaboration. Proactive, clear, and consistent communication throughout the project is essential. Communication efforts will continue and will include emails, social media updates, website updates and focus group events.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Staff continue to work closely with Communications & Government Relations to leverage the City's existing social media/channels and available resources, such as Talk White Rock, Facebook, and Instagram to maximize public/stakeholder engagement effectiveness in a cost-effective way.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

Staff will ensure existing trees within the corridor are protected, thereby enhancing and ensuring the sustainability of the City's urban forest and recognizing the environmental and esthetic benefits trees provide. Typical city tree management will follow the City's Tree Protection Bylaw No. 2407.

ALIGNMENT WITH STRATEGIC PRIORITIES

This project is a Council Strategic Priority project and is in alignment with the Infrastructure Strategic Priority that identifies that the City plan, build and maintain infrastructure to enhance quality of life and civic service delivery while mitigating and adapting to environmental impacts.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Not approve the project to proceed to preliminary design for the alternative concept. This may extend the project timeline and delay the implementation of proposed safety improvements at the intersection and within the plaza area. This decision could lead to some public disappointment.
2. Direct staff to proceed to preliminary design for the original concept identified in the public engagement material. This approach may extend the project timeline as staff will need to engage in further discussions with impacted residents and businesses to address their concerns while maintaining the original concept's intent. This could lead to some community dissatisfaction and potentially lower usage and engagement of the space. Additionally, there may be a need for supplementary projects in the nearby vicinity to address parking concerns.

CONCLUSION

As part of the implementation of the City’s Integrated Transportation and Infrastructure Master Plan, this project aims to provide an opportunity to revitalize the vibrancy and functionality of Five Corners along with transportation improvements addressing safety concerns, upgrading active transportation facilities and enhancing connectivity.

Public engagement continues to be an essential component of this project to create a desirable urban space while still improving the area from a pedestrian and vehicle safety perspective for the community. Staff seek Council approval to proceed to preliminary design for the alternative concept as outlined in this report.

Respectfully submitted,

Approved by,



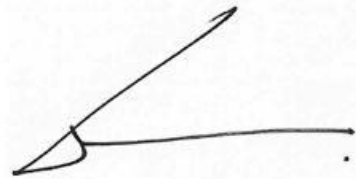
Corrine Haer, P.Eng.
Manager, Engineering



Jim Gordon, P.Eng.
Director, Engineering & Municipal Operations

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



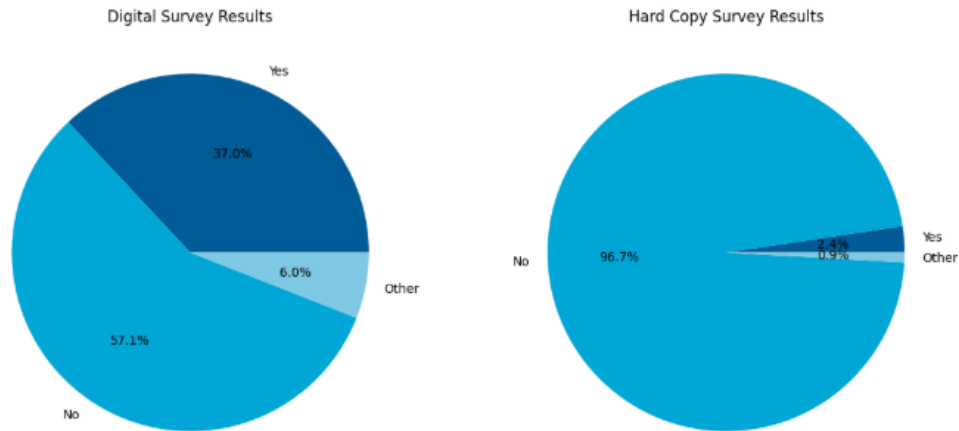
Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Summarized survey results
- Appendix B: What We Heard Report

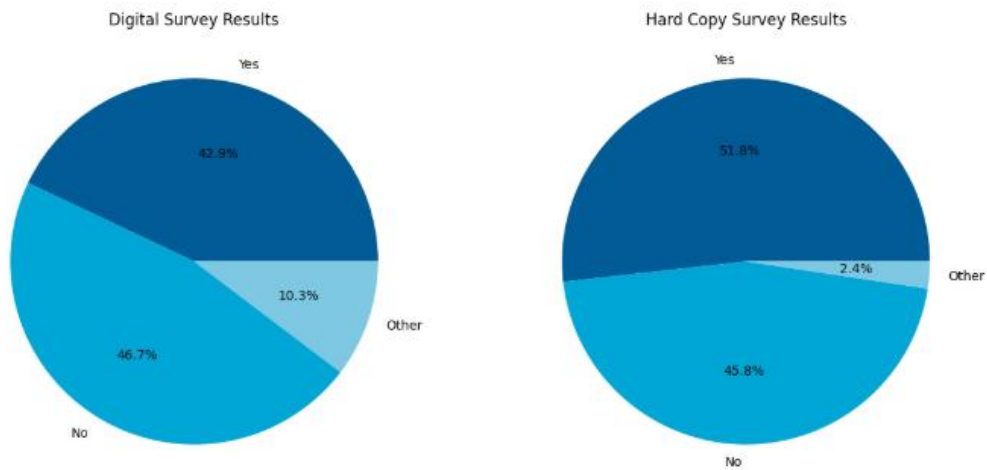
Appendix A

Responses to the survey questions are summarized below:

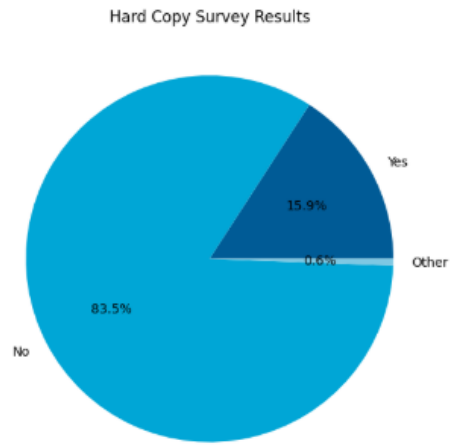
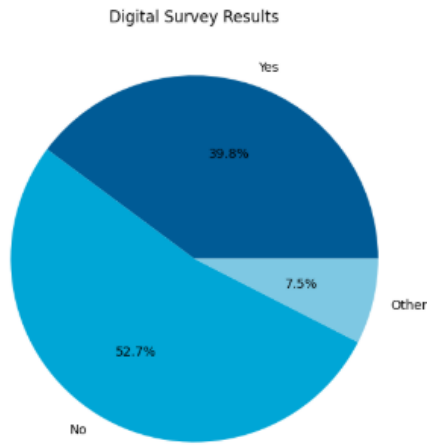
1. Do you support the road closure in order to create a large public gathering space?



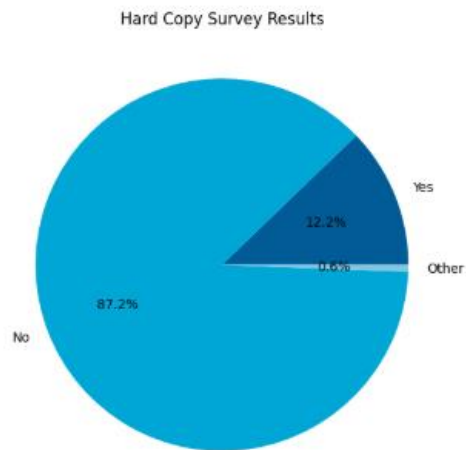
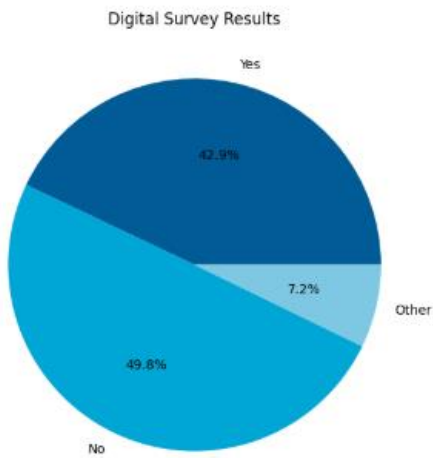
2. Do you like the idea of adding a public washroom?



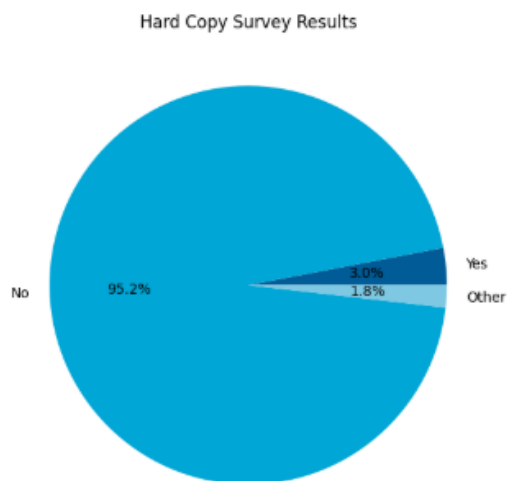
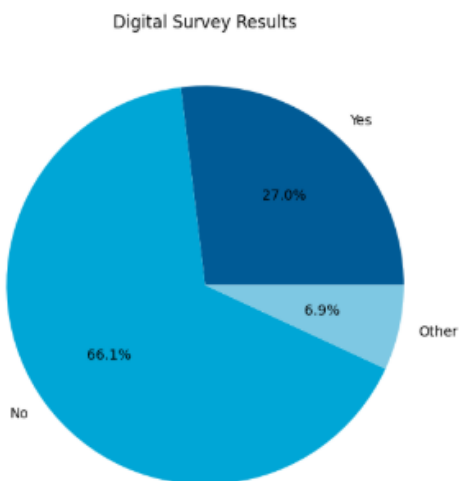
3. Is the multi-use path connectivity from Five Corners to Columbia Avenue important to you?



4. Do you agree with limiting traffic to one-way southbound on Johnston Road between Beachview Avenue and Columbia Avenue?



5. Would you utilize Stager Park more if there was a formal entrance from Johnston Road?





WHITE ROCK
City by the Sea

FIVE CORNERS IMPROVEMENT PROJECT

What We Heard Report

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

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AECOM: 2015-04-13

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Executive Summary

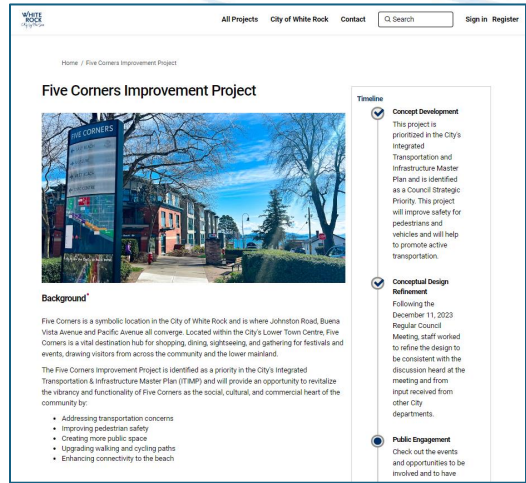
This report summarizes public engagement activities that were conducted for the Five Corners Improvement Project. The engagement took place between May to July 2024.

The purpose of the outreach and engagement was to:

- Inform residents about the project and the proposed improvements to the area.
- Gather feedback on the proposed features and amenities.

The feedback may be used to inform decision makers and to support planning and design of potential improvements to the Five Corners area. The City took many steps to inform the public and key stakeholders including: postcard mailouts to impacted local residents, letter mailouts, establishing a dedicated project website, social media posts, newspaper ads, and an insert on the July energy bill. As well, several in-person engagements were coordinated including two open house sessions, a White Rock Business Improvement Association meeting, and presentations to White Rock Elementary School PAC and the Public Art & Culture Advisory Committee. The initial concepts were shared with City Council in December 2023.

The public engagement was designed to reach a wide range of residents and interested parties. The most successful engagement was the Talk White Rock project website which was visited by approximately 1,400 individuals with over 600 responses received to the project survey (both online and printed).



Executive Summary



Feedback from all engagement activities revealed the following key findings:

- The public are highly invested in the work being undertaken.
- The survey (both online and hard copy) received 600+ responses, and the two open houses were well attended.
- Social media posts also had active engagement with many commenting on the project and being directed to fill out the survey.
- Comments received from the survey and open house reflected similar feedback which focused on the impact to small businesses, public washrooms and vehicle amenities. In contrast social media feedback focused on the intersection and the timeliness of communication.
- The public were opposed to some elements of the proposed concept designs. Some were not in favour of the Johnston Road closure citing the challenges faced by local businesses on Marine Drive who had trouble attracting customers to their business when the road was reduced to one-lane of traffic in 2021; and quickly reverted to two-lanes of traffic.
- The **public washroom** was contentious with some noting that it would be useful to have a public washroom available for events and visitors to the area, and others citing that the washroom would attract unwanted patrons and increase crime.
- Business owners were concerned that the **vehicle lane closure on Johnston Road** would impact access and their economic prospects.
- With regard to a **connecting multi-use pathway**, participants were concerned that the area was quite steep for pedestrians and cyclists and would not be used. Others noted the benefits of improved connectivity to the beach.
- Participants were also concerned about **preservation of the trees** in the Five Corners plaza and the availability of green space.





Background and Overview



The Five Corners Improvement Project is identified as a priority in the City's Integrated Transportation & Infrastructure Master Plan (ITIMP). Being the heart of the community, the overall goal of the project is to create public space along with upgrading active transportation facilities, improving traffic safety and enhancing connectivity. The project will provide an opportunity to revitalize the vibrancy and functionality of Five Corners as the social, cultural, and commercial heart of the community.

Key benefits of a revitalized Five Corners Area include:

- Improved multi-modal connectivity;
- Stronger linkages to key destinations;
- Improved livability;
- Contributions to the local economy;
- Improved traffic and pedestrian safety; and
- Creation of more public space.

This aligns with the City's vision for a sustainable, accessible, and complete community.

From May to July 2024, the City of White Rock carried out a public engagement campaign. The purpose of this outreach and discussion was to:

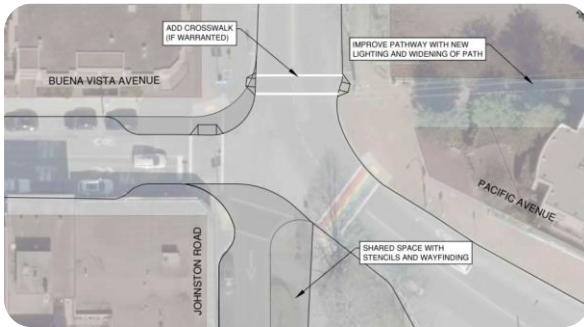
- Inform residents about the project and the proposed improvement to the area.
- To share conceptual designs of the Five Corners plaza area and gather feedback from the public, local businesses and key stakeholders.

This report summarizes the engagement conducted and key findings that emerged from the in-person and virtual activities.

Concept Development

The concept development phase was underpinned by data collection and technical analysis. Data included peak hour turning movement counts at Buena Vista Ave & Johnston Road intersection and an automatic counter for daily volume, class and speed on Johnston Road. Data was captured in the Fall (Nov 2023) and Summer (Aug 2024). The data informed the understanding of existing conditions of the area (for example traffic volumes), as well as observations examining how the area is being used and will be used in the future. Three concepts were initially developed as a baseline which were presented to City Council on December 11th, 2023.

Feedback from Council indicated a preference to focus the project on the **Five Corners Plaza**. The concept was subsequently refined with consideration of the following: network and land use, active transportation, truck routes, on-street parking, transit, cycling routes, and existing landscape and urban design.



Concept Development

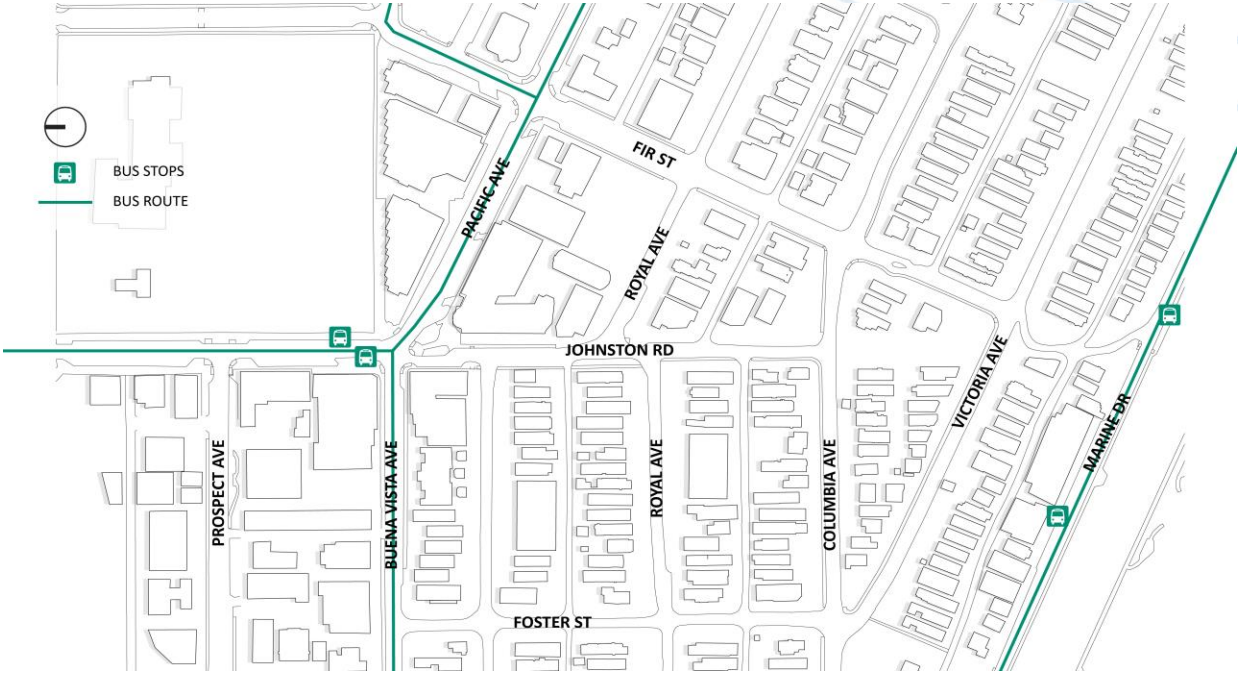


Existing Truck Routes



Existing On-Street Parking

Concept Development



Current Transit Routes



Cycling Heat Map

Timeline



Evolution of the Concept Design



Concept Plan

The concept plan includes many improvements to the Five Corners Plaza area. These features aim to achieve an overall goal of enhancing public space along with upgrading active transportation facilities, improving traffic safety and enhancing connectivity. The features include:

- An enhanced public gathering space and improvements to place making potential with the larger plaza.
- The centre of the plaza features new pavers to define the area as a unique space.
- Retention of the existing plaza tree with seating around it.
- The closure of the southbound travel lane opens opportunities for event / patio space for local businesses and will drive additional foot traffic through the area.
- Several improvements to traffic safety including converting the southbound vehicle lane to an expanded pedestrian realm helps to minimize vehicle/pedestrian interactions and provides a safety buffer.
- A new crosswalk on the north leg of the Five Corners intersection.
- Dedicated bike lanes connecting Buena Vista greenway to the Plaza.
- Potential for new intersection controls (signals or new stop controls).
- Gently raised intersection crossing to promote safety and awareness for drivers of the plaza space.
- Opportunities for public art including new artistic bike racks.
- A public washroom on the north side plaza.
- Future proofs for further improvements to the corridor including connections to improved sidewalks and new multi-use paths.



Concept Plan

Bird's Eye



Perspective South



Concept Plan

Perspective East



Corridor - Summer



Communications



From May - July 2024, staff conducted communications and community engagement initiatives to share information about the Five Corners Improvement project and to promote engagement events and activities. Both online and in-person materials were developed and include:

- *TalkWhiteRock.ca* project website
- Online and Hard Copy Survey
- Targeted Letters
- Postcards
- Brochures
- Social media posts
- Emails
- Water Bill Insert
- Peach Arch News Article
- Mayor's State of the City Address



Online Materials

Project Website

Project information was hosted on <https://www.talkwhiterock.ca/fivecorners>.

The website included a background about the project, a timeline of events, FAQs, early conceptual design images, and links to engagement materials.

The dedicated TalkWhiteRock.ca project website was launched on May 30, 2024.



All Projects

City of White Rock

Contact

Q Search

Sign in Register

Home / Five Corners Improvement Project

Five Corners Improvement Project



Background¹

Five Corners is a symbolic location in the City of White Rock and is where Johnston Road, Buena Vista Avenue and Pacific Avenue all converge. Located within the City's Lower Town Centre, Five Corners is a vital destination hub for shopping, dining, sightseeing, and gathering for festivals and events, drawing visitors from across the community and the lower mainland.

The Five Corners Improvement Project is identified as a priority in the City's Integrated Transportation & Infrastructure Master Plan (ITIMP) and will provide an opportunity to revitalize the vibrancy and functionality of Five Corners as the social, cultural, and commercial heart of the community by:

- Addressing transportation concerns
- Improving pedestrian safety
- Creating more public space
- Upgrading walking and cycling paths
- Enhancing connectivity to the beach

Timeline

✓ Concept Development

This project is prioritized in the City's Integrated Transportation and Infrastructure Master Plan and is identified as a Council Strategic Priority. This project will improve safety for pedestrians and vehicles and will help to promote active transportation.

✓ Conceptual Design Refinement

Following the December 11, 2023 Regular Council Meeting, staff worked to refine the design to be consistent with the discussion heard at the meeting and from input received from other City departments.

● Public Engagement

Check out the events and opportunities to be involved and to have

Aware, Informed, Engaged | What it means on the web

AWARE: An aware visitor has made at least one single visit to the project webpage project.

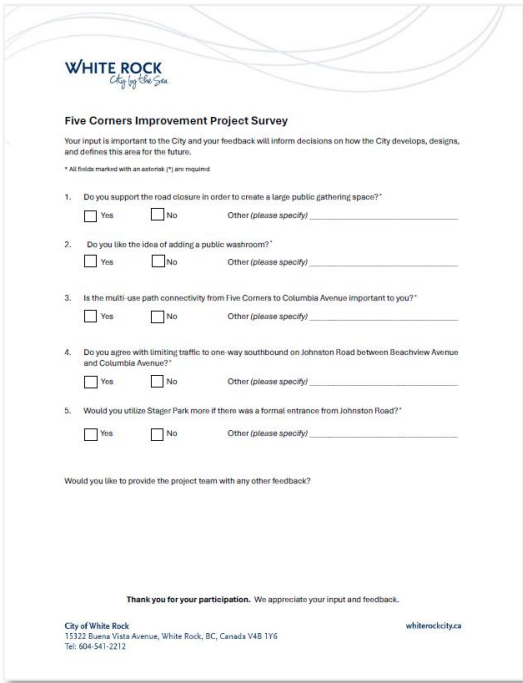
INFORMED: An informed visitor has taken the 'next step' from being aware if they:

- Viewed a video
- Viewed a photo
- Downloaded a document
- Visited the Key Dates page
- Visited a FAQ list page
- Visited multiple project pages (that means clicking from one project into the next or clicking on pages within the project, for example into a forum discussion)

ENGAGED: Every webpage visitor that contributes to a tool is noted as being 'engaged' if they:

- Contributed to a Forum
- Participated in a Survey
- Participated in Quick Polls
- Posted a comment on the guestbook
- Asked Questions
- Contributed to Ideas





Survey

The website also hosted an online survey where interested visitors could provide feedback.

The survey was live from **May 30, 2024 to July 30, 2024.**

The survey consisted of five (5) questions and an open comment section. The questions were:

1. Do you support the road closure in order to create a large public gathering space?
2. Do you like the idea of adding a public washroom?
3. Is the multi-use path connectivity from Five Corners to Columbia Avenue important to you?
4. Do you agree with limiting traffic to one-way southbound on Johnston Road between Beachview Avenue and Columbia Avenue?
5. Would you utilize Stager Park more if there was a formal entrance from Johnston Road?

Frequently mentioned words from the online survey



Print Materials

Letters

Physical letters were sent to businesses and the White Rock Business Improvement Association (WRBIA) to invite stakeholders to attend the open house and to sign up for the mailing list.

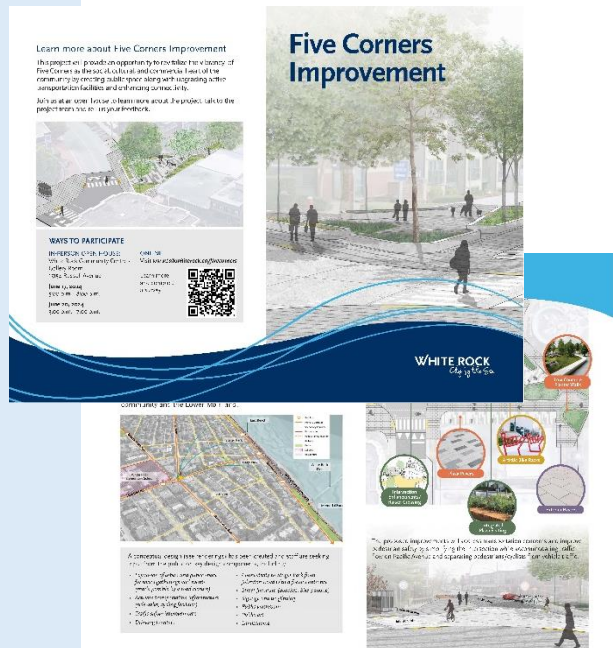


Post Cards

Post cards were created to inform and direct people to project information on the dedicated TalkWhiteRock project site and the project open houses. In total 240 postcards were distributed to residents and businesses within one block of the project site before the open house.

Brochures

Brochures were created and distributed at the open house events. The brochure included information about the project, the timeline, and engagement opportunities. The brochure also included the conceptual design for the plaza.



Social media and other communication channels

Social Media Posts

Five (5) Facebook posts were shared on the City's social media accounts to advertise the project website, promote attendance for the open house, and encourage people to fill out the survey.

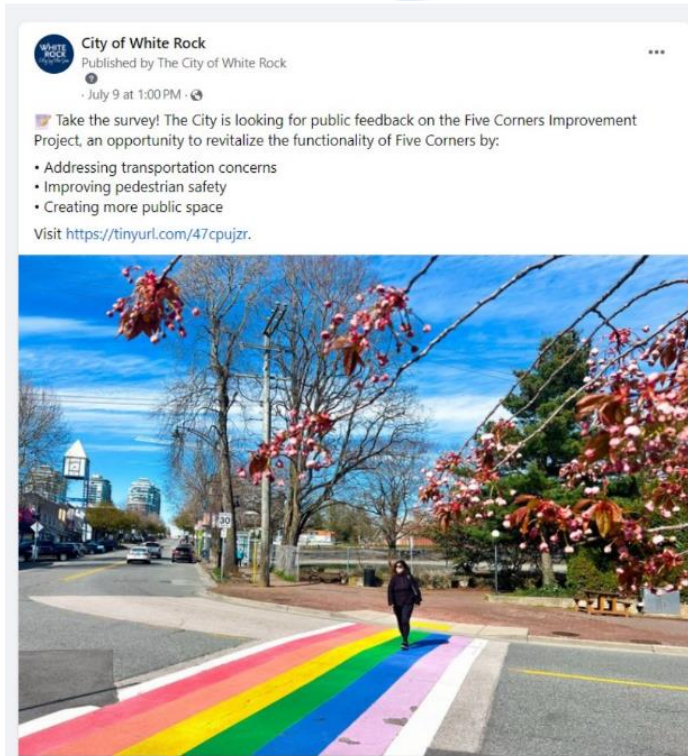
Emails

Interested parties were also invited to email capitalprojects@whiterock.ca to connect with the Project team.

Water Bill Insert

An insert advertising the project was included in the July 2024 Water Bill. The insert included highlights of the project and a link to the TalkWhiteRock.ca website and online survey.

The City also promoted the project and invited stakeholders to participate through Peach Arch News, and during the Mayor's State of the City Address.



Tips to conserve water this summer

According to metrovancouver.org, use is outdoors, and in the summer water use can increase by 50% due to outdoor watering.

Here are some tips for conserving water your home:

Outdoor:

- Only water your lawn once a week
- Have a car hosed to water your garden
- Sweep your driveways, decks, and sidewalks of cleaning with a hose
- Water your shrubs, flower beds, and tree canopies in the early morning or late evening to reduce evaporation

Indoor:

- Turn off the tap while brushing your teeth
- Keep a pitcher of cold water in the fridge until the water cools
- Use fewer dishes during the day so you can wash them together
- Use washer settings such as 'eco' or 'water save'
- Reducing your shower by two minutes can save 20 gallons of water in one month

For more tips on water conservation, visit whiterockcity.ca/water

Stage one watering restriction May 1 to October 31

- Residential lawn watering is permitted on green numbered addresses on 5
- Odd numbered addresses on 5
- Automatic lawn watering is allowed
- Manual lawn watering is allowed 6 a.m. to 6 p.m. on days when it is not raining
- Watering trees, shrubs and flowers is permitted at any time if hand water or using drip irrigation

City seeking feedback on Five Corners Improvement Project

The City is looking for public feedback on the Five Corners Improvement Project, an opportunity to revitalize the vibrancy and functionality of Five Corners as the social, cultural, and commercial heart of the community by:

- Addressing transportation concerns
- Improving pedestrian safety
- Creating more public space
- Upgrading walking and cycling paths
- Enhancing connectivity to the beach

Five Corners is a symbolic location in the City of White Rock and is where Johnston Road, Buena Vista Avenue and Pacific Avenue all converge. Located within the City's Lower Town Centre, Five Corners is a vital destination hub for shopping, dining, sightseeing, and gathering for festivals and events, drawing visitors from across the community and the lower mainland.

A conceptual design has been created and the City is seeking input on key design components. Your input will inform decisions on how the City develops, designs, and defines this area for the future.

Take the survey and learn more at whiterockcity.ca/fivecorners
Survey submissions close July 31, 2024.

Complete the Budget 2025 Survey

Take the City of White Rock's 2025 budget survey to let Council know which services are most important to you and what your priorities are.

Take the online survey at talkwhiterock.ca/budget2025
Survey submissions close on Sunday, August 15, 2024 at 4:30 p.m.

Results will be shared with Council in a Corporate Report and will include a summary of all contributions collected and recommendations for future action in the 2025 budgeting process.

whiterockcity.ca/water

In-Person Activities



ACTIVITY TYPE	EVENT DETAILS	SUMMARY
<p>Open Houses In Person</p>	<p>June 17, 2024 White Rock Community Centre - Gallery Room 5:00 - 8:00 PM</p> <p>June 20, 2024 White Rock Community Centre - Gallery Room 3:00 - 6:00 PM</p>	<p>Attendance for the two sessions consisted of 55 attendees (46 residents and 9 business owners - with 2 business owners attending twice). The sessions consisted of a presentation by a project team member followed by a Q&A session. After the presentation attendees could walk around the room, look at informational printing boards, and interact with Project team members.</p> <p>Printed boards were utilized to provide project information.</p>
<p>Stakeholder Engagement Business Meeting In Person</p>	<p>June 4, 2024</p>	<p>City Staff met with the White Rock Business Improvement Association (WRBIA) on June 4, 2024. Letters were sent to 7 business owners. Businesses showed up to the open house and some collected surveys and petitions regarding the project. Following the open house, City Staff sent an email to confirm contact information and discuss the need for future meetings to explore options and to address the concerns that they have brought up to date (accessibility/parking). These meetings may take place after more engineering work has been completed.</p>

ACTIVITY TYPE	EVENT DETAILS	SUMMARY
White Rock Elementary PAC In Person	June 4, 2024 White Rock Elementary School	Staff met with the White Rock Elementary PAC on June 4 to provide project information and solicit feedback.
Public Art and Culture Advisory Committee (PACAC)	June 2024	<p>City Staff presented at the June 2024 committee meeting.</p> <p>A future session will be held with PACAC to brainstorm and finalizes spaces and public art / placemaking opportunities.</p>
Accessibility Advisory Committee	N/A	<i>New membership established in October 2024. At time of report preparation, first meeting yet to be held.</i>



Key Stats

Communication

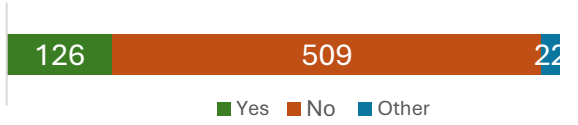


Engagement

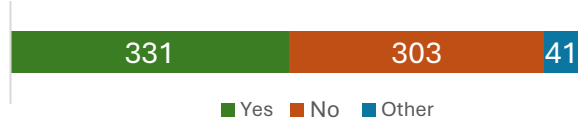


Surveys

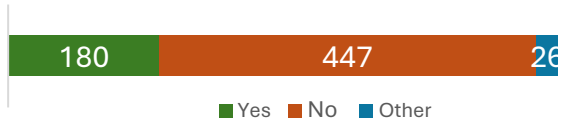
1) Do you support the road closure in order to create a large public gathering space?



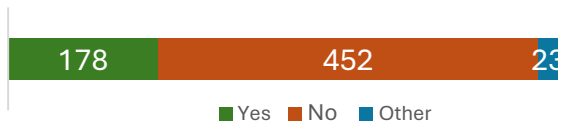
2) Do you like the idea of adding a public washroom?



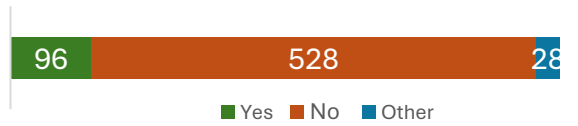
3) Is the multi-use path connectivity from Five Corners to Columbia Avenue important to you?



4) Do you agree with limiting traffic to one-way southbound on Johnston Road between Beachview Avenue and Columbia Avenue?



5) Would you utilize Stager Park more if there was a formal entrance from Johnston Road?



Key Findings



Feedback from all engagement activities revealed the following key findings:



The public is aware of the project and have strong opinions about the work being undertaken.

The survey (both online and hard copy) received 600+ responses and the two open houses were well attended.

The website also received 1,700 total visits.

Social media posts also had active engagement with many commenting on the project and being directed to fill out the survey.

Comments received from the survey and open house reflected similar themes which focused on the impact to small businesses, the washroom and the need for traffic access. In contrast social media feedback focused on the crosswalk and the timeliness of communication.

“*These is SO MUCH good stuff here! The raised intersection, now limitations to vehicles access, a great emphasis on active transportation etc. It is incredibly refreshing to see something like this being proposed for White Rock!*”



The public has mixed reviews about the project and the proposed revisions to the Five Corners plaza.

The public were opposed to some elements of the proposed concept designs. Many were not in favour of the Johnston Road closure citing the challenges faced by local businesses on Marine Drive who had trouble attracting customers to their business when the road was reduced to one-lane of traffic in 2021; and quickly reverted back to two-lanes of traffic.

The public washroom was contentious with some noting that it would be useful to have a public washroom available for events and when visiting the area; and others citing that the washroom would attract unwanted visitors and crime to the area.

Business owners were concerned that the closure would impact local businesses and residents; especially from an access and parking perspective.

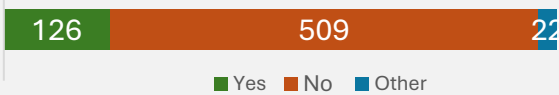
Regarding connecting multi-use pathways, participants were concerned that the area was quite steep for pedestrians and cyclists and would not be used.

In addition, participants were concerned having a walking only area would be a deterrent to come to the neighbourhood. They were otherwise happy for events to be held in the area with temporary closures.

Participants were also concerned about preservation of the three trees in the plaza and the availability of green space.



Question 1) Do you support the road closure in order to create a large public gathering space?



Digital Survey

Yes: 118
No: 182
Other: 19

Hard Copy Survey

Yes: 8
No: 327
Other: 3

“
Am concerned even with road closure the traffic/pedestrian is not managed enough for this heavy use corner. Perhaps a three way stop or lights should be installed.”



In Support

Some respondents noted that having **more events** would be nice and that the Five Corners area is a **lovely space for tourism opportunities**.



Neutral

Some residents noted that they were happy with the events if **traffic flow would be maintained** so residents could access their home efficiently.



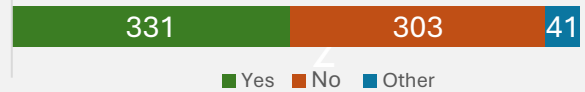
Against

Others were less enthusiastic about events and preferred the community to **remain as it is** without the draw of tourism and events.

They noted that there is currently **vacant space elsewhere** that could be used.



Question 2) Do you like the idea of adding a **public washroom**?



Digital Survey

Yes: 137
No: 149
Other: 33

Hard Copy Survey

Yes: 174
No: 154
Other: 8



In Support

Some respondents were in favour of the washroom noting that:

- The public washroom is **needed for public gatherings** in the area.
- The washroom is a needed alternative compared to back lanes that are currently being used.



Against

The washroom elicited some unfavourable comments including:

- The washroom would be **costly** to maintain and keep clean.
- There are **many alternative public washrooms** available within a nearby radius.
- Many were worried that the washroom would **attract transients** to the neighbourhood and be a forum for illicit activity which would subsequently lead to more crime and vandalism.



Neutral

Others had conditions and alternatives for accepting the washroom including:

- Placing the washroom **closer to the RCMP and the fire hall**
- Including an easy to access washroom in a **visitor's Information centre** located by/near Five Corners
- Setting up and removing **portable washrooms** during events
- Building **coin operated washrooms** that do not provide opportunities for people to gather.

Others noted that instead of having a public washroom, the public should support local businesses and make a small purchase to use the washroom in stores. Conversely, store owners noted that they were in favour of the public washroom to provide an alternative instead of store washrooms for visitors to use.

Existing Public Washroom Context

The area in and around Five Corners is a built-up, established part of the community. Thus, the placement of an alternative public washroom location would require consideration of surrounding land uses, opportunity for municipal sewer connection (depending on facility type), and access for maintenance. Opportunities to put the public washroom in a location with good visibility to main roads would promote positive Crime Prevention through Environmental Design (CPTED) principles.

Public Washrooms provide a dedicated facility for members of the public to use the washroom in a safe, reliable, and convenient location.



Benefits

- ✓ They support hygienic practices and promote inclusivity and accessibility for all.
- ✓ Public washrooms generally encourage visitors to stay longer when visiting an area compared to if no washroom facilities were available
- ✓ Do not rely on local businesses to provide that support.



Drawbacks

- x Public washrooms require a financial investment to implement and maintain ongoing operations;
- x The desire for year-round operations also requires additional considerations to “winterize” the facilities.
- x The potential for increased congregation, drug use, crime, and vandalism are common concerns raised with the implementation of public washrooms.

Existing Public Washroom Context

Nine existing public washroom facilities in White Rock and two public washroom facilities in Surrey were identified within a 1.6 km radius of Five Corners, representing an approximate 5-minute drive, or a 25-minute walk (illustrated below).

Of the public washroom locations, Memorial Park Comfort Station is geographically the closest public washroom “as the crow flies” to Five Corners and provides a walking time of 10 minutes (650m). However, the route includes a hill and stairs and may not be easily accessible for all to use.

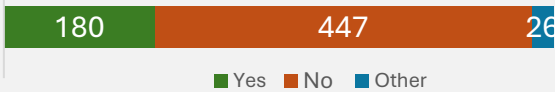
Nearby, White Rock City Hall and White Rock Public Library provide the shortest travel for drivers (300m / 2-minute drive) and a similar distance for pedestrians (230m / 3-minute walk).

To enhance the promotion of existing facilities, wayfinding could be applied to direct residents and visitors to the closest public washroom locations. It is acknowledged that a 10-minute walk may not be possible for all ages and abilities, and thus alternative washroom options could be explored such as portable washrooms for rent during festivals and events at Five Corners.

- Public Washrooms**
-  400 m radius (standard 5-minute walkshed)
 -  1.6 km radius (5-minute drive)
 -  Five corners intersection
- White Rock Public Washrooms**
-  1 Ruth Johnson Comfort Station (Ruth Johnson Park)
 -  2 Oxford Comfort Station (waterfront)
 -  3 Memorial Park Comfort Station (waterfront)
 -  4 Balsam Comfort Station/East Beach Washroom (waterfront)
 -  5 Public Washroom at Marine Drive / Kent Street
 -  6 White Rock Community Centre
 -  7 Semiahmoo Shopping Centre (Surrey)
 -  8 Sunnyside Community Hall in Bakerview Park (Surrey)
 -  9 Kent Street Activity Centre
 -  10 City Hall
 -  11 White Rock Library



Question 3) Is the **multi-use path connectivity** from Five Corners to Columbia Avenue important to you?



Digital Survey

Yes: 127
No: 168
Other: 24

Hard Copy Survey

Yes: 53
No: 279
Other: 2



In Support

Some supported the multi-use path with comments including:

- The public would like direct access from Five Corners to the Beaches
- Accessibility upgrades would be welcome



Against

Many others were less enthusiastic about the path:

- **Alternatives** to the multi-use path are currently available including a sidewalk that goes to Marine Drive with stairs and Fir Street
- The area is **too steep** for the multi-use pathway to be useful.
- The pathway will attract people to park in the Five Corners area because it is free instead of at the paid parking on Marine Drive.



Question 4) Do you agree with limiting traffic to **one-way southbound on Johnston Road** between Beachview Avenue and Columbia Avenue?



■ Yes ■ No ■ Other

Digital Survey

Yes: 137
No: 159
Other: 23

Hard Copy Survey

Yes: 41
No: 293
Other: 2



The road closure on lower Johnston from Buena Vista is VERY important to myself and my neighbours who live in the Oceanridge Condos on Pacific Ave and lower Johnston. The one way as it exists is extremely dangerous.



In Support

Some were in favour of the changes and noted that the area is dangerous as **drivers are unsure how to navigate through the neighbourhood.**



Neutral

One property owner liked the idea of improving Johnston Road, but not the one-way option. They said their access is on the steeper section of Johnston Road and **during winter they cannot drive out of their driveway** because the road is slippery and unsafe.

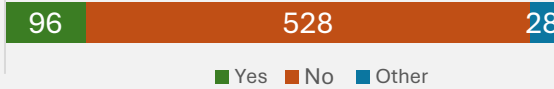


Against

There was concern about the proposal to limit traffic on Johnston Road. Comments included:

- The closure may **impact residents of the Oceanridge Condo**. The condo complex’s driveway intersects Johnston Road, south of Beachview Avenue, and the one-way proposal would impact access.
- A respondent suggested that the closure would increase westbound car traffic on Buena Vista and increase the difficulty for pedestrians around Foster Street and Buena Vista Avenue.
- Respondents noted the road is regularly used and must be kept open **to maintain a good flow of traffic** for those traveling towards the beach.
- Small business owners had concerns about receiving deliveries.

Question 5) Would you utilize **Stager Park** more if there was a formal entrance from Johnston Road?



Digital Survey

Yes: 86
No: 211
Other: 22

Hard Copy Survey

Yes: 10
No: 317
Other: 6

I love the idea of beautifying Stager Park with planters and pavers, and would love the road by the stop sign closed to limit noisy cars and motorcycles from using Johnston as a raceway...

The question generated discussion around the park and its usage.

 **Neutral**

Some respondents were hesitant about the space noting that:

- The area needs to be **better maintained** and would **benefit from landscaping**.
- The park is **not easily accessible** due to the steepness of the surrounding area.
- **Parking** around the area needs to be readily available so that people can access the area.

Some respondents had some suggestions for improvement including

- Making the park dog friendly
- Adding shade and / or infrastructure to make the space more inviting
- Adding a crosswalk into the area so that it would be easily accessed. This suggestion was coupled with the recommendation to make the southbound Johnston Road one-way, noting that by limiting traffic the City could convert street space into walkable, public green-space connecting to Stager Park.

 **Against**

Many respondents were not in support of changes and cited:

- They **did not know that the park existed** and would not regularly visit the area even if it was revitalized.
- The park is primarily used for **residential purposes** and would not be good for events or tourism.
- The entrance to the area is fine as is and funds could be better allocated.



Other Emergent Themes

Many topics emerged beyond the initial five survey questions. These topics or themes are discussed in this section.

Impact to Small Business

Small business concerns included:

- Proposed changes would detract potential customers from visiting their establishments.
- The Johnson Road closure and lack of parking could impact deliveries.

Approximately 25% of the responses mentioned businesses in their comments.



Business Impact - Context Review

In response to the feedback, additional research to understand the business impacts and potential opportunities was conducted. From similar placemaking / pedestrianization projects across Metro Vancouver and other justifications across Canada, projects were shown to:



Increase the number of people frequenting the area



which in turn would increase visibility for local businesses



and generates additional foot traffic.

Five on-street parking spaces are proposed to be impacted by the changes to Johnston Road at Five Corners Plaza. Potential mitigations to offset the parking reduction include improved wayfinding signage and communication on alternative parking locations, establishment of dedicated loading zones, and improving access through transit, walking, and cycling.





Vehicles access to the business on Johnson south of Pacific is essential for them and their patrons with mobility issues. This steep street it not good for walking.

Parking in the Area

Many comments echoed the sentiment that they did not want the parking in the area to be removed.

Some cited that with the steep incline, walking around the area was difficult and that a car was needed to enter the area.

Business owners indicated that the parking directly in front of their establishment was essential.

Impacts of Geometric Changes & Opportunities for Increasing Supply:

The plaza design with the full closure of Johnston Road would impact approximately five on-street parking spaces adjacent to the plaza and approximately 2 off-street parking spaces near the intersection of Johnston Road and Beachview Avenue. Relocating the 7 displaced parking spaces elsewhere within proximity to Five Corners would require tradeoffs with road width and/or pedestrian space to accommodate.

For example, the north side of Pacific Avenue between Johnston Road and Fir Street uses approximately 75m of curb length for 12 parallel stalls. If converted to angled parking, this section could accommodate approximately 19 angled parking stalls, an increase of 7 spaces. However, the existing boulevard and pedestrian space would be impacted, as well as lighting and trees.

Other opportunities that may be considered which avoid geometric changes and utilize existing parking facilities include:

- Reducing the parking duration indicated on signage in key locations to encourage parking turnover.
- Converting parallel on-street parking to dedicated loading zones to support local businesses. Loading zones may be limited to peak loading hours (e.g. 7am to 11 am) and then serve as general parking at other times.





Traffic

Traffic and congestion was a frequent concern, especially regarding the potential road closure. A respondent noted that there is a bus stop north of the Five Corners plaza that acts as a bottleneck at the intersection

Speed Management

Some respondents indicated that they are concerned about the traffic and speeding in the area and **proposed the implementation of speed bumps** to slow the flow.



Summer traffic volume is approximately 20% higher than Fall traffic volumes

Tree Protection

Some comments indicated that they would like the **trees** currently in the middle plaza **protected**.

Green Space

Some were in support of green space and liked the idea of additional gathering spaces.

Others thought that there was no need for additional green space and felt that the area could be better used for other services.



Accessibility

Many of the comments noted that the clientele of the area was older and that they needed **well maintained sidewalks** and flat surfaces to be able to traverse the area.



When creating the Five Corners space, it's crucial to utilize plain pavement / surface instead of optically pleasing surface such as brickwork or stamp like on the promenade. Plain flat concrete allows for less barriers and inclusion.



Noise Management

Some respondents indicated that they would appreciate **the noise levels**, especially from events, **to be managed**.

Transparency and Communication

Some of the attendees noted that they did not receive adequate notification of the open house, and others indicated that on social media, the posts were not appearing in their feed quickly enough and that by the time they saw them they had limited time to respond.



Do Nothing

Some respondents indicated that they were happy with the current look and feel of White Rock and urged the team to leave it as it currently is.

Alternative Concept - Flexible Space

Following aggregation and analysis of feedback, an alternative concept has been developed to reflect the input received. Key elements of this **Flexible Space Alternative** concept include:



Placemaking

The alternative concept proposes a more fluid / flexible approach to plaza improvements by building in features that allow the road space to be both open for vehicles or converted (temporarily) to an extension of the plaza space for pedestrians.

While decisions on public art and culture will be up to the designated committee, a low tide motif was included in the concept design to show what may be possible.



Public Washroom

The support for the public washroom was 50 / 50 for opposed / against. Research was conducted regarding the availability of alternatives to determine the need for another washroom.

The Flexible Space Alternative does not include a public washroom.



Limiting traffic to one-way southbound on Johnston Road

The feedback for limiting traffic on Johnston Road indicates a preference to retain vehicle access.

The Flexible Space Alternative provides southbound access for traffic parking with the provision for the road to be temporarily converted to a pedestrian space (flexible).



Traffic and speed management

The feedback indicated concern about traffic speeding in the area with requests to slow the flow of traffic.

The Flexible Space Alternative provides safety improvements including a raised intersection, new intersection traffic control (for example signalization or enhanced stop controls), visually striking pavement materials, and mountable curbs to improve traffic calming.

Alternative Concept - Flexible Space



Multi-use path connectivity, cycling benefits and accessibility



There was debate on the provision for a multi-use path with respondents acknowledging the benefit of a direct connection to the beach while others noted the steepness of the road and existing parallel routes. Improving safety and accessibility for all modes (walking, cycling, vehicle) was also highlighted in the feedback.

Another consideration is the rise of e-bikes making previous challenging routes more accessible to a broad range of users.

The Flexible Space Alternative provides clearly defined paths for pedestrians and cyclists. Features include a bike box, marked area of the road dedicated for cyclists, and crossrides, lanes for cyclists to cross intersections, to facilitate direct cycling connections across intersections. The bike boxes also enable bikes to move through traffic safely and efficiently. The bicycle path will be on Buena Vista Ave and run from Johnston Road to Best Avenue.

In addition, sharrows are proposed on Johnston Road between Buena Vista Ave and Beachview Ave, to facilitate cycling connectivity between Five Corners Plaza and a new multi-use pathway running along the west side Johnston Road to Columbia Ave.

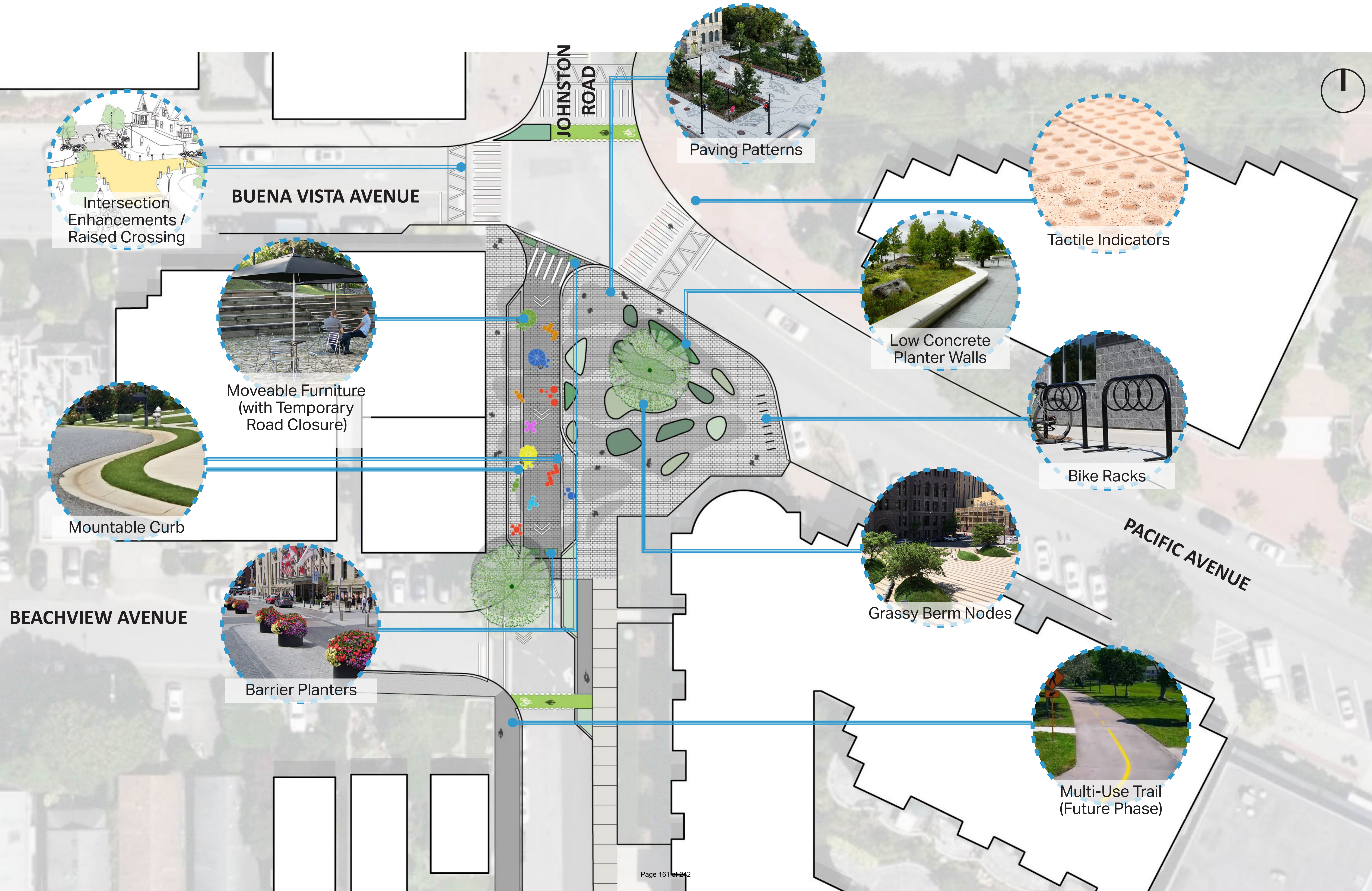
Tree Protection

Respondents expressed a desire to retain existing large trees at the intersection of Pacific Avenue and Johnston Road.



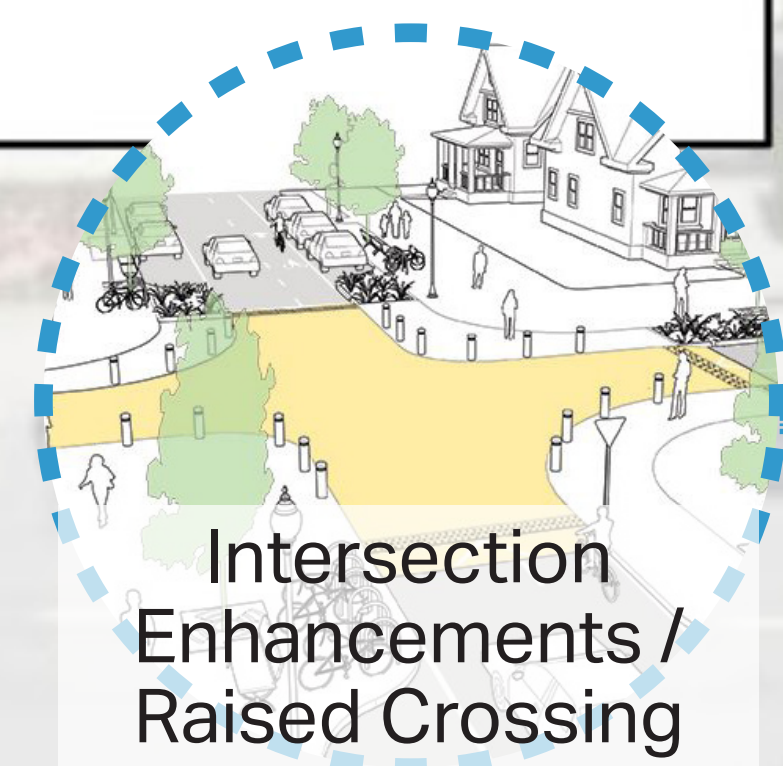
The Flexible Space Alternative retains existing large trees.

ALTERNATIVE CONCEPT PLAN: FLEXIBLE SPACE (PEDESTRIAN FOCUS)

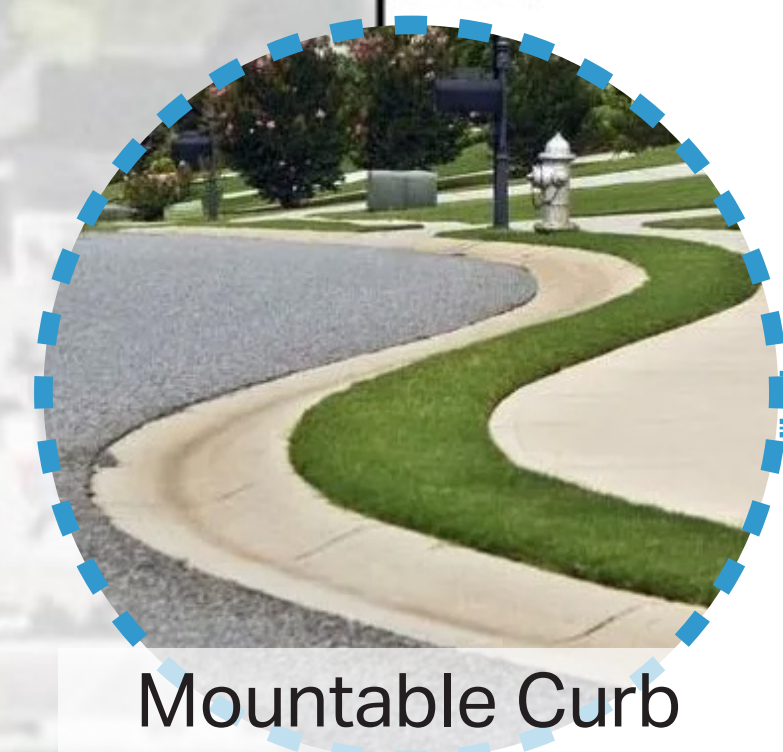


ALTERNATIVE CONCEPT PLAN: FLEXIBLE SPACE (VEHICLE FOCUS)

CITY OF WHITE ROCK

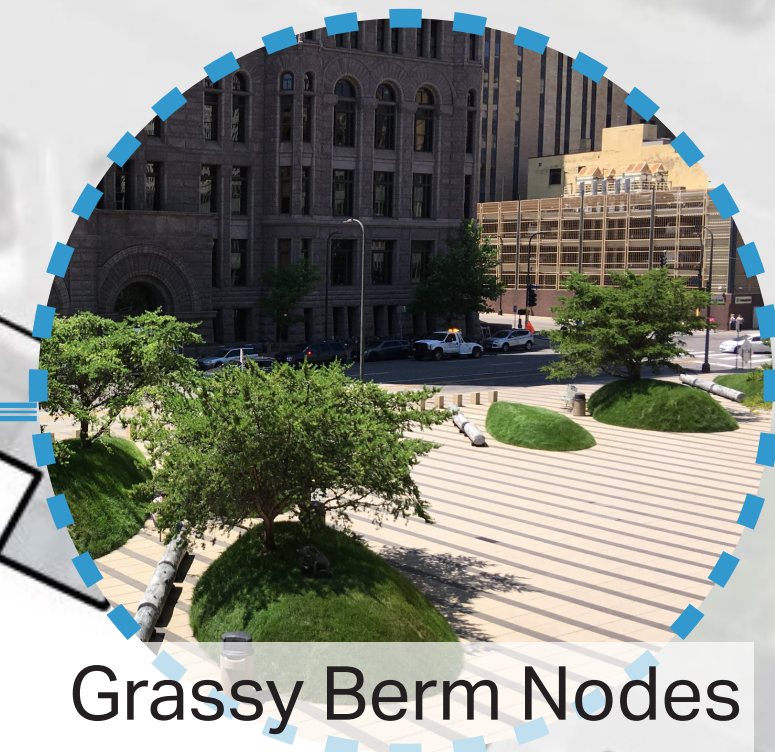
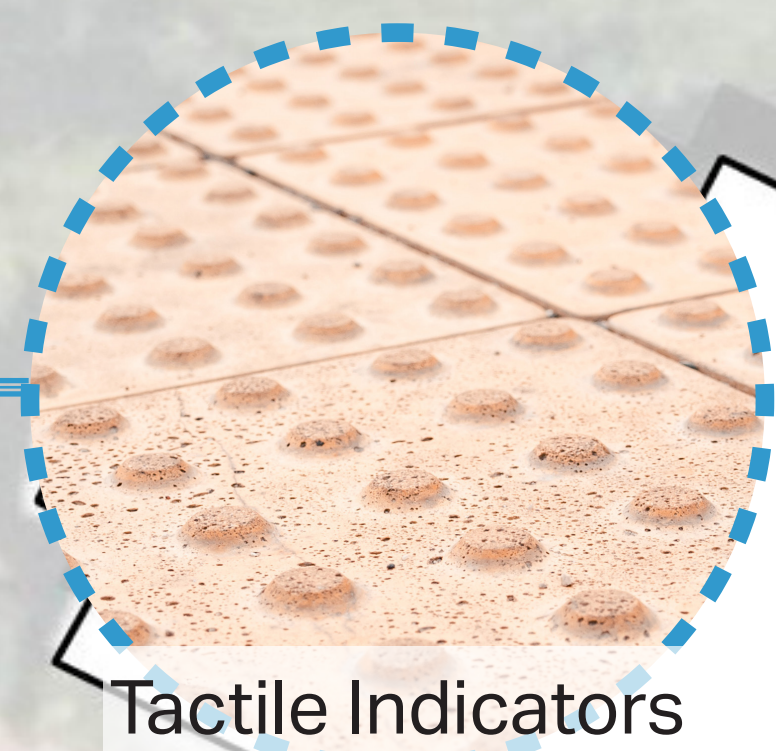


BUENA VISTA AVENUE



BEACHVIEW AVENUE

JOHNSTON ROAD



PACIFIC AVENUE

Alternative Concept - Circulation



> **Pedestrians:** Enhanced plaza space and proposed Multi-Use Path on Johnston Road as a future project phase.

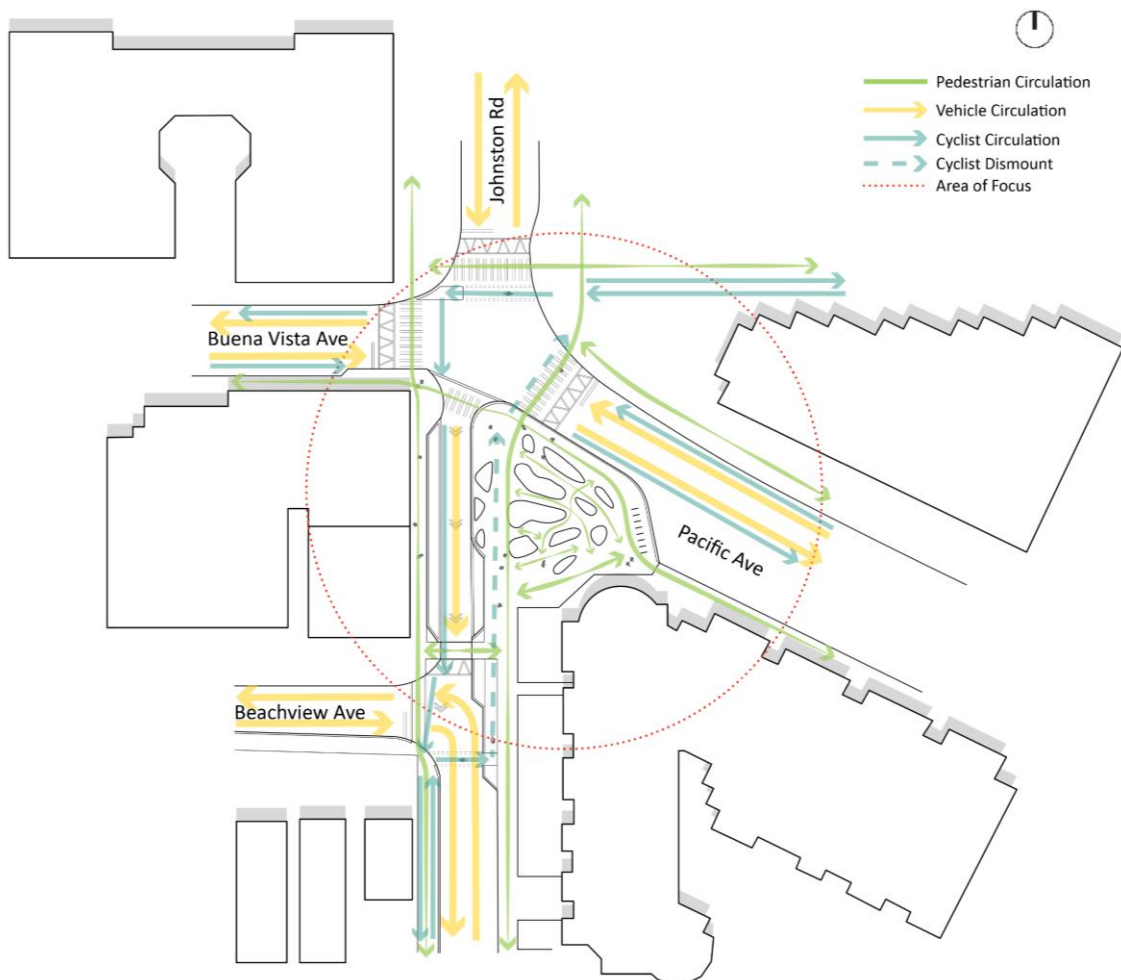


> **Cyclists:** Improved connectivity through Buena Vista Bike Path - dedicated crossrides across intersection, and future connectivity further west towards the beach.



> **Vehicles:** Retain southbound vehicle access through Johnston Road (south of Buena Vista Avenue). Parking will also be maintained, except for a few spots near the intersection of Beachview Avenue and Johnston Road, which are being converted to a safe dismount area for cyclists to cross the intersection.

The one-way section of Johnston Road is a **flexible** space with traffic calming and can be temporarily closed to establish a dedicated **pedestrian zone**.



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025

TO: Mayor and Council

FROM: Jim Gordon, P.Eng., Director of Engineering and Municipal Operations

SUBJECT: Reducing Emissions: Transition to Battery Electric Equipment in City Parks

RECOMMENDATION

THAT Council receive the January 27, 2025, Corporate Report from the Director of Engineering and Municipal Operations, titled “Reducing Emissions: Transition to Battery Electric Equipment in City Parks” and endorse continuing conversion from gas to electric powered landscape equipment.

EXECUTIVE SUMMARY

This Corporate Report is intended to inform Council about the successful transition of the Parks Division to using 100% battery electric blowers and to discuss progress with further electrical conversions in White Rock and Metro Vancouver.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2022-047 February 7, 2022	THAT Council direct staff to bring forward a corporate report on: <ul style="list-style-type: none"> • How the City can phase out and transition personal and commercial use of gasoline-powered landscaping equipment by 2024. The basis of the report will be the City of Vancouver’s Member Motion B.4 and include the negative effect of these tools on health.
2022-207 May 9, 2022	THAT Council refer staff to bring forward a corporate report: <ul style="list-style-type: none"> • Implement policies and practices that will phase out the City’s use of equipment that use fossil fuels where there are effective non-fossil fueled alternatives.
2023-463 December 11, 2023	THAT Council adopt the agenda for its regular meeting scheduled for December 11, 2023 as amended to: <ul style="list-style-type: none"> • Remove the motion regarding a ban for gas powered leaf blowers, Item 12.1.b.

INTRODUCTION

The objective of this Corporate Report is to inform Council about the successful transition of the Parks Division to using 100% battery electric blowers, as well as to address previous council directives related to the conversion from gas to electric powered landscape equipment.

BACKGROUND

Small gas-powered equipment used in landscape maintenance emits noise and air pollution. Gas-powered backpack blowers are particularly harmful. Research shows that the noise from these blowers can exceed World Health Organization standards even at 800 feet, causing annoyance, stress, and potential cardiovascular issues. This equipment also emits harmful pollutants such as volatile organic compounds (VOCs) and nitrogen oxides (Nox).

By switching to 100% battery electric blowers, the Parks Division has significantly reduced emissions and noise pollution. Currently, 43% of its' small equipment inventory is battery electric, with another 26% potential as equipment is replaced. See Appendix A for graphical data.

The Public Works Division is currently evaluating small battery electric equipment alternatives as their existing equipment approaches the end of its operational life. Presently, electric technology may have certain limitations in this heavier operational area regarding battery longevity, power output, and ergonomic factors.

Vancouver and Metro Vancouver

In 2022, Vancouver City Council set a goal to phase out gasoline-powered equipment by 2024. However, due to challenges with electric equipment for commercial use, such as limited battery life and charging infrastructure, staff recommended against banning gas-powered tools. Instead, they proposed a regional approach to reducing emissions and awaiting Metro Vancouver's updates on regional strategies.

Metro Vancouver is developing a regional strategy to transition from small gas-powered equipment to emission-free alternatives, aiming to reduce air pollution and protect public health. They are consulting with stakeholders to create an effective plan. A proposed strategy is expected sometime this year, with further details to be shared with Council once refined.

FINANCIAL IMPLICATIONS

Battery electric commercial landscape equipment is initially more expensive than gas-powered options. However, battery technology advancements have narrowed this gap and are expected to continue doing so. Current charging infrastructure supports charging for small equipment; however, budgets may need to be allocated for upgrades as more gas-powered tools are replaced.

CLIMATE CHANGE IMPLICATIONS

Gas-powered landscape equipment releases pollutants such as carbon dioxide (CO₂), volatile organic compounds (VOCs), and nitrogen oxides (NO_x), which contribute to greenhouse gas emissions and air pollution. Transitioning to battery electric equipment can reduce direct emissions and the overall carbon footprint of landscape maintenance activities, potentially affecting climate change and air quality.

ALIGNMENT WITH STRATEGIC PRIORITIES

The transition to battery electric landscape equipment aligns with the City's Strategic Priorities, particularly in the areas of Community and Infrastructure.

- **Community:** We foster a livable city with connected residents enjoying distinctive places and activities.
- **Infrastructure (Built & Natural Environment):** We plan, build, and maintain infrastructure to enhance quality of life and civic service delivery while mitigating and adapting to environmental impacts.

By aligning with these strategic priorities, the City demonstrates its commitment to creating a healthy and resilient city where residents can enjoy a high quality of life.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Approve the corporate report's recommendations:

- **Benefits:** Supports the shift to battery electric equipment, reducing emissions and noise, and aligns with regional emission-reduction strategies.
- **Risks:** Higher initial costs and possible infrastructure upgrades. Limited commercial-grade electric options for larger equipment may be challenging.

2. Delay the transition to battery electric equipment:

- **Benefits:** Provides time for improvements in battery technology and market readiness for all commercial-grade maintenance equipment.
- **Risks:** Ongoing emissions and noise pollution, negatively impacting air quality and public health

CONCLUSION

The Parks Division's transition to 100% battery electric blowers represents a notable step in reducing emissions and noise pollution in White Rock City Parks. This development improves the quality of life for residents and may serve as a model for other municipalities.

Continued collaboration with Metro Vancouver will be important in creating a region-wide regulatory approach to minimize emissions from small gas-powered landscape equipment. Prioritizing sustainability and innovation can contribute to a healthier and more resilient future for the community.

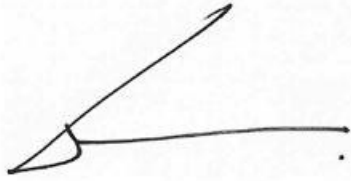
Respectfully submitted,



Jim Gordon, P.Eng.,
Director of Engineering and Municipal Operations

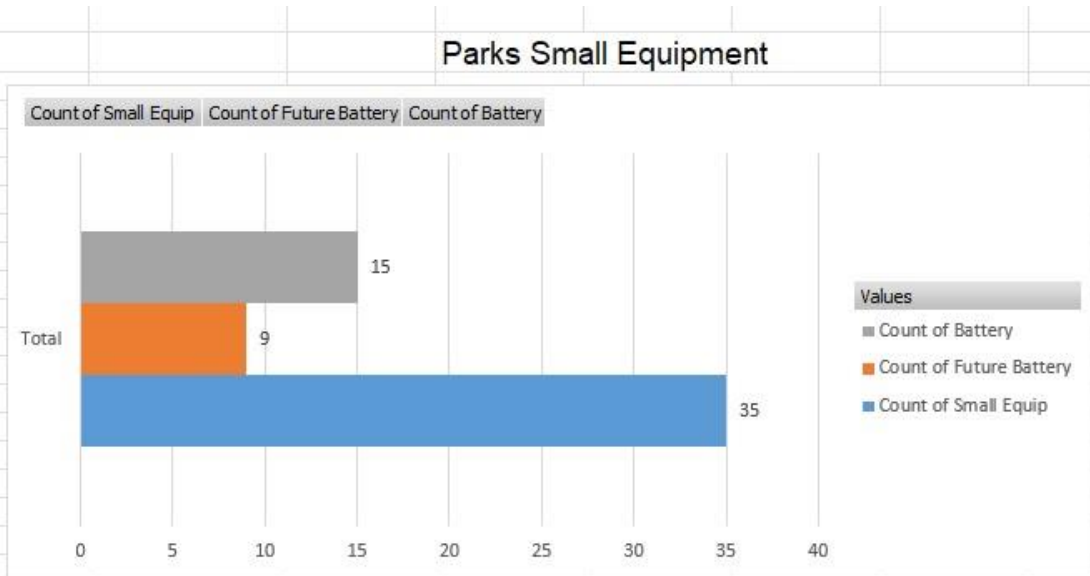
Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line that ends in a small dot.

Guillermo Ferrero
Chief Administrative Officer

Appendix A **Parks Small Equipment Inventory**



	Parks
% battery powered	43
% battery potential	26

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025

TO: Mayor and Council

FROM: Guillermo Ferrero, Chief Administrative Officer

SUBJECT: Community Hub Development Options

RECOMMENDATIONS

THAT Council:

1. Direct staff to pursue Scenario #3A, setting the location for the new Community Hub at 1510 Johnston Road.
 2. Direct staff to perform further analysis to incorporate affordable housing at the site.
 3. Direct staff to approach Sources to formally incorporate their Youth Foundry project into the Community Hub.
 4. Direct staff to initiate discussions with Library staff regarding the selected site.
 5. Direct staff to conduct public consultations to gather feedback on the selected option and refer the Community Hub Committee for further discussion and recommendations to Council.
 6. Direct staff to prepare and initiate Official Community Plan (OCP) and zoning amendments for all necessary sites to make this project viable.
-

EXECUTIVE SUMMARY

During the December 9, 2024 meeting, Urban Systems presented the results of the Council-directed Community Hub Development options. At that meeting, Council and the public received an overview of the studied scenarios, but no immediate direction was provided to allow for further consideration. Staff is now seeking directions to proceed with site selection, advancing the project and exploring options at the chosen location.

The current City Hall and Annex site has exceeded its life expectancy and is no longer able to meet the city's growing service needs. Furthermore, the civic building is not seismically compliant. The proposed Community Hub represents a transformative opportunity to consolidate essential municipal services with community-focused spaces. The envisioned hub could include a new City Hall, library, daycare, commercial space, and amenities such as a Senior's Centre and a Youth Foundry (in partnership with Sources). If Council opts to increase the building's height, affordable housing could also be incorporated, further enhancing the hub's community value.

The project aims to finance development by leveraging the value of the City's existing real estate assets. Reserves totaling \$20.5M (by the end of 2025), along with revenue from asset sales,

could be used to cover the capital costs. The sites under consideration include the current City Hall and Library block (City Hall, Library, Daycare, Annex, RCMP, and Fire Hall buildings), the Johnston Road site (currently a vacant parking lot), and the Water Works Yard on Oxford Street.

Staff recommends Scenario 3A, which proposes locating the Community Hub at 1510 Johnston Road with a 12-story design. Council may consider increasing the building height to incorporate affordable housing and additional community facilities, such as a Senior’s Centre and Youth Foundry. Further studies will be necessary to assess the implications of increased density and associated costs.

The Urban Systems economic study assumes 80% site coverage at the Johnston Road location, resulting in approximately 10,000 square feet of floor area per story. Estimated construction costs vary by use: residential floors are projected at \$6M each, while institutional floors are estimated at \$7.5M each. These figures do not include the cost of underground parking. Final costs will depend on specific design and finishing choices and should be viewed as general guidelines.

The 1510 Johnston Road site offers a centralized, transit-oriented location in the uptown area, away from residential zones, making it a superior option compared to the current City Hall and Annex site.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2023-256 2023-06-19	<p>THAT Council Direct staff to allocate the \$5.7M Growing Communities Fund grant funding as follows, and subject to eligibility approval from the province:</p> <ul style="list-style-type: none"> ▪ \$1.7M to affordable housing; ▪ \$2M to the Community Hub; ▪ 1.5M to the Pier Restoration; and ▪ \$500,000 to not be allocated so it may be utilized for other items as they arise.
2023-366 2023-09-25	<p>THAT Council</p> <ol style="list-style-type: none"> 1. Endorse the asset repair and maintenance strategies outlined in the Facilities Master Plan for consideration as part of the 2024 Financial Plan process; 2. Endorse the financial and conceptual work necessary to develop Council Strategic Priorities of Community and Housing & Land Use by moving forward with options for a Community Hub to replace the Evergreen Daycare, Library and City Hall and that this development work include investigation into the feasibility of incorporating civic services, with a seniors’ centre, affordable housing units, daycare space, an arts centre and market commercial-retail space as options; and 3. Endorse an investigation into the sale of the Waterworks Yard on Buena Vista, housing the Waterworks Operation in expanded facilities at the Keil Street Works Yard, and using the net proceeds as a contribution towards a Community Hub.

<p>2023-427 2023-11-06</p>	<p>THAT Council appoints the following to the internal Community Hub Steering Committee:</p> <ul style="list-style-type: none"> - Mayor Knight and Councillor Lawrence as the two (2) members of Council noted in the Terms of Reference as circulated Policy 175; - Director, Engineering & Municipal Operations; - Director of Planning and Development Services - Director of Financial Services; and - Community Hub Project Manager.
<p>2023-428 2023-11-06</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Establishes a “Community Hub Steering Committee;” 2. Approves the Community Hub Steering Committee Terms of Reference, Policy 175, as circulated; 3. Support the Chief Administrative Officer for the required time to complete the committee mandate; and 4. Direct staff to post and hire a Community Hub Project Manager funded from Capital Reserves.
<p>2024-048 2024-02-12</p>	<p>THAT Council direct award of the proposal, from Urban Systems’ Land Economics Group, attached as Appendix A, to perform a Financial Analysis and development options for the Community Hub Development to be funded from the Community Hub Capital Reserve.</p>
<p>2024-132 2024-04-13</p>	<p>THAT Council direct staff on the distribution of the remaining 2023 Unallocated General Fund Operating Surplus funds (following motion 2024-131) as follows:</p> <ul style="list-style-type: none"> - \$1M for the Pier - \$2M for the Community Hub Project; and - \$200,000 to be placed in unallocated surplus.
<p>2024-144 2024-04-29</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Receive for information, the report dated April 29, 2024, from the Director of Recreation and Culture, titled “Kent Street Activity Centre Needs Assessment Study;” and 2. Direct staff to share this corporate report as well as the accompanying needs assessment report, with the Community Hub Steering Committee for their consideration.
<p>2024-194 2024-05-27</p>	<p>THAT Council considers the needs of a seniors’ center as presented within the Community Hub design.</p>

INTRODUCTION/BACKGROUND

The City of White Rock is pursuing the development of a Community Hub to centralize multifunctional municipal and community services. Urban Systems Ltd. conducted a financial analysis of redevelopment scenarios to ensure funding through land sales and reserves without additional taxpayer contributions and borrowing. Recent community groups requests include a Senior’s Centre and a Youth Foundry, aligning with the Hub’s mission of inclusivity and service.

FINANCIAL IMPLICATIONS

Eight scenarios were analyzed for development at 1510 Johnston Road, featuring two different building heights. Detailed explanations of each scenario can be found starting on page 19 of the Urban System Report, titled “Community Hub Development Options Report” attached as Appendix A.

For clarity, the scenarios are referenced as follows in this report:

- Scenarios with 12 stories at Johnston Road are labeled as “A.”
- Scenarios with 25 stories at Johnston Road are labeled as “B.”

Of the eight scenarios studied, four demonstrate positive revenue potential (highlighted in green in the table below), while one scenario is near break-even (highlighted in orange). Scenario 3A, featuring 12 stories, is recommended. However, Council may also wish to consider Scenario 2A which, despite a \$3M shortfall, could accommodate 54 affordable housing units and the option for a wood-frame building.

	12-STOREYS AT 1510 JOHNSTON ROAD					25-STOREYS AT 1510 JOHNSTON ROAD				
	NET DEVELOPMENT REVENUE (Net Revenue + Reserve Funds - Development Costs)	COMMUNITY HUB DEVELOPMENT COSTS	TOTAL UNITS	STRATA UNITS	AFFORDABLE HOUSING UNITS that Could Fit on the Designated Site**	NET DEVELOPMENT REVENUE (Net Revenue + Reserve Funds - Development Costs)	COMMUNITY HUB DEVELOPMENT COSTS	TOTAL UNITS	STRATA UNITS	AFFORDABLE HOUSING UNITS that Could Fit on the Designated Site**
SCENARIO 1*	1A -\$30.32M	\$60.32M	370	224	146	1B -\$9.68M	\$60.32M	499	353	146
SCENARIO 2	2A -\$3.03M	\$41.66M	338	284	54	2B \$16.41M	\$41.64M	468	414	54
SCENARIO 3	3A \$2.89M	\$42.88M	384	384	0	3B \$23.52M	\$42.88M	514	514	0
SCENARIO 4*	4A -\$6.69M	\$57.42M	437	437	0	4B \$13.95M	\$57.42M	567	567	0

*Includes capital costs for the RCMP facility
**Potential Revenue is less \$2.97M in DCC parkland repayment, and \$3.76M in Water Works Yard relocation.

Viable scenario
 Near break-even scenario
 Non-viable scenario

Available reserves, projected to total \$20.5M as of the end of 2025, could support affordable housing or additional community facilities (see Select Budget Reserves table attached as Appendix “B”).

- \$5.7M for a new City Hall.
- \$4.2M in unassigned Community Amenity Contributions (CACs).
- \$10.6M in the affordable housing reserve fund.

LEGAL IMPLICATIONS

All options require OCP and zoning amendments, necessitating public notice and consultation.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

- Engagement with the community will occur at multiple stages of the project. At this time, staff is seeking directions from Council regarding communication with the public about the chosen location via Talk WhiteRock, with a report to follow from the Community Hub Committee.

ALIGNMENT WITH STRATEGIC PRIORITIES

This project aligns with the Council's top strategic priorities to develop a new Community Hub and ensure future infrastructure resiliency through long-term decision-making.

OPTIONS / RISKS / ALTERNATIVES

1. Scenario #3A (Recommended): Develop the Community Hub at 1510 Johnston Road with a 12-story limit.
2. Scenario #3A with consideration for Height Increase: Exceed the 12-story studied to accommodate affordable housing, a Senior's Centre, and the Youth Foundry. This option could utilize \$10.6M in affordable housing reserves as well as CACs for additional amenities.
3. Scenario #2A Develop the Hub at the current City Hall site and sell 1510 Johnston Road, potentially funding affordable housing and community facilities. However, this location is less central.
4. Any other scenario studied with positive revenue 2B, 3B or 4B – All these scenarios would require 25 stories at Jhonston Road – These scenarios will render high revenues to the City that could be applied to capital reserves for much needed infrastructure upgrades.

CONCLUSION

Scenario 3A, proposing the Community Hub at 1510 Johnston Road with an initial 12-story height limit, emerges as the optimal choice, blending financial prudence with strategic alignment and community needs. This location's centrality, transit accessibility, and development potential make it a pivotal anchor for White Rock's long-term urban and social infrastructure.

Incorporating key community facilities such as the Senior's Centre and Youth Foundry will elevate the project's societal impact, addressing critical needs across demographics. The prospect of integrating affordable housing further enhances inclusivity and sustainability, reflecting the City's commitment to equitable growth and alignment to provincial mandates. By leveraging the \$10.6M affordable housing reserve fund and exploring partnerships with entities like BC Housing and CMHC, the City can balance affordability with revenue objectives.

To maximize value and community benefit, Council should consider increasing height limits to accommodate additional affordable housing units and facilities to scenario 3A. This approach would enable the City to utilize its reserves strategically, maintain financial viability, and deliver a transformative space without imposing tax burdens on residents.

The Community Hub represents a cornerstone of White Rock's future, fostering inclusivity, resilience, and vibrancy in a single, dynamic space. It is a forward-looking investment in the well-being of current and future generations.

Respectfully submitted,

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line that ends in a small dot.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Urban System Report, titled "Community Hub Development Options"
- Appendix B: City of White Rock Select Budget Reserves Table for City of White Rock related to Community Amenity Contributions, Affordable Housing, and Community Hub.



CITY OF WHITE ROCK

COMMUNITY HUB DEVELOPMENT OPTIONS

URBAN SYSTEMS

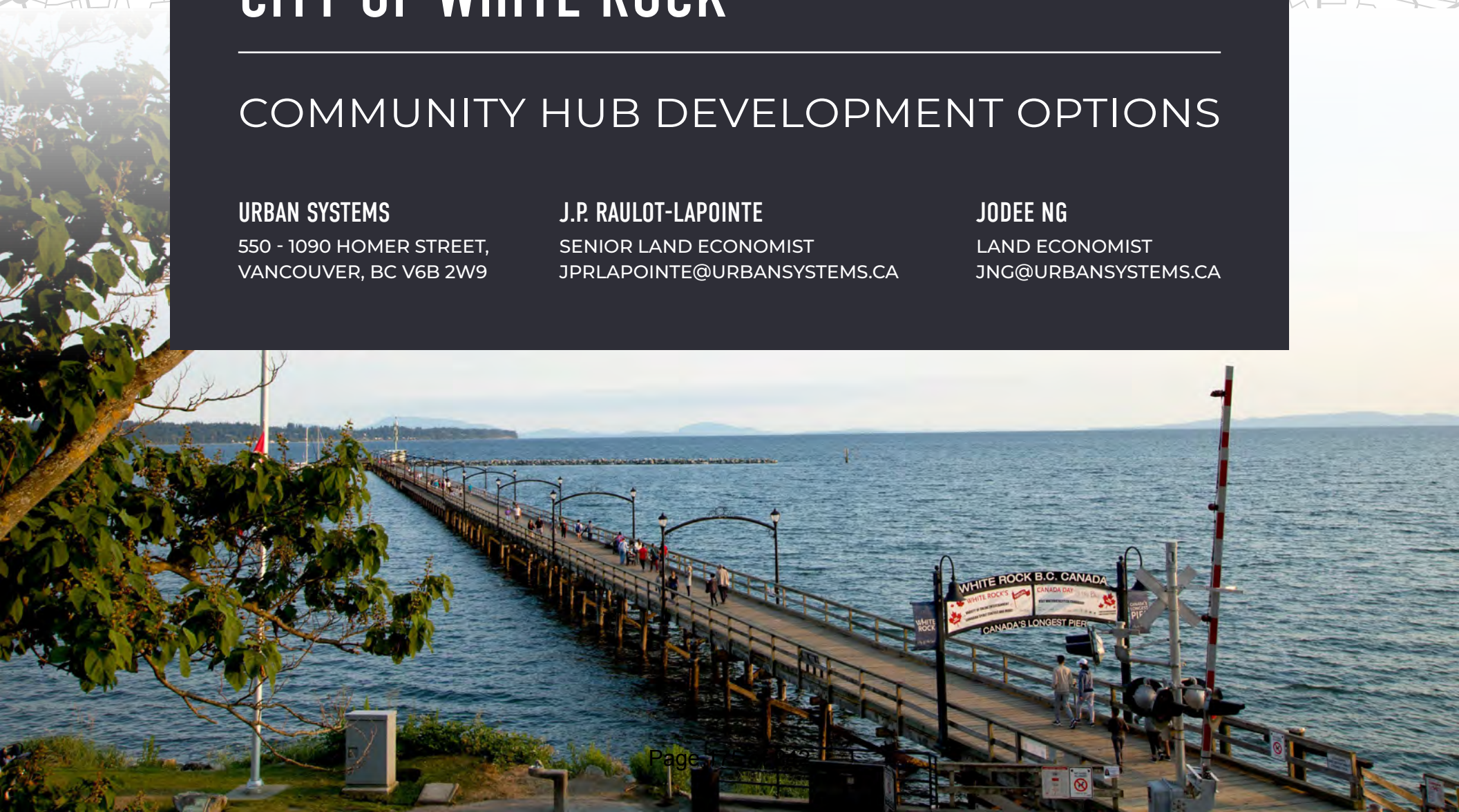
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APPENDIX A:

AFFORDABLE HOUSING FUNDING PROGRAMS

This report is prepared for the sole use of the City of White Rock. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.



1.0

INTRODUCTION

1.1 PURPOSE

The City of White Rock (“City”) is looking to develop a new Community Hub, comprising a new city hall, library, daycare and other elements. The City formed an internal Community Hub Steering Committee in November 2023, which consists of two appointed members of Council and senior City staff.

As part of this work, Urban Systems Ltd. was retained by the City in early 2024 to conduct third-party financial analysis to inform the redevelopment options. Urban Systems was directed to conduct the analysis using identify community hub redevelopment options which would not require significant municipal borrowing or use of municipal capital reserves, through a highest and best use analysis. The intent is to pay for this development by leveraging the value of some of the City’s existing real estate assets. Through sale of these assets, the City would accrue revenue to cover the capital costs of the Community Hub.

The purpose of this study is to identify the scenarios that will generate the most revenue, to minimize any capital costs that need to be funded by City. Since developing the Community Hub on 1510 Johnston Road site versus the current City Hall site (at 15322 Buena Vistas Ave) involves different costs, the differential between construction costs and revenue generated is highlighted. A range of development scenarios, comparing the revenues generated, and the costs associated with different development approaches are tested in this report.

1.2 LIMITATIONS

This study does not involve a strategic assessment of what the City of White Rock’s best course of action should be. The scope of this study was limited to analyzing the estimated financial ramifications of specific scenarios of selling or developing the community hub on selected City-owned lands. The planning and space considerations of the community hub and affordable housing units will need to be refined, so any financial findings should be seen as preliminary. This study should be viewed as a means to compare the different scenarios from a financial perspective.

The vision for the Community Hub development includes incorporating affordable housing units. There are many different types of affordable housing, and various programs that support affordable housing, which made including the affordable housing units in this analysis overly complex. As the intention of this study was to provide a high-level review of development options, and the analysis to compare the different development scenarios so they can be prioritized, the affordable housing component has not been included in the overall project costs, revenues, and lands required.



Due to uncertainty around the type of housing, who will build it and how it will be operated, the analysis presented in this report incorporates neither costs nor revenues (values) associated with any affordable housing component. While we acknowledge that affordable housing is likely to be a land use component incorporated into a future Community Hub in some capacity, the economics of how that housing is developed and operated must be considered as part of future, more detailed planning work. A discussion on affordable housing funding options, partnership and development strategies has been included in this report as a resource for the City as they continue to refine the redevelopment options. The City of White Rock reportedly has \$9 million of reserves to invest in affordable housing.

The three City-owned sites are highlighted on this map

SUBJECT SITES

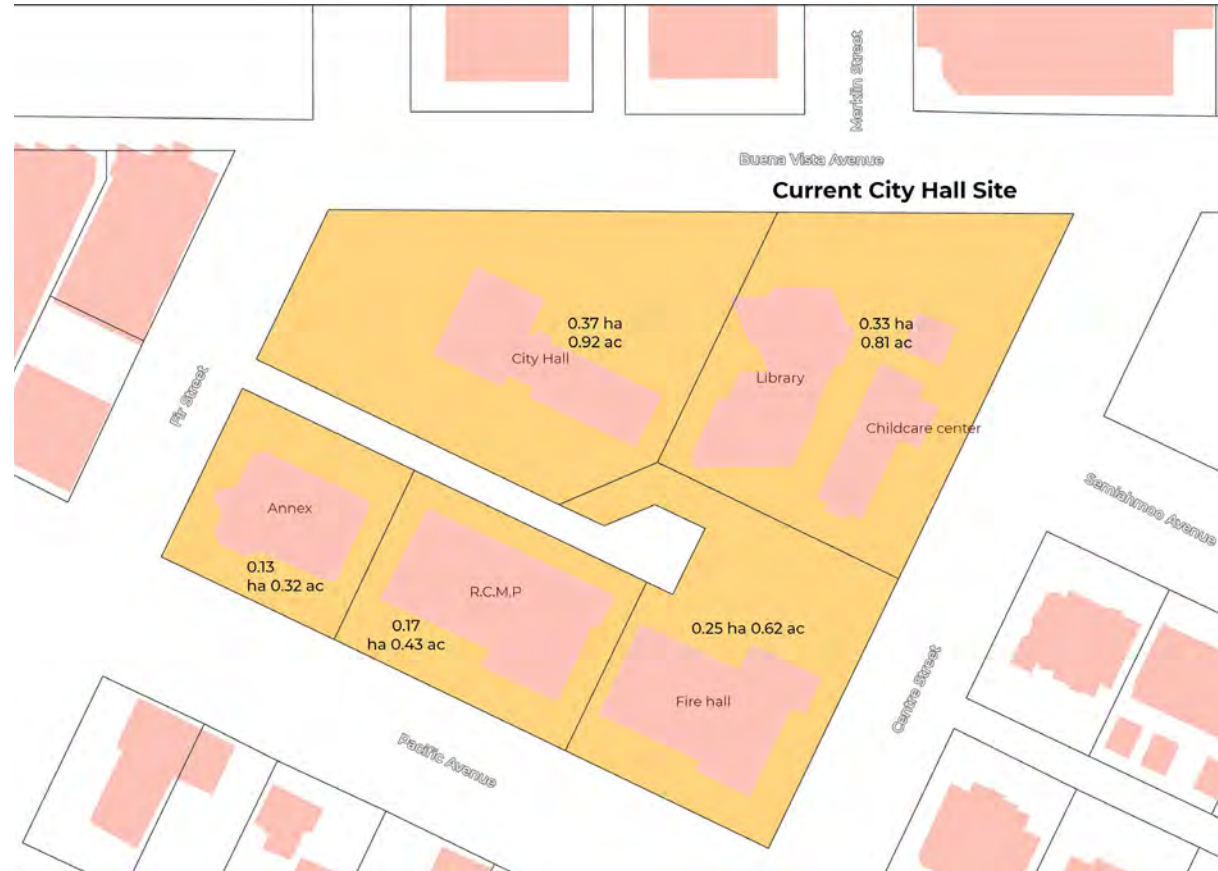
The development of a Community Hub is looking to leverage three City-owned sites in White Rock:

1 CURRENT CITY HALL & LIBRARY BLOCK

This site is divided into 5 different components:

a. Current City Hall site	0.92 acres
b. Library & Childcare Space	0.81 acres
c. Annex	0.32 acres
d. RCMP	0.43 acres
e. Fire Hall	0.62 acres

The RCMP site is only considered in two of the development scenarios reviewed. The Fire Hall site was not considered in any of the development scenarios.



2 JOHNSTON ROAD SITE

- a. This site is vacant
- b. Development on this site includes a \$2.97 million parks DCC that is owned to the City of White Rock from when the site was acquired, if the site is not used for a park.

3 WATER WORKS YARD

- a. The sale of this site would include \$3.76 million in costs to move the Water Works facilities to a new site

1.3 COMMUNITY HUB CONCEPT

The proposed Community Hub is envisioned to include a range of community-oriented uses including:

COMMUNITY HUB



**As mentioned above, revenues and costs associated with affordable seniors housing are not accounted for in the scenarios modelled.*

Affordable housing is needed in White Rock. The most recent Housing Needs Study for White Rock highlighted a shortage of affordable housing for seniors but was not specific regarding the number of units required. Recent housing targets produced by the Province of BC suggest White Rock requires 1,067 new housing units over the next 5 years.

The current RCMP site was considered as an asset that could be used to generate funds in two scenarios discussed later in this study. The cost to develop a new RCMP building was estimated in 2023 to be approximately \$14.54 million.

The cost to build a new library was estimated to be over \$3.5 million including some soft costs. No funding for building a new library was assumed, but it is possible that some funding could be sourced through various government agencies.



2.0 METHODOLOGY

The goal of this study is to review different combinations of selling City-owned lands and developing the Community Hub on other City-owned lands to see if the project might be feasible with minimal / **no costs to the local taxpayers**. The different development scenarios were created in collaboration with City of White Rock staff.

Each development scenario was evaluated using pro forma financial analysis, comparing costs of Community Hub development against potential revenues accrued through the sale of municipal land assets. The working assumption in this approach is that the City will look to achieve **maximum market value** from any land sales, and direct those revenues to construction of the Community Hub.

The market value of any lands are a function of what development type and scale is physically achievable and legally permissible, and both the cost and revenue sides of bringing that concept to fruition. Market developers

will determine what they can afford to pay for a parcel (i.e., its fair market value) based on these parameters, using a **residual land value** calculation. The calculation undertaken is, effectively:

Projected Revenues – Costs to Construct – Profit = Residual Land Value (RLV)



RLV = Amount a developer can pay the City to purchase a land parcel

Which parcels the City elects to sell, and the corresponding extent of potential revenues accrued, will vary depending on which site is used for Community Hub development. That decision will be influenced, in part, by the projected revenues that could be achieved through sale of different parcels or parcel combinations.

Note that any changes to baseline pro forma input assumptions such as urban design, site planning, development costs, sales revenues or affordable housing requirements, will result in changes to residual land values, and associated revenues accrued to the City.



3.0

KEY ASSUMPTIONS

This section outlines the key assumptions and inputs used in the financial analysis to evaluate the four (4) scenarios for the Community Hub development.

USL presented baseline assumptions for pro forma inputs to the Community Hub Committee on June 27th, 2024. Since that presentation, the following key assumptions have changed:

- **Cost for building City Hall was increased from \$520 to \$590 per square foot**
- **Cost for relocating Water Works Yard has been included. The City estimated these costs to be \$3.76 million.**
- **Other minor refinements to the input assumptions.**



3.1 CITY OF WHITE ROCK RESERVE FUNDS

The City has indicated there are reserve funds available that could potentially be used towards the Community Hub development:

- \$5.0 million for a new City Hall
- \$4.0 million in unassigned Community Amenity Contributions (CACs)
- \$9.0 million in the affordable housing reserve fund

Additional funding may be available for a new library or building a new RCMP facility, but no funding was assumed for these Community Hub components.

The \$9 million in reserve funds (for a new City Hall and from CAC's) are utilized in the financial analysis results in Section 4.0.

3.2 AFFORDABLE HOUSING ASSUMPTIONS

AFFORDABLE HOUSING PARTNERSHIPS

This analysis assumes that the realization of the Community Hub requires partnerships with the development community and senior levels of government to develop the affordable housing units. Securing affordable housing units requires a partner to construct the units and a partner to operate the units. Funding programs are also available from various government entities (e.g., CMHC, BC Housing, BC Builds) to provide partial grants or preferred financing rates for affordable housing development (see **Appendix A**).

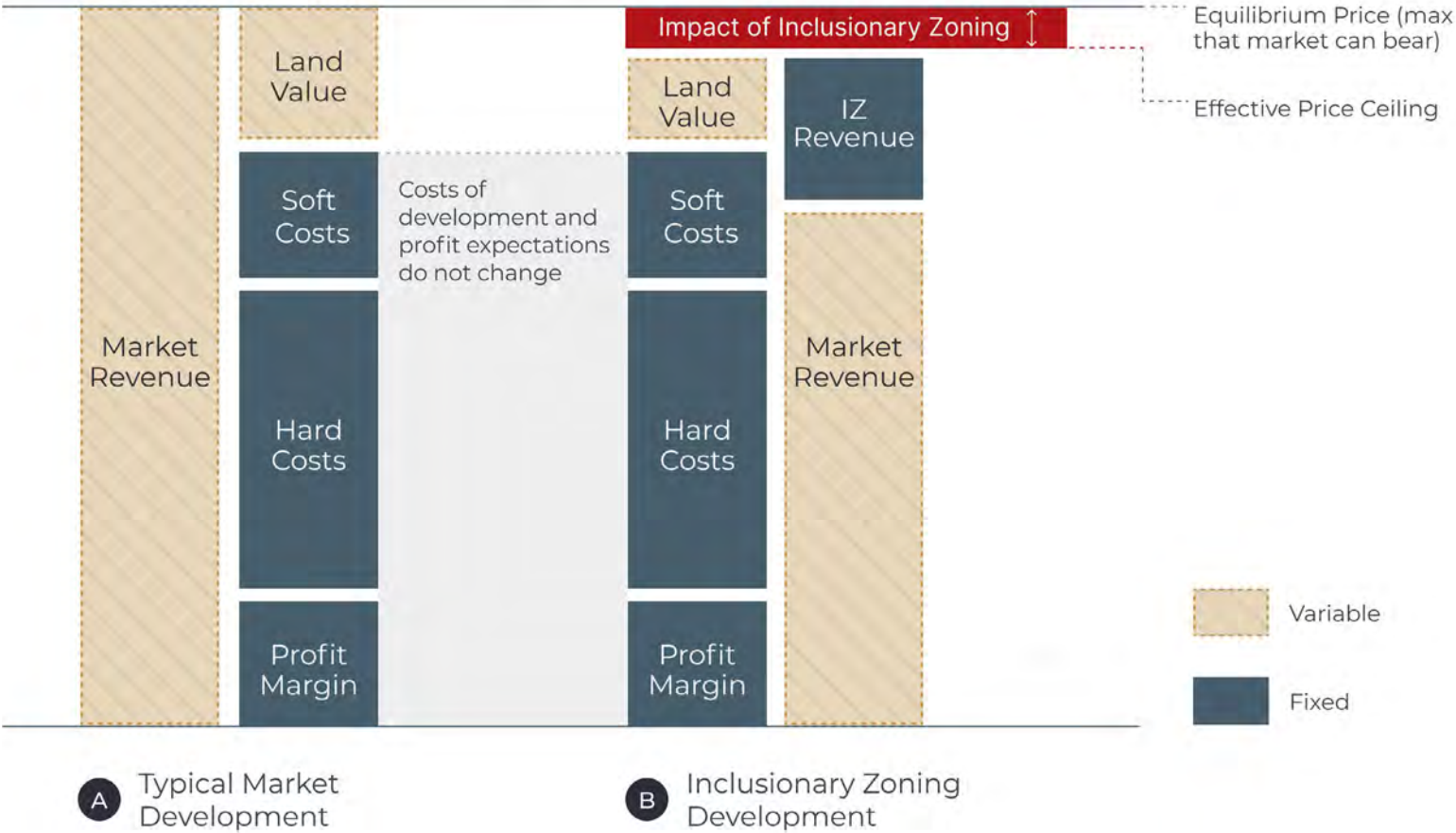
IMPACTS ON POTENTIAL REVENUE FROM LAND SALE

Any policy that requires a development to provide affordable housing units in lieu of space that could have been sold (or rented) at market rates will result in decreased value of the subject lands and thus lower revenue to the City from a land

sale. This is a function of lower achievable revenues, resulting in a lower residual land value. This concept is illustrated in Figure 1 below.

Figure 1: Economics of Affordable Housing Policies / Inclusionary Zoning

Economics of Inclusionary Zoning



In a scenario where there is an affordable housing requirement, and if it is assumed that this requirement is achieved through ‘swapping out’ of what would have otherwise been market housing, the result is a decrease in overall project revenue. At the same time, the costs of development are not markedly reduced. To make the economics of this project work, the price of land must change. As shown in the figure above, the ‘equilibrium price’ of land (i.e., the maximum amount that a for-profit developer could pay and achieve their required returns) is reduced.

At this early stage of Community Hub project conceptualization, the specific impact of affordable housing requirements on residual land value for each parcel **has not been modelled**. We simply note that any affordable housing requirement that is not offset by a corollary incentive or bonus that is equal to the opportunity cost of the affordable units will result in a lower residual land value.

There are many affordable housing programs available (see **Appendix A**), each of which has different requirements and offers different subsidies, which in turn will impact the cost to build, the operational cash flows, and ultimately the price a developer can pay for land. The decision to apply to a specific affordable housing funding / program stream has not yet been confirmed at this stage of the analysis. As such, we have not modelled the financial impact of constructing and operating the affordable housing units. Rather, modelling is set up to determine the maximum potential revenue to the City through sale of lands to a developer, assuming a developer could build a 100% market project.

In summary, the potential revenues generated from the land sales do not consider either costs or revenues associated with affordable housing units.

In some scenarios (Scenario 1 and 2 as presented in sections to follow), we model how many affordable housing units could theoretically fit on the conceptual Community Hub sites based on assumed densities. However, the impact of these units is not considered financially. In Scenarios 3 and 4, we assume 100% of the units will be market strata and some of these units would need to be turned into affordable housing to meet the City’s vision for a Community Hub.

TRANSFER & OPERATIONS OF AFFORDABLE HOUSING UNITS

The BC Non-Profit Housing Association (BCNPHA) developed a guide¹ that outlines how non-profits can be involved in the operation of affordable housing units created by a developer and/or local government. Key findings from this Guide, include:



FORMING PARTNERSHIPS

In City-led processes, an RFP can be issued for developing a City-owned site. The City can then either go through a tendering process to secure a non-profit partner or allow the developer to establish its own partnership with a non-profit.



FORMS OF TENURE & OWNERSHIP

The operational terms for the affordable housing units will depend on whether the project is a strata or market rental building. To secure the non-profit units, one of the following tools can be used:

Long Term Lease

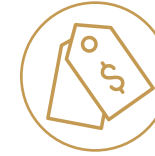
The non-profit leases a portion of the units or leases an air space parcel from the developer, while retaining the title ownership. The developer can be required to create an air space parcel and transfer ownership to the local government, which would then lease the units to a non-profit.

Ownership of Strata Lots or Air Space Parcel

The non-profit gains ownership of a portion of the units that may be as individual strata lots, in one strata lot block, or in an air space parcel. If the building is a strata, the non-profit is a voting member of the strata corporation.

Short-Term Lease

The non-profit enters into a short-term lease agreement that is similar to a rental agreement that any other market rental tenancy agreement.



UNIT PRICING

Non-profits are often required to pay the local government or developer for the affordable units they will take over. Two common costing methodologies can be used as boundaries for negotiations between all partners:

“At Cost Value”

The cost to cover the construction and soft costs, including borrowing costs.

Value Determined By Revenue

For non-profits the maximum cost of an affordable housing component is equivalent to the largest mortgage that can be serviced by the rents of the non-market units. For most non-profits funding for these purchases comes from BC Housing and/or CMHC.

¹ BC Non-Profit Association. (2021). *A Guide to Navigating Non-Profit Partnerships with Developers*. Retrieved from: bcnpha.ca/wp-content/uploads/2021/07/210729-Partnership-Report_final.pdf

CASE STUDY

ENNA BUXTON APARTMENTS

(Burnaby, BC)

This project was led by the City of Burnaby in response to a funding opportunity that came available with CMHC’s Rapid Housing Initiative (RHI). NRB Modular Solutions and the Elizabeth Fry Society of Greater Vancouver were the successful winners by a City-led RFP process to find a development and operating partner for a 2,651 square metre site City-owned site.

The project received funding from three sources:

- CMHC provided \$11.1M for 28 units through their Rapid Housing Initiative.
- The City of Burnaby provided \$8.0M grant to support additional 21 units from the Affordable Housing Reserve Fund, \$10 pre-paid 60-year land lease, and almost \$800k from their Community Benefit Grant and Site Servicing Grant.
- BC Housing provided operating funding.

The partnership led to the development of Enna Buxton Apartments, a four-storey modular housing construction that created 49 units for women and children (34 units rented at deep subsidy rates and the rest will be rented at rent-geared-to-income rates). The development includes 14 vehicle parking spaces, 18 bicycle parking space, an amenity room, patio area, gazebo, community gardens, and a play area.

CASE STUDY

DALMATIAN AFFORDABLE HOUSING DEVELOPMENT

(Victoria, BC)

The Dalmation development is a partnership between the City of Victoria, Jawl Properties (a local developer), and Pacifica Housing (a non-profit housing operator). The City and Jawl Properties entered into a partnership in 2018 to develop a mixed-use building with a new fire department headquarters and emergency operations centre for the City on the main floor. Pacifica Housing was brought into the partnership to own and operate the affordable housing portion of the development. BC Housing also contributed \$19 million towards the project.

Phase One of this project is complete delivery 130 units of housing over eight floors, with rent ranging from \$375 to \$2,900 a month, depending on unit size and the tenant's income level. In future phases, Jawl will add 800 units of market-level rental housing, as well as commercial space and a public plaza.

3.3 DEVELOPMENT COSTS & SALES

As with any development project, there are a variety of costs associated with development. This includes the hard costs (construction costs, landscaping), soft costs (engineering, development management, municipal development fees, property taxes, marketing costs, etc.), financing costs, and land acquisition costs. These costs and revenues as of July 2024 used in this analysis are outlined in Table 1 below.

- From the **municipality's perspective**, only the development costs and revenues associated with the Community Hub (excluding affordable housing) are carried by or accrued by the City.

- From the **development partner perspective**, the development costs and revenues associated with the residential components (including affordable housing) are carried by the developer.

However, any changes to the costs or revenues on the residential components will impact the potential net revenue generated by the sale of the City's lands. The costs of constructing any affordable housing units (not included in this analysis) would also decrease the potential revenues if those affordable units are replacing market units, as mentioned in the previous section of this report.

Table 1: Assumed Development and Revenues

	COMMUNITY HUB	CONCRETE - RESIDENTIAL	WOOD FRAME - RESIDENTIAL
UNIT SIZES / SPACE ALLOCATED	<ul style="list-style-type: none"> City Hall: 35,000 sf Library: 5,000 sf Daycare: 3,500 sf Retail: 3,500 sf RCMP (only applicable in Scenario 1): 18,000 sf 	Avg. of 900 sf per unit	Avg. of 900 sf per unit
POTENTIAL REVENUES	Revenue neutral*	Strata sales: avg. \$1,200/sf	Strata sales: avg. \$900/sf
"ALL IN COSTS" per buildable area (hard, soft, and financing costs excl. land costs)	\$896 to \$914/sf	\$720/sf	\$550/sf

*City may generate revenue from retained retail and parking spaces, however, the extent of those revenues is unknown at this point.

All development costs are high level cost estimates. The hard costs for concrete and wood frame residential construction are based on interviews with developers in the Metro Vancouver region. The City provided capital cost estimates for the development of new City facilities, including the replacement of existing facilities (Water Works Yard and RCMP Facility), explained in Section 3.4. The hard costs for the City Hall are based on figures produced by a quantity surveyor commissioned by the City and the other institutional costs are based on the Altus Cost Guide (2024).

The revenues are modelled based on best available information from nearby comparable development projects. The concrete strata sales price is skewed higher due to nearby luxury products, location, and the access to the waterfront view from upper floors. The wood frame sales price is modelled after the most recent comparable projects in White Rock and South Surrey, however, there may be room to push these revenue assumptions higher depending on the market conditions. Ultimately, the potential revenues will be driven by what the market can pay for at the time of sales, and it may be higher or lower than what is modelled here.

Costs associated with temporary office space for City hall staff have not been accounted for, but is discussed as a consideration in the financial analysis results.

3.4 OTHER CAPITAL COSTS

In addition to the development costs to build the Community Hub, the City has other capital costs that need to be accounted for in this analysis:

- **New RCMP Facility:** \$14.54 million
- **Relocate Water Works Yard Operations + Renovate Main Operations Building:** \$3.76 million in 2024 Q3²
- **Parkland Development Cost Charge (DCC):** \$2.97 million in DCCs³

In total, these capital costs are \$21.27 million which are addition to the costs to develop the Community Hub.

² A figure of \$3.41 million was provided as an estimate to the City of White Rock if construction were to begin in 2023 Q3. We have applied an inflationary measure of 2.5% per annual quarter to estimate the construction costs for 2024 Q3.

³ \$2.97M in parkland DCCs need to be returned to the DCC reserve upon sale of 1510 Johnston Road, as it was initially used by the City to acquire the site for park uses.



4.0

FINANCIAL ANALYSIS

This section presents a summary of the results for the eight scenarios (as shown in Table 2 below). The description of each scenario as well as the detailed findings can be found in the next section.

Each scenario is described as “viable” or not viable – ‘viable’ meaning that the revenues achieved from the land sales, plus the City’s \$9.0 million in reserve funds, equal or exceed the cost of the community hub.

Overall, there are four (4) scenarios which show viability:

- **Scenario 3 with 12-storeys** at 1510 Johnston Road at \$2.88 million
- **Scenario 3 with 25-storeys** at 1510 Johnston Road at \$23.52 million
- **Scenario 2 with 25-storeys** at 1510 Johnston Road at \$16.41 million
- **Scenario 4 with 25-storeys** at 1510 Johnston Road at \$13.95 million

Table 2: Summary of Financial Results by Scenario and Building Heights

	12-STOREYS AT 1510 JOHNSTON ROAD					25-STOREYS AT 1510 JOHNSTON ROAD				
	NET DEVELOPMENT REVENUE (Net Revenue + Reserve Funds - Development Costs)	COMMUNITY HUB DEVELOPMENT COSTS	TOTAL UNITS	STRATA UNITS	AFFORDABLE HOUSING UNITS that Could Fit on the Designated Site**	NET DEVELOPMENT REVENUE (Net Revenue + Reserve Funds - Development Costs)	COMMUNITY HUB DEVELOPMENT COSTS	TOTAL UNITS	STRATA UNITS	AFFORDABLE HOUSING UNITS that Could Fit on the Designated Site**
SCENARIO 1*	-\$30.32M	\$60.32M	370	224	146	-\$9.68M	\$60.32M	499	353	146
SCENARIO 2	-\$3.03M	\$41.66M	338	284	54	\$16.41M	\$41.64M	468	414	54
SCENARIO 3	\$2.89M	\$42.88M	384	384	0	\$23.52M	\$42.88M	514	514	0
SCENARIO 4*	-\$6.69M	\$57.42M	437	437	0	\$13.95M	\$57.42M	567	567	0

*Includes capital costs for the RCMP facility

**Potential Revenue is less \$2.97M in DCC parkland repayment, and \$3.76M in Water Works Yard relocation.

- Viable scenario
- Near break-even scenario
- Non-viable scenario





SCENARIO 1

SCENARIO 1

Scenario 1 involves the testing of the following sites to be developed and sold.

DEVELOP

- A **Community Hub** and **RCMP facility** on the northern portion of the City Hall block

KEEP

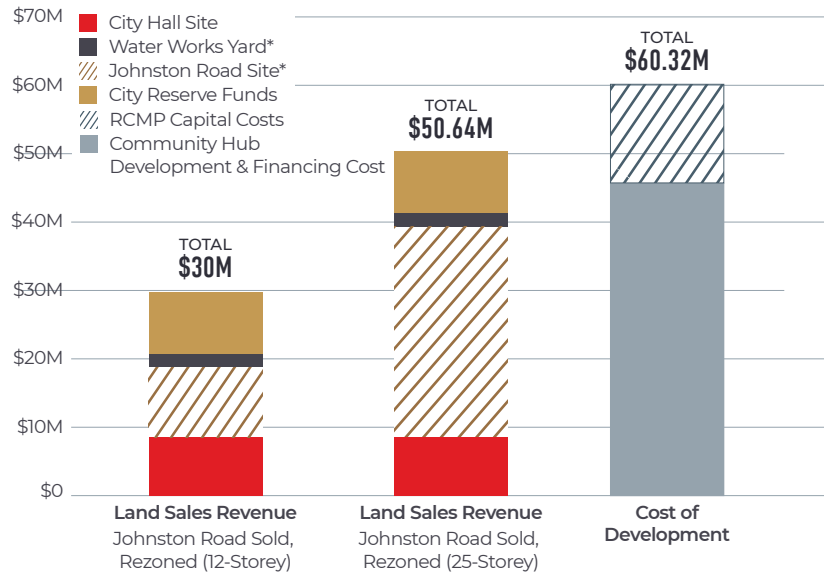
- Fire Hall** site on the City Hall block

SELL

- The **southern portion** of the **City Hall block** with permissions for a 6-storey strata apartment
- The **Water Works Yard** site with land use permissions for a 6-storey strata apartment
- 1510 Johnston Road** site with land use permission for 12- or 25-storey strata apartment



Figure 2: Scenario 1 – Potential Revenues and Development Costs



* Land Sale Revenue from 1510 Johnston Road Site is net of the \$2.97M in parkland DCCs that the City needs to return to the DCC reserve upon sale of the land; Land Sale Revenue for Water Works Yard Site is net of the \$3.76 million needed by the City for the relocation and renovation of the operations facility.

DEVELOPMENT COSTS

It is estimated to cost \$60.3 million to build a Community Hub and new RCMP facility in Scenario 1, broken down as follows:

- **Community Hub** (excluding affordable housing): \$45.8 million
- **RCMP Capital Costs:** \$14.54 million
- **Total:** \$60.32 million

The Community Hub costs do not include the costs to construct affordable housing units.

NET REVENUE

The revenues generated from selling the three (3) municipally-owned land parcels in Scenario 1 are as follows below. As mentioned in a previous section, the projected revenues from the sale of lands are presented as the net revenues that will accrue to the city after accounting for payback to the DCC reserve fund, plus allocation of some revenues to cover costs of Water Works Yard relocation and renovation. It also assumes that the sites will be sold with the indicated land use permissions (Official Community Plan designation and zone).

12-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$21.0 million, broken down as follows:

- **Southern portion of City Hall block (6-storey apartment):** \$8.69 million
- **1510 Johnston Road (12-storey apartment):** \$10.37 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$30.0 million

25-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$41.64 million, broken down as follows:

- **Southern portion of City Hall block (6-storey apartment):** \$8.69 million
- **1510 Johnston Road (25-storey apartment):** \$31.0 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$50.64 million

AFFORDABLE HOUSING

The northern portion of the City Hall block could physically fit **146 affordable housing units**⁴ alongside the Community Hub. The costs to construct the affordable housing units have not been analyzed, and the costs would change depending on whether these units are constructed atop the Community Hub in a single building, or constructed as a stand-alone building next to the Community Hub.

The actual number of affordable housing units would be determined by the affordability levels required, construction costs, and the development partnership with the City.



⁴ At a site size 75,359 sq. ft. and a density of 3.0 floor space ratio (FSR), the total gross floor area (GFA) is 226,076 sq. ft. It is assumed that the Community Hub will take up 65,992 sq. ft. of the GFA, whereas 160,085 sq. ft. will be dedicated to affordable housing units at approximately 900 sq. ft. per unit (excluding circulation space).

SCENARIO 1

DISCUSSION

Based on the potential revenues generated and the development costs in Scenario 1 (Figure 2), this scenario would not be viable. This is likely due to the Community Hub being built on a bigger land area of the City Hall block and the costs associated with developing the RCMP facility. In addition, a smaller portion of the City Hall block is sold for strata housing development compared to the other scenarios.

NET DEVELOPMENT REVENUE (WITH RESERVE FUNDS)

If \$9.0 million capital reserves were applied to this project, there would still be a remaining capital gap of -\$30.32 million and -\$9.68 million under the 12- and 25-stories at 1510 Johnston Road, respectively.



SCENARIO 2

SCENARIO 2

Scenario 2 involves the testing of the following sites to be developed and sold.

DEVELOP

- A Community Hub on the eastern portion of the City Hall block

KEEP

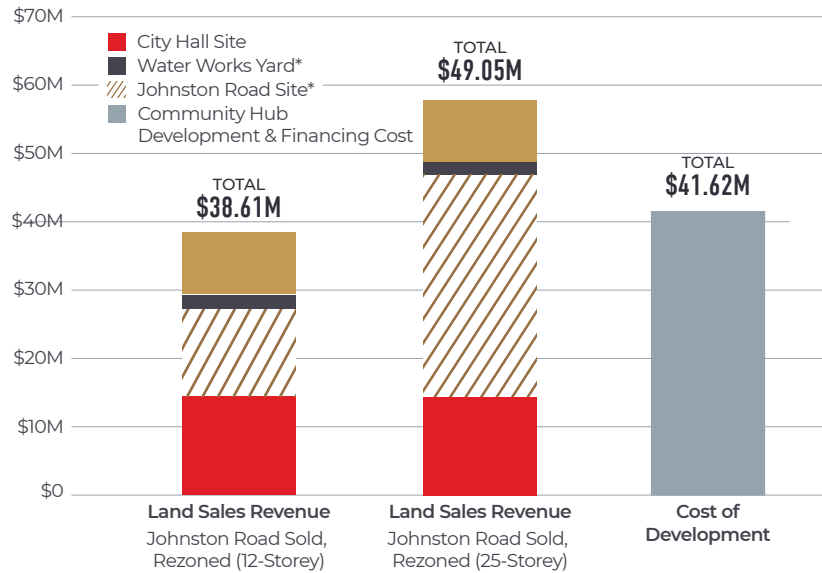
- RCMP and Fire Hall sites on the City Hall block

SELL

- The western portion of the City Hall block with permissions for a 6-storey strata apartment
- The Water Works Yard site with land use permissions for a 6-storey strata apartment
- 1510 Johnston Road site with land use permission for 12- or 25-storey strata apartment



Figure 3: Scenario 2 – Potential Revenues and Development Costs



*Land Sale Revenue from 1510 Johnston Road Site is net of the \$2.97M in parkland DCCs that the City needs to return to the DCC reserve upon sale of the land; Land Sale Revenue for Water Works Yard Site is net of the \$3.76 million needed by the City for the relocation and renovation of the operations facility.

DEVELOPMENT COSTS

It is estimated to cost \$41.64 million to build a Community Hub in Scenario 2. This scenario does not model constructing a new RCMP facility as the existing facility will remain on the City Hall block.

The Community Hub costs do not include the costs to construct affordable housing units.

NET REVENUE

The revenues generated from selling the three (3) municipally-owned land parcels in Scenario 2 are as follows below. As mentioned in a previous section, the projected revenues from the sale of lands are presented as the net revenues that will accrue to the city after accounting for payback to the DCC reserve fund, plus allocation of some revenues to cover costs of Water Works Yard relocation and renovation. It also assumes that the sites will be sold with the indicated land use permissions (Official Community Plan designation and zone).

12-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$29.60 million, broken down as follows:

- **Southern portion of City Hall block (6-storey apartment):** \$14.61 million
- **1510 Johnston Road (12-storey apartment):** \$13.06 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$38.61 million

25-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$49.05 million, broken down as follows:

- **Southern portion of City Hall block (6-storey apartment):** \$14.61 million
- **1510 Johnston Road (25-storey apartment):** \$32.50 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$49.05 million

AFFORDABLE HOUSING

The eastern portion of the City Hall block could physically fit **54 affordable housing**⁵ units alongside the Community Hub. The costs to construct the affordable housing units have not been analyzed, and the costs would change depending on if it is constructed on top of the Community Hub in one building, or constructed as a stand-alone building next to the Community Hub.

The actual number of affordable housing units would be determined by the affordability levels required, construction costs, and the development partnership with the City.



⁵ At a site size 35,284 sq. ft. and a density of 3.0 floor space ratio (FSR), the total gross floor area (GFA) is 105,851 sq. ft. It is assumed that the Community Hub will take up 46,500 sq. ft. of the GFA, whereas 59,351 sq. ft. will be dedicated to affordable housing units at approximately 900 sq. ft. per unit (excluding circulation space).

SCENARIO 2

DISCUSSION

Based on the potential revenues generated and the development costs in Scenario 2 (Figure 3), this scenario would be viable if 25-storeys were developed at 1510 Johnston Road. The scenario is not viable under the 12-storey permissions at 1510 Johnston Road as the potential revenues are not high enough.

The higher potential revenues generated are due to a larger portion of the City Hall block being sold in comparison to Scenario 1. However, the resulting land area for Community Hub and affordable housing development is smaller, which means that the number of affordable housing units that could fit on the site would be 54 (down from 146 units in Scenario 1).

NET DEVELOPMENT REVENUE (WITH RESERVE FUNDS)

- If \$9.0 million of capital reserves was applied, there would still be a capital gap in Scenario 2 – 12-storey permissions at -\$3.03 million.
- If 25 storeys were developed at Johnston Road, Scenario 2 would generate a Net Development Revenue of \$16.41 million.



SCENARIO 3

SCENARIO 3

Scenario 3 involves the testing of the following sites to be developed and sold.

DEVELOP

- A Community Hub on the first 5-6 storeys at 1510 Johnston Road

KEEP

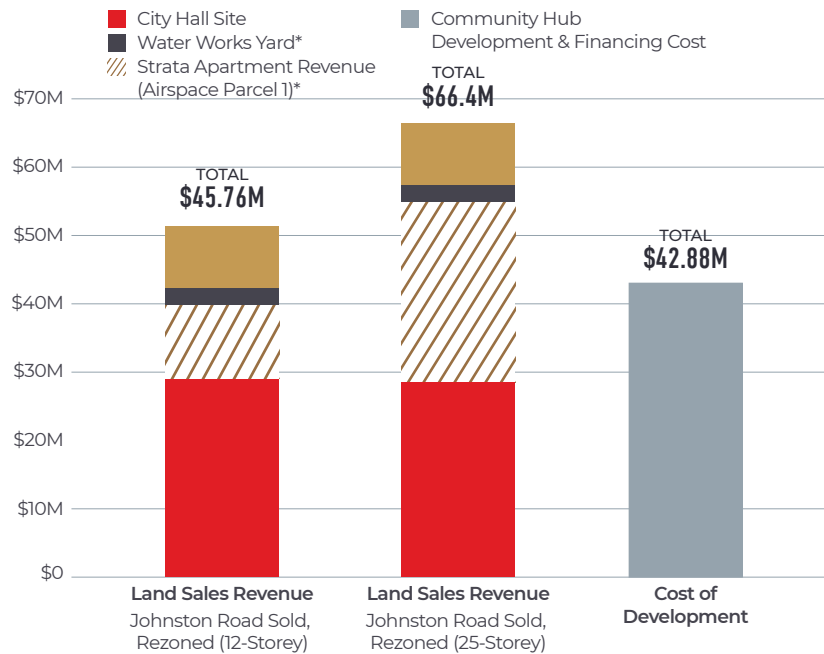
- RCMP and Fire Hall sites on the City Hall block

SELL

- Remaining floors of the 1510 Johnston Road site at either 12- or 25-storeys for strata apartment (Air Space Parcel 1)
- The Water Works Yard site with land use permissions for a 6-storey strata apartment
- Majority of the City Hall block with permissions for 6-storey strata apartments



Figure 4: Scenario 3 – Potential Revenues & Development Costs



*Land Sale Revenue from 1510 Johnston Road Site is net of the \$2.97M in parkland DCCs that the City needs to return to the DCC reserve upon sale of the land; Land Sale Revenue for Water Works Yard Site is net of the \$3.76 million needed by the City for the relocation and renovation of the operations facility.

DEVELOPMENT COSTS

It is estimated to cost \$42.88 million to build a Community Hub in Scenario 3. This scenario does not model constructing a new RCMP facility as the existing facility will remain on the City Hall block.

The Community Hub costs do not include the costs to construct affordable housing units.

NET REVENUE

The revenues generated from selling the three (3) municipally-owned land / air space parcels in Scenario 3 are as follows below. As mentioned in a previous section, the revenues are net capital costs for the parkland DCCs associated with 1510 Johnston Road and for the Water Works Yard relocation and renovation. It also assumes that the sites will be sold with the indicated land use permissions (Official Community Plan designation and zone).

12-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$36.76 million, broken down as follows:

- **City Hall block excl. RCMP and Fire Hall (6-storey apartment):** \$24.45 million
- **1510 Johnston Road (Air Space Parcel 1 in the 12-storey apartment):** \$10.37 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$45.76 million

25-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$57.40 million, broken down as follows:

- **City Hall block excl. RCMP and Fire Hall (6-storey apartment):** \$24.45 million
- **1510 Johnston Road (Air Space Parcel 1 in the 25-storey apartment):** \$31.01 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$66.4 million

AFFORDABLE HOUSING

As modelled currently, the 1510 Johnston Road site would **not fit any affordable housing units** without converting some of the strata units into affordable housing. Any affordable housing units added onto the development would decrease the potential revenue generated (i.e., what a developer would be willing to pay for the land).

As an example, a test was conducted whereby 50% of the floor area at the 12-storey scenario that would otherwise have been valued based on market condominium sales values is instead valued as if developed for affordable rental⁶, the potential revenue from the sale of this air space parcel would decrease from \$10.37 million to well below \$0. In other words, a developer would not be likely to pay for this land and provide affordable housing without capital grants or operating subsidies. There are many other possible scenarios that could be tested, at different levels of affordability, and In the 25-storey scenario, if 10% of the floor area for market condominium sales values were valued as affordable housing (24 units) would decrease the potential revenue of the sale from \$31.01 million to \$17.48 million. This example represents an opportunity to 'swap out' market units for affordable housing units, if affordable housing grants and financing were to be provided.

SCENARIO 3

DISCUSSION

Based on the potential revenues generated and the development costs in Scenario 3 (Figure 4), this scenario would be viable if 25-storeys were developed at 1510 Johnston Road. The scenario is not viable under the 12-storey permissions at 1510 Johnston Road without the addition of the \$9 million of capital reserves. Once the capital reserves are added, Scenario 3 with 12-storey maximum height at Johnston Road generates a positive Net Development Revenue of \$2.88 million.

NET DEVELOPMENT REVENUE (WITH RESERVE FUNDS)

If \$9.0 million of capital reserves was applied from the City's reserve funds, Scenario 3 is the only scenario where a 12 storey building on Johnston Road produces a positive Net Development Revenue of \$2.88 million, with the Reserve



It also should be noted that the City has \$9.0 million in the affordable housing reserve fund which could contribute towards this project.

The actual number of affordable housing units would be determined by the affordability levels required, construction costs, and the development partnership with the City. These examples are used to illustrate the potential impact of affordable housing on the revenues generated from land sale.

⁶ Rents at 30% of the median total income of all families for the area (Vancouver) or \$2,544/month. Note that the construction costs for the affordable housing are modelled the same as market units as an illustrative – in reality, the construction costs may be lower, which would result in a smaller impact on the potential revenue generated from the sale of the 1510 Johnston Road air space parcel.

Funds flipping the project from a negative to a positive return. However, with only 12 storeys on Johnston Road there is very little room to convert market housing to affordable housing. If 25 storeys were developed on Johnston Road, this scenario would generate a Net Development Revenue of \$23.52 million.



SCENARIO 4

SCENARIO 4

Scenario 4 involves the testing of the following sites to be developed and sold.

DEVELOP

- A Community Hub on the first 5-6 storeys at 1510 Johnston Road
- RCMP facility (off-site, undetermined location, land costs not accounted for)

KEEP

- Fire Hall sites on the City Hall block

SELL

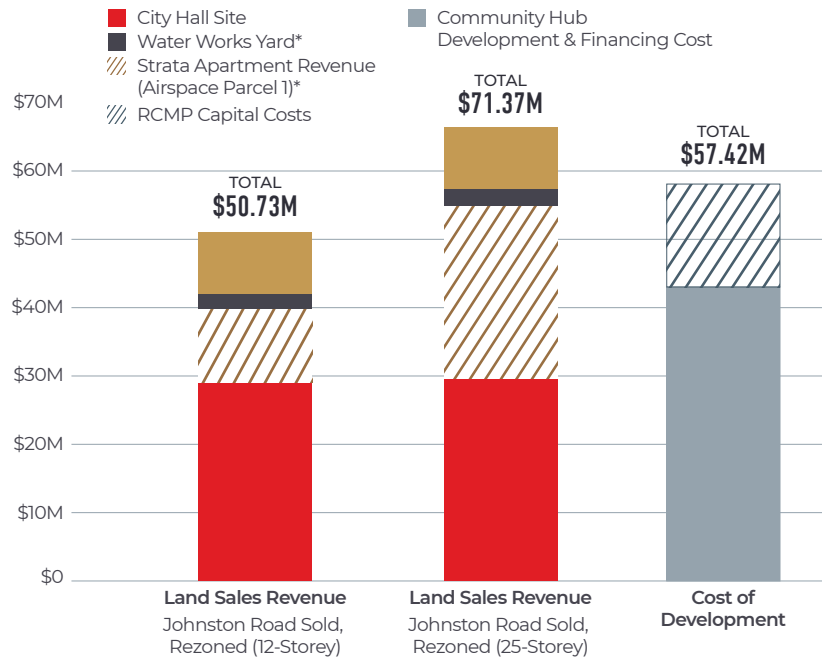
- Remaining floors of the 1510 Johnston Road site at either 12- or 25-storeys for strata apartment (Air Space Parcel 1)
- The Water Works Yard site with land use permissions for a 6-storey strata apartment
- Majority of the City Hall block, including RCMP with permissions for 6-storey strata apartments



	12-STOREYS (1510 JOHNSTON ROAD)	25-STOREYS (1510 JOHNSTON ROAD)
	NET DEVELOPMENT REVENUE	NET DEVELOPMENT REVENUE
SCENARIO 1	-\$30.32M	-\$9.68M
SCENARIO 2	-\$3.03M	\$16.41M
SCENARIO 3	\$2.89M	\$23.52M
SCENARIO 4	-\$6.69M	\$13.95M

■ Viable
 ■ Break-even
 ■ Non-viable

Figure 5: Scenario 4 – Potential Revenues and Development Costs



*Land Sale Revenue from 1510 Johnston Road Site is net of the \$297M in parkland DCCs that the City needs to return to the DCC reserve upon sale of the land; Land Sale Revenue for Water Works Yard Site is net of the \$3.76 million needed by the City for the relocation and renovation of the operations facility.

DEVELOPMENT COSTS

It is estimated to cost \$57.42 million to build a Community Hub and new RCMP facility (located off-site) in Scenario 4, broken down as follows:

- **Community Hub (excluding affordable housing):** \$42.88 million
- **RCMP Capital Costs (excluding land acquisition costs):** \$14.54 million
- **Total:** \$57.42 million

The Community Hub costs do not include the costs to construct affordable housing units.

NET REVENUE

The revenues generated from selling the three (3) municipally-owned land / air space parcels in Scenario 4 are as follows below. As mentioned in a previous section, the revenues are net capital costs for the parkland DCCs associated with 1510 Johnston Road and for the Water Works Yard relocation and renovation. It also assumes that the sites will be sold with the indicated land use permissions (Official Community Plan designation and zone).

12-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$41.73 million, broken down as follows:

- **City Hall block excl. Fire Hall (6-storey apartment):** \$29.42 million
- **1510 Johnston Road (Air Space Parcel 1 in the 12-storey apartment):** \$10.37 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$50.73 million

25-STOREYS AT 1510 JOHNSTON ROAD

This scenario is estimated to generate the potential revenue of \$62.37 million, broken down as follows:

- **City Hall block excl. RCMP and Fire Hall (6-storey apartment):** \$29.42 million
- **1510 Johnston Road (Air Space Parcel 1 in the 25-storey apartment):** \$31.01 million
- **Water Works Yard (6-storey apartment):** \$1.94 million
- **City Reserve Fund:** \$9 million
- **Total:** \$71.37 million

AFFORDABLE HOUSING

Similar to Scenario 3, as modelled currently, the 1510 Johnston Road site would not fit any **affordable housing units**⁷ without converting some of the strata units into affordable housing. Any affordable housing units added onto the development would decrease the potential revenue generated (i.e., what a developer would be willing to pay for the land).

The actual number of affordable housing units would be determined by the affordability levels required, construction costs, and the development partnership with the City. These examples are used to illustrate the potential impact of affordable housing on the revenues generated from land sale.



⁷ Note that the construction costs for the affordable housing are modelled the same as market units as an illustrative – in reality, the construction costs may be lower, which would result in a smaller impact on the potential revenue generated from the sale of the 1510 Johnston Road air space parcel.

SCENARIO 4

DISCUSSION

Based on the potential revenues generated and the development costs in Scenario 4 (Figure 5), this scenario would be viable if 25-storeys were developed at 1510 Johnston Road. The scenario is not viable under the 12-storey permissions at 1510 Johnston Road as the potential revenues are not high enough, even before including the costs of constructing affordable housing units.

Scenario 4 when compared to Scenario 3, has approximately \$10 million less in revenues for the developer to offset any costs associated with affordable housing requirements. The costs of a new RCMP facility reduce the City's net revenue significantly.

NET DEVELOPMENT REVENUE (WITH RESERVE FUNDS)

When including the \$9 million of capital reserves, Scenario 4 with 12 storeys on the Johnston Road site have a negative return of -\$6.69 million.

If Johnston Road were developed to a height of 25 storeys the total return for Scenario 4 is positive at \$13.95 million.



6.0

KEY POINTS FOR DISCUSSION

The analysis shows that there are some options that are financially feasible for the City to develop the Community Hub. There are some key points pertaining to the development of the project that should be considered by the City as the project moves from option analysis, to project conceptualization, to development and construction.

REDESIGNATION & REZONING

The value of all City-owned lands being considered will be significantly higher if the sites are already pre-zoned for residential development. The financial analysis has assumed that the sites will be granted the land use permissions to build to the densities outlined in this report (e.g., 6-storey residential on the City Hall block, 6-storey residential on the Water Works Yard site, and either 12- or 25-storeys on Johnston Road).

Removing the uncertainty regarding the time and costs involved with a rezoning process will generate considerable value for the City.

USE OF RESERVE FUNDS

The City of White Rock has saved \$5 million to support the construction of a new City Hall. The City also has \$4 million in previously collected CAC revenues that could also be used for this project. The \$9 million of reserve funds was added to the revenue generated by each scenario to arrive at 'Net Development Revenue'.

In the analysis these capital reserves are added at the end of the calculation to improve the results. The \$9 million makes the difference for Scenario 3 with 12 storeys on Johnston Road, making the project just viable and generating a positive Net Development Revenue of just under \$3 million.

The City of White Rock has \$9 million saved to invest in affordable housing, but this money has not been used in this analysis since the cost of building affordable housing is not being added to the overall cost.

TIMING OF SALES / DEVELOPMENT

The financial analysis assumes that all the sites would be sold at the same time, however, this means that the existing City Hall site will also be sold in Scenarios 2, 3 and 4. In order to avoid having a temporary City Hall office space and to move City Hall operations twice, **ideally the new City Hall would be developed before the current City Hall site was demolished.**

To achieve this, the sale of the existing City Hall site would have to wait for the new space to be completed, or the buyer of the site would have to wait. The sale agreement would need to be negotiated between the City and the buyer, and whether the existing City Hall site could be sold last or if a lease agreement would be needed to permit the City Hall to remain operating until the new City Hall is built.

COMPLEXITY OF A MIXED-USE DEVELOPMENT ON JOHNSON ROAD

As this financial analysis models the development options before a programming assessment or site design has been established,

there may be additional non-saleable/leasable space allocation required to construct the Community Hub with residential uses at 1510 Johnston Road. For example, separate lobbies, entrances, waste disposal / loading areas, and elevators for each use may be desired. This will impact the amount of potential revenue that may be generated from the sale of the site.

In addition, 1510 Johnston Road is a small site, and as such, it could be challenging to integrate the RCMP facility within the building footprint amongst the other institutional and residential uses. Consideration should be given to the RCMP's operations and whether surface parking is required for ease of access to emergency response vehicles. For these reasons, the analysis did not consider developing a new RCMP facility on Johnston Road.

LOCATION OF COMMUNITY HUB

Consideration may be given to locational preferences of the Community Hub. While the existing City Hall block is located in a quieter, primarily residential area, the 1510 Johnston Road site is located in a busier part of the downtown with access to more shops and services, and possibly improved transit access.

The availability of parking at either location might also be a consideration.

MUNICIPAL FEES FOR CITY-OWNED DEVELOPMENT

It is assumed that the Community Hub development will pay the required municipal fees including property taxes, development cost charges, and development fees. These fees could be considered for waiver or exemption by the City of White Rock if there is desire to do so.



7.0 FINDINGS

This financial analysis reviewed four (4) scenarios and a total of eight (8) possible development options. Of the eight (8) possible options, there are four (4) that demonstrate a positive Net Development Revenue (are “viable”) after subtracting the Community Hub development costs from the land sales and accounting for the potential \$9.0 million in City reserve funds:

- **Scenario 3 with 12-storeys** at 1510 Johnston Road at \$2.88 million
- **Scenario 3 with 25-storeys** at 1510 Johnston Road at \$23.52 million
- **Scenario 2 with 25-storeys** at 1510 Johnston Road at \$16.41 million
- **Scenario 4 with 25-storeys** at 1510 Johnston Road at \$13.95 million

Three out of four options require 25-storeys building height to be developed at 1510 Johnston Road to achieve a positive Net Development Revenue.



7.1 EVALUATION

While there are several ways to evaluate the four (4) possible redevelopment options, Urban Systems was directed by the Community Hub Steering Committee to:

1. Identify the development option with the highest generating revenue potential;
2. Identify development options that do not require taxpayer funding; and
3. Identify options for delivery of affordable housing units as part of future Hub development.

As the redevelopment options are evaluated from a high level, each individual option could have several permutations on how the Hub development could proceed. The permutations or sub-options will need to be explored further by the City once an option has been selected.

Beyond the criteria used in this evaluation, the City could consider the key points in Section 6.0, specifically with regards to the value of having community stewardship of assets over the long-term, the proximity to nearby services (i.e., location) and access to transit, and benefits and advantages of co-locating multiple uses within 1510 Johnston Road.

The scenarios are listed starting with the only positive scenario where 12 storeys on Johnston Road was assumed.



SCENARIO 3 WITH 12-STOREYS AT 1510 JOHNSTON ROAD

If the \$9.0 million from the City’s reserve funds are provided, Scenario 3 with only 12 storeys at Johnston Road yields a positive Net Development Revenue of \$2.88 million. This is the lone scenario that creates a positive Net Development Revenue with only 12 storeys at Johnston Road.

At 12-storeys, the remaining non-institutional floor area that is dedicated to market strata units (80,200 sq ft.) generates \$10.37 million which does not provide a lot of ‘contribution room’ for affordable housing asks. However, the City could consider using its \$9.0 million affordable housing reserve fund, alongside affordable housing financing and partnerships to offset the development costs – a sub-option that has not been analyzed as part of this project scope.



SCENARIO 3 WITH 25-STOUREYS AT 1510 JOHNSTON ROAD

When accounting for the \$9.0 million in City reserve funds, Scenario 3 with 25 storeys on Johnston Road generates a Net Development Revenue of \$23.52 million. This Net Development Revenue does not yet account for the inclusion of any affordable housing units in this project.

For illustrative purposes, if 10% of the floor area at the 25-storey scenario at 1510 Johnston Road were converted to affordable housing (24 units), the Net Development Revenue from this site would decrease to \$7 million. This is still positive, indicating there is opportunity to accommodate some affordable housing units.



SCENARIO 2 WITH 25-STOUREYS AT 1510 JOHNSTON ROAD

When accounting for the \$9.0 million in City reserve funds, Scenario 2 with 25 storeys at Johnston Road generates a Net Development Revenue of \$16.41.

This scenario generates half as much revenue as Scenario 3 with 25 storeys on Johnston Road, but the existing City Hall site could possibly fit up to 54 affordable housing units next to or above the Community Hub.

When the previously discussed Scenario 3 included 24 units of affordable housing the Net Development Revenue of that Scenario was reduced to \$7 million. Scenario 2 has capacity for 54 affordable units and still generates a Net Development Revenue of over \$16 million.

The planning for the affordable housing in Scenario 2 would still need to be determined. The housing units could be planned within a standalone building, or above the Community Hub. If the City chooses to contribute the land towards the affordable housing units, then the development partner only has to pay for the construction costs of the units. This could either help increase the number of units or increase the affordability of units on the site, which is an advantage over building the Community Hub on Johnston Road.



SCENARIO 4 WITH 25-STOREYS AT 1510 JOHNSTON ROAD

When accounting for the \$9.0 million in City reserve funds, Scenario 4 with 25 storeys on Johnston Road generates \$13.95 million in Net Development Revenue. It should be recognized that this scenario includes paying for the costs to develop a new RCMP facility (\$14.5 million). However, the new RCMP facility would need to be placed off-site and will likely incur further land acquisition costs which is not included in the Net Development Revenue quoted.

Similar to Scenario 3 with 25 storeys, the Net Development Revenue of \$13.95 million does not account for the inclusion of any affordable housing. If the same illustrative example were applied as above, whereby, 24 units of affordable housing replaced market housing in the Johnston Road development, then the Net Development Revenue would drop to -\$2.56 million. This means that additional funds would be required to support affordable housing. This Scenario would neither generate the highest revenues nor provide the greatest opportunity for the delivery of affordable housing.

Attributing the total costs of building a new RCMP facility (\$14.5 million) to the Community Hub development makes this Scenario less attractive.

7.2 CONCLUDING THOUGHTS

Scenario 2 with 25 storeys on Johnston Road generates the second highest revenue while also providing the space for a possible 54 affordable housing units on the Community Hub site. This Scenario provides more flexibility than building a Community Hub on Johnston Road because the affordable housing could be built above the Community Hub, or in a separate building depending on site planning.

Scenario 2 also allows affordable housing to be developed in a wood-frame building, which has lower construction costs than concrete buildings. As a result, more affordable housing units could be built at a lower cost in Scenario 2 than any of the scenarios where the Community Hub was developed on Johnston Road.

Developing the Community Hub on Johnston Road will be complicated, as the number of different uses (including commercial space, library, City Hall, market housing and affordable housing) will create questions of cost sharing during development as well as operating / maintenance cost sharing. These issues can be overcome, but will require more time to work through.

This study's preference for Scenario 2 does not consider additional variables that might make a Community Hub development on Johnston Road preferable, including the central location which would likely improve accessibility.



APPENDIX A

AFFORDABLE HOUSING FUNDING PROGRAMS

FUNDING OPPORTUNITIES

There are several organizations that offer funding for affordable housing projects from a project's inception to construction and operations. To advance projects, organizations may need to secure funding from several organizations, which can create added complexity and increase the cost of a project due to differing energy efficiency, affordability, and accessibility requirements. Adding multiple funders to a project can also

create issues coordinating approvals and reporting.

BC Hydro and Fortis BC also offer smaller rebates for housing projects based on the installation of certain appliances and the project achieving minimum energy efficiency standards. Both BC Hydro and Fortis BC have recently closed their programs for multi-unit home construction but may be offering funding in the future.

BC HOUSING

PROJECT DEVELOPMENT FUNDING⁸

Program Overview

The Project Development Fund (PDF) provides financing for eligible groups who have an affordable housing proposal but need additional financial support to advance their project to prepare a more fully formed and competitive proposal. This financing is intended to support eligible groups in responding to future BC Housing programs funded under Building BC.

A PDF loan is intended to help partners develop comprehensive proposals (including the necessary due diligence, feasibility analyses and design specifications) for new affordable housing projects.

There are no specific energy efficiency, affordability, and accessibility requirements at this stage of funding. Proponents

must fill out an evaluation matrix⁹ and are considered for funding if they meet a minimum score of 60.

Financing Support

Those eligible for a PDF loan can access up to a maximum of \$250,000 in support.

COMMUNITY HOUSING FUND¹⁰

Program Overview

The Province of British Columbia created the Community Housing Fund in 2018. This fund develops affordable rental housing for families, independent seniors, and individuals.

BC Housing intends to issue another CHF RFP in late 2024/early 2025.

⁸ BC Housing. (n.d.-a). *Project Development Fund (PDF) | BC Housing*. Retrieved from: www.bchousing.org/projects-partners/funding-opportunities/project-development-fund

⁹ BC Housing. (n.d.-b). *Project Development Funding – Evaluation Matrix*. Retrieved from: www.bchousing.org/sites/default/files/media/documents/Project-Development-Fund-Evaluation-Matrix.pdf

¹⁰ BC Housing. (2018). *Community Housing Fund – Request for Proposals (RFP) and Submission*. bchousing.org/projects-partners/funding-opportunities/CHF

Minimum Accessibility Requirements

The previous CHF program required a minimum of 10% of units to be accessible. This may vary based on new CHF RFP requirements.

Minimum Affordability Requirements

- 30% of the units are Market Rental Units: Initial market rent approved by BC Housing and must be maintained at or above the CMHC Average Market Rent. Eligible applicants must meet current low-and moderate-income limits. For 2024, this means applicants must make between \$84,780 to \$134,140 to apply.
- 50% of the units must be Rent Geared to Income: The rent amount varies based on the rent calculation guide Rent Scale. Tenants must have an income below the applicable Housing Income Limits (HILs).
- 20% of the units must be RGI Deep Subsidy: The rent amount varies based on rent calculation guide Rent Scale. Tenants must have an income below the Deep Subsidy Income Limits, as established by BC Housing.

Minimum Energy Efficiency Targets

The previous CHF program required a minimum Step 3 of the BC Energy Step Code. This may vary based on new CHF RFP requirements.

Financing Support

The level of subsidy, mortgage rates, and operating subsidy depend on specific development context.

BC BUILDS¹¹

In April 2023, the Province of BC announced the BC Builds program. This program is aimed at using public land to deliver homes for middle-income earners. The program will work by:

1. Identifying underutilized and low-cost land for development,
2. Bringing together municipal landowners, non-profits, First Nations, community groups, and private developers,
3. Speeding up development timelines, and
4. Providing low-interest financing and grants.

The program is supported by \$2 billion in low-cost financing and a commitment of \$950 million for the overall program. The program is aiming to have projects from concept to construction in 12-18 months.

Minimum Accessibility Requirements

BC Builds buildings will be built to the BC Building Code, including accessibility. Projects will not have to follow BC Housing Design Guidelines.

Minimum Affordability Requirements

The Province is aiming for 80% of the units to be “near market” and 20% to be below market. Once a project is built, the cost of rent will be established following an appraisal of rents in the community with the target of middle-income households¹² spending no more than 30% of their income on rent. At least 20% of the homes will be rented at 20% below market rents. Units must target eligible households for a minimum of 35 years.

¹¹ BC Housing. (2024). BC Builds Homes for People. Retrieved from: www.bcbuildshomes.ca

¹² Provincial contributions to BC Builds are aiming to produce rents that will be attainable for households with incomes:

- \$84,780 to \$131,950 for a studio or one-bedroom home
- \$134,410 to \$191,910 for a two-bedroom home or larger

Minimum Energy Efficiency Targets

BC Builds buildings will be built to the BC Building Code, including energy efficiency and climate resiliency requirements. Projects will not have to follow BC Housing Design Guidelines.

Financing Support

The program is supported by \$2 billion in low-cost financing and a commitment of \$950 million for the overall program. This program is stackable with other funding programs, except other BC Housing CHF funding.

There is up to \$225,000 grant per unit for non-profits, co-ops, and First Nations development corporations. Projects will likely not receive the maximum amount. BC Housing will calculate the grant amount based on how much it will cost on a per unit basis to buy down 20% of units to below market. The grant amount applies to the entire building, not just the 20% of units.

BC Builds will also provide low-interest construction financing and arrange takeout financing at a below market rate on a 35-year basis. The program is working on a partnership with the Federal government to fast-track BC Builds projects into the Apartment Construction Loan Program (see 2.2.2).

CANADIAN MORTGAGE & HOUSING CORPORATION**APARTMENT CONSTRUCTION LOAN PROGRAM¹³****Program Overview**

The program provides low-cost loans encouraging the construction of sustainable rental apartment projects across Canada.

Minimum Affordability Requirements

Projects must meet and achieve **one** of the following affordability requirements for at least 10 years:

1. At least 20% of units must have rents below 30% of the median total income of all families for the area and the total residential rental income must be at least 10% below its gross achievable residential income.
2. The proposal has been approved under another affordable housing program or initiative from any level of government, such as capital grants, municipal concessions or expedited

planning processing.

Minimum Accessibility Requirements

At least 10% of the project's units must meet or exceed accessibility standards as regulated by local codes.

Minimum Energy Efficient Targets

Projects must be a minimum of 15% more efficient in energy consumption and greenhouse gas (GHG) emissions than the applicable reference model building code:

- Low-rise multi-unit buildings under Part 9 of the National Building Code of Canada (NBC) must demonstrate a minimum 15% improvement over the 2015 NBC.
- All buildings under Part 3 of the National Building Code must demonstrate a minimum 15% improvement over the 2017 National Energy Code of Canada for Buildings (NECB).

¹³ CMHC. (2024a). Apartment Construction Loan Program. cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/apartment-construction-loan-program

Financial Support

- A 10-year term (closed to pre-payment) and a fixed interest rate locked in at first advance for certainty during the riskiest periods of development.
- Up to a 50-year amortization period.
- Up to 100% loan to cost for residential space and up to 75% loan to cost for non-residential space (depending on the strength of the application).
- Applications will be qualified with an interest that is the higher of 2.00% or the CMHC indicative 10-year fixed rate plus a 100 bps (1.00%) spread

AFFORDABLE HOUSING FUND: NEW CONSTRUCTION REPAYABLE¹⁴

Program Overview¹⁵

The Affordable Housing Fund (AHF) can provide low-cost repayable loans paired with forgivable loans to build new affordable housing and repair/renew existing affordable and community housing. The Fund is designed to attract partnerships and investment to incentivize new constructions, repair and renew properties that meet or exceed mandatory minimum standards such as affordability, energy efficiency and accessibility. To make federal investments go further, applicants to AHF must have additional sources of funding: partners are required to financially contribute to the project.

Minimum Accessibility Requirements

Twenty percent of units within the project must meet or

exceed accessibility standards and its common areas must be barrier-free OR have full universal design applied.

Minimum Affordability Requirements

Rents for at least 30% of the units must be less than 80% of the Median Market Rent and maintained for a minimum of 20 years.

Minimum Energy Efficiency Targets

Projects must demonstrate that they will either achieve a 25% decrease in energy consumption and Greenhouse Gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code; OR a 15% decrease relative to the 2017 National Energy Code for Buildings.

Financing Support

CMHC provides a combination of repayable and forgivable loans:

1. CMHC repayable loans terms include:

- A 10-year term (closed to pre-payment) with a fixed interest rate locked in at first advance. The term will be renewable for another 10 years and the interest rate will reset when renewed.
- Up to a 50-year amortization for smaller monthly payments and long-term viability.
- Up to 95% loan-to-cost for residential space and up to 75% loan to cost for non-residential space. There is up to 75% loan to cost (residential) for municipalities, provinces, territories and private sector.
- Interest-only payments once loan is fully advanced.

¹⁴ CMHC. (2024b). *Affordable Housing Fund: New Construction*. cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/affordable-housing-fund/affordable-housing-fund-new-construction-stream

¹⁵ CMHC also runs the Seed Funding for predevelopment costs of building a new affordable housing project. This includes up to \$350,000 in a three-year term interest free loan and up to a maximum of \$150,000 in a non-repayable contribution. Funds for Seed Funding are offered until the program runs out.

2. CMHC also provides a forgivable loan which is determined based on the lesser of:

- \$25,000/per unit¹⁶ + \$25,000 for premium social outcomes + 25,000/unit for premium energy outcomes¹⁷
- Up to a 30% for municipalities.

MLI SELECT¹⁸

Program Overview

MLI Select uses a point system to offer scaling insurance incentives based on affordability, energy efficiency, and accessibility for new construction projects, existing properties. Flexibilities include higher loan-to-value ratios, increased amortizations, lower debt coverage ratios, and reduced premiums.

The MLI Select program is used by lenders, but conversations to use the program can be driven by the developer during initial discussions with lenders.

Minimum Accessibility Requirements

- Minimum 15% of the units are considered accessible in accordance with the CSA standard B651-18;
- Minimum 15% of units are universal design; or,
- The building receives Rick Hansen Foundation Accessibility Certification (60%-79% score).

Minimum Affordability Requirements

Minimum 10% of units at 30% of median renter income.

Minimum Energy Efficiency Targets

Minimum 20% above Energy Efficiency and GHGs Reductions over 2017 NECB / 2015 NBC.

Financing Support

MLI select insurance incentives can result in higher loan-to-value ratios, increased amortizations, lower debt coverage ratios, and reduced premiums.

FEDERATION OF CANADIAN MUNICIPALITIES

SUSTAINABLE AFFORDABLE HOUSING PROGRAM¹⁹

Program Overview

FCM offers funding to construct energy efficient new builds that emit lower GHG emissions. The funding is split into several streams:

- **Planning:** Early support to assist eligible housing providers to get started on achieving more sustainable affordable housing initiatives.
- **Studies:** Assess the approaches needed to implement an eligible energy efficient pilot or capital project in detail.

- **Pilot Projects:** Test out a new or innovative approach on a small scale.
- **New Builds:** Test out a new or innovative approach on a small scale.

Projects are eligible to use multiple streams of this funding as the process moves forward. For example, a project could secure Planning funding to explore initial feasibility, Study funding to complete various energy modelling scenarios, and New Builds to support the construction.

¹⁶ Minimum of 40% of units are rented at less than 70% Median Market Rent (MMR).

¹⁷ Premium for Energy consumption and Greenhouse gas emission reduction over 35% related to NEBC/NBC 2015.

¹⁸ CMHC. (2024c). MLI Select. Retrieved from: www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/multi-unit-insurance/mliselect

¹⁹ FCM. (2024a). Sustainable Affordable Housing. greenmunicipalfund.ca/sustainable-affordable-housing

Minimum Accessibility Requirements

There are no specific accessibility requirements, but projects are required to have social benefits that will result from your project, including their accessibility outcomes.

Minimum Affordability Requirements

At least 30% of the units in the proposed building have rents at or below 80% of the local median market rent (MMR)⁷. This must be maintained for the duration of the loan repayment period with FCM.

Minimum Energy Efficiency Targets

Total Energy Use Intensity (net-TEUI¹⁰) of equal to or less than 80kWh/m². A BC Housing study²⁰ of mid to high-rise multi-unit residential buildings in Metro Vancouver and Victoria found that the average energy use intensity was 213 kWh/m²/yr, with a fairly even distribution of 144 to 299 kWh/m²/yr.

Financial Support

- **Planning:** Grant for up to 80% of eligible costs, up to a maximum of \$25,000
- **Studies:** Grant for up to 50% of eligible costs, up to a maximum of \$175,000.
- **Pilot Projects:** Grant for up to 80% of eligible costs, to a maximum of \$500,000.
- **New Builds:** Financing, including grant and loan, for up to 20% of eligible costs, to a maximum combined financing of \$10 million (60% grant and 40% loan). FCM offers loans with interest rates for 10, 20, or 30-year terms. Rate is dependent on term length, Bank of Canada rates, and the priority of their funding.

²⁰ BC Housing. (2020). *Energy Use in Mid to High-Rise Multi-Unit Residential Buildings*. [bchousing.org/publications/Builder-Insight-12-Reducing-Energy-Use-MURBs.pdf](https://www.bchousing.org/publications/Builder-Insight-12-Reducing-Energy-Use-MURBs.pdf)

²¹ FCM. (2024b).

SUSTAINABLE MUNICIPAL BUILDINGS PROGRAM²¹

FCM provides funding for high-efficiency new construction of municipal and community buildings.

Program Overview

- **Study Stream:** Outline the design of a proposed new high-efficiency municipal or community building.
- **Capital Project Stream:** Commission and construct a new high-efficiency municipal or community building.

Projects are eligible to use multiple streams of this funding as the process moves forward.

Minimum Accessibility Requirements

There are no specific accessibility requirements, but projects are required to have social benefits that will result from your project, including their accessibility outcomes.

Minimum Energy Efficiency Targets

Projects must achieve a TEDI target of 32 kWh/m²/yr and an energy use intensity target of 100.

Financing Support

- **Study:** Grant for up to 50% of eligible costs, up to a maximum of \$200,000.
- **Capital Project:** Combined grant and loan for up to 80% of eligible costs, up to a maximum of \$10 million. Grant up to 15% of total loan amount but may increase if the project goes beyond minimum requirements.

City of White Rock Select Reserve Projections

Updated January 20, 2025

	Projected 2024	Projected 2025
Community Amenity Contributions		
Opening Balance	\$10,031,619	\$ 5,904,619
Funding	-	-
Transfer to Affordable Housing Reserve	(1,000,000)	(1,000,000)
Investment Income	500,000	250,000
Net Projected Capital Expenditures	(3,627,000)	(200,000)
Net Projected Capital Expenditures: 2026 - 2029	-	(775,000)
Projected Balance - End of Year	5,904,619	4,179,619
 Affordable Housing		
Opening Balance	\$ 8,060,870	\$ 9,310,870
Transfer from Community Amenity Contributions	1,000,000	1,000,000
Investment Income	250,000	350,000
Projected Balance - End of Year	\$ 9,310,870	\$ 10,660,870
 Community Hub		
Opening Balance	\$ 4,000,000	\$ 4,716,000
Net Projected Capital Expenditures	(284,000)	-
Funding from Capital Works Reserve	1,000,000	1,000,000
Projected Balance - End of Year	\$ 4,716,000	\$ 5,716,000



Housing Advisory Committee

Minutes

December 3, 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
Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:03 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2024-HAC-018: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the December 3, 2024 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2024-HAC-019: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the September 26, 2024 meeting as circulated.

Motion CARRIED

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

The Director of Planning and Development Services provided an update regarding the status of action items and recommendations from previous minutes.

5. **AFFORDABLE HOUSING SEMINAR**

The Chairperson re-introduced this topic after the September 26, 2024 Committee recommendation was deferred by Council at the October 21, 2024 Regular meeting, as follows:

Motion Number 2024-379:

THAT Council defer consideration of the following committee recommendation until after the Committee meets again (anticipated to be in the month of November):

THAT Council direct staff to report back on the feasibility of planning and facilitating an Affordable Housing Seminar to be scheduled within the next six (6) months.

The Committee discussed the feasibility and potential benefits of planning another Affordable Housing Seminar, similar to the one held in 2022. Due to a heavy staff workload anticipated for 2025, as well as implementation of new Provincial legislation still coming into effect, it was determined that organizing another event like this within the next six (6) months would not be realistic.

It was also suggested that a future event might be more effective if organized as a roundtable or forum, rather than a seminar. This format would allow for a more focused approach, engaging key participants who are potential stakeholders and partners in prospective affordable housing projects in White Rock.

Motion Number 2024-HAC-020: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that further discussion regarding the Affordable Housing Forum be deferred for consideration until the next term of the Committee.

Motion CARRIED

6. UPDATE REGARDING FIRST UNITED CHURCH DEVELOPMENT

The Chairperson provided an update on the potential for extreme weather support services at the new First United Church location at 15385 Semiahmoo Avenue. After speaking with representatives at the site, the Chairperson noted that there may not be a strong interest in continuing these services, as they have at previous locations.

7. PROVINCIAL HOUSING LEGISLATION IMPLEMENTATION UPDATES

The Director of Planning and Development Services provided a PowerPoint presentation updating members on the City's status with Phase II (Official Community Plan Development Permit Areas update) and Phase III (Interim Housing Needs Report) implementation of Bill 44.

8. REVIEW OF UPDATED AFFORDABLE HOUSING STRATEGY DOCUMENT

The Director of Planning and Development Services introduced the draft Affordable Housing Strategy document, which has been updated to incorporate feedback and suggestions provided by the Committee throughout this term.

The Committee agreed on the overall content of the document but expressed interest in providing further feedback to enhance its readability. Staff encouraged members to submit these suggestions by December 31, 2024, enabling them to make minor revisions before presenting the document to Council in the new year.

Motion Number 2024-HAC-021: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council endorse the Affordable Housing Strategy document, as presented during the Committee's December 3, 2024 meeting.

Motion CARRIED

9. **OTHER BUSINESS**

None

10. **INFORMATION**

10.1 **COMMITTEE ANNUAL REPORT**

The Director of Planning and Development Services provided a brief overview of the 2023-2024 Housing Advisory Committee Annual Report, which was provided to the Committee for information. This report will be presented to Council at the December 9, 2024 Regular Council meeting.


11. **2024 MEETING SCHEDULE**

No further meetings scheduled.

12. **CONCLUSION OF THE DECEMBER 3, 2024 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:07 p.m.

Councillor Bill Lawrence, Chairperson



Janessa Auer, Committee Clerk



Public Art and Culture Advisory Committee

Minutes

January 15, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Jim Black, Community Member
Abhinav Singh, Community Member
Marnee Williams, Community Member
Gary Kennedy, Community Member
Karin Bjerke-Lisle, White Rock Museum & Archives
Representative
Helmut Gruntorad, Semiahmoo Arts Society Representative

COUNCIL: Councillor Michele Partridge, Chairperson (non-voting)
Councillor Elaine Cheung, Vice-Chairperson (non-voting)

ABSENT: Art Beaulieu, Community Member

STAFF: John Woolgar, Director of Recreation and Culture
Rebecca Forrest, Manager of Cultural Development
Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:00 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2025-PACAC-001: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the agenda for the January 15, 2025 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2025-PACAC-002: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the minutes of the November 26, 2024 meeting as circulated.

Motion CARRIED

4. **INTRODUCTIONS**

Roundtable introductions took place.

5. **REVIEW OF COMMITTEE TERMS OF REFERENCE AND MANDATE**

The Director of Recreation and Culture and the Manager of Cultural Development provided an overview of the Committee's Terms of Reference and mandate. The Chairperson also provided a brief overview of placemaking.

6. **2025 COMMITTEE ORIENTATION PRESENTATION**

The Committee Clerk provided a PowerPoint presentation outlining general information about advisory committees, member roles, and meeting processes.

7. **2024 HIGHLIGHTS AND 2025 WORK PLAN**

The Director of Recreation and Culture and the Manager of Cultural Development provided a PowerPoint presentation outlining 2024 highlights from the Committee's previous term. The presentation also offered an overview of projects that are currently included in their 2025 Work Plan, as well as potential future projects for consideration.

Action Item: Staff to add the sidewalk stencil stamps that lead pedestrians to the "Eagle Tree" on the Marine Drive hill to the City's online Public Art Story Map.

8. WORKING GROUP - MURAL THEMES

The Chairperson provided a brief overview of the role of working groups and proposed the formation of a group to brainstorm ideas for two (2) new murals. The proposed ideas will be presented for further discussion with the Committee at an upcoming meeting.

Motion Number 2025-PACAC-003: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that a working group be formed for the purpose of gathering ideas for murals to be installed at the west parkade as well as at the Balsam Street Comfort Station, comprised of the following members:

- **Jim Black**
- **Gary Kennedy**
- **Helmut Gruntorad**
- **Manager of Cultural Development**

Motion CARRIED

The Chairperson requested that agenda items be re-ordered so that Item 10 could be discussed prior to Item 9.

10. INFORMATION

10.1 COMMITTEE ACTION TRACKING

Corporate Administration provided the previous term's action and motion tracking document for information purposes. A new tracking document will be created for this term, which will be updated on a regular basis and included in each meeting's agenda package.

The Chairperson facilitated a discussion regarding outstanding items shown as "in-progress" or incomplete on the action tracking document from the Committee's previous term.

Action Item: Committee Clerk to include discussion regarding the offer of a lit bench from the Fraser Valley Real Estate Board as an item on the next scheduled meeting's agenda.

Action Item: Chairperson to bring forward more information regarding potential opportunities for the City during FIFA World Cup 2026 for discussion at a future meeting.

Action Item: Committee Clerk to include *Vacant Storefront Placemaking* as an item on the next scheduled meeting's agenda.

The Manager of Cultural Development provided an overview of the draft Five (5) Year Public Art and Placemaking Art Plan, which was provided on-table, noting that this is a working document that the Committee will have opportunities to provide feedback/approval on.

9. **OTHER BUSINESS**

9.1 **FUNDING PROCESS OVERVIEW**

The Director of Recreation and Culture provided an overview of the City's funding processes in relation to the Public Art Fund.

9.2 **BC'S GUIDE TO ARTS AND CULTURE**

A Committee member provided a copy of BC's Guide to Arts & Culture brochure and noted that White Rock was not included in this publication. It was noted that the topic of tourism does not fall within the Committee's mandate; however, the Chairperson is a City liaison to the White Rock Business Improvement Association (BIA), so she can bring this to their attention.

9.3 **REQUEST FOR PLACEMAKING DISCUSSION ON FUTURE MEETING AGENDA**

A Committee member suggested that a more in-depth discussion about placemaking be included as a topic on an upcoming meeting agenda.

Action Item: Committee Clerk to include *Placemaking Overview and Discussion* as an item on the next scheduled meeting's agenda. Staff to explore the availability of a guest speaker to attend for this topic.

11. **2025 MEETING SCHEDULE**

Motion Number 2025-PACAC-004: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee approves the following 2025 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers at the White Rock Community Centre) as follows:

- ~~February 12, 2025~~; February 20, 2025;
- March 12, 2025;
- April 9, 2025;
- May 14, 2025;
- June 11, 2025;
- July 9, 2025;
- September 10, 2025;
- October 8, 2025; and,
- November 12, 2025.

Motion CARRIED

12. **CONCLUSION OF THE JANUARY 15, 2025 PUBLIC ART AND CULTURE ADVISORY COMMITTEE MEETING**

The meeting was concluded at 5:42 p.m.



Councillor Partridge, Chairperson

Janessa Auer, Committee Clerk

Schedule “A”

Drainage Utility Fees

A fee is based upon parcel size, a runoff factor calculated for each Land Zoning and a city-wide annual rate.

A fee is calculated as follows:

$$A \times R \times \text{rate} = \text{drainage utility fee (but subject to the minimum fee)}$$

Where:

A is - the gross area of a parcel* (square metres) and,

R is - the runoff factor established for a parcel based on the following land use zoning:

R	Land Zoning**
0.25	RE-1, RE-2, and RS-1 parcels with an area equal to or greater than 2,000 square metres
0.45	RS-4, RE-3, RT-1, RT-2, CD-7, CD-24, CD-65, CD-66 and RS-1 parcels with an area less than 2,000 square metres
0.60	RS-2, CD-10, CD-26, CD-51, CD-59
0.65	RS-3, RI-1, RI-2, RM-1, CD-9, CD-25, CD-27, CD-28, CD-30, CD-31, CD-32, CD-35, CD-39, CD-40, CD-41, CD-62
0.70	RM-2, CD-11, CD-13, CD-15, CD-21, CD-34
0.75	RM-3, RM-4, CD-4, CD-5
0.80	P-3
0.90	P-1, P-2, P-4, CR-3, CR-4, CD-3, CD-6, CD-8, CD-14, CD-18, CD-19, CD-20, CD-36, CD-46, CD-48, CD-54, CD-56, CD-57
0.95	CR-1, CR-2, CR-5, CR-6, CD-2, CD-16, CD-17, CD-23, CD-29, CD-58, CD-61, CD-64

“Rate” is – the annual charge established by the Council of the City, being \$1.9934 per square meter of parcel area.

The minimum drainage utility fee for any property is \$63.90.

* If a parcel has been subdivided into strata units to accommodate residential or commercial uses each unit created will be charged an equal share of the user fee calculated for that parcel.

e.g. A parcel has been developed to create 10 strata units. Each unit owner pays 1/10 of the Fee calculated for the parcel.

** Land Zoning for the purposes of drainage runoff factor (R) is based on zoning before the Small Scale Multi Unit housing changes. E.g. RS-1, RT-1 & RT-2 are now RS-1 SSMUH Residential Zone.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2528**



A bylaw to amend the Collection, Removal, Disposal
and Recycling of Solid Waste Bylaw 2015, No. 2084

The Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. SCHEDULE “A” of the said Bylaw and amendments thereto shall be deleted, and the following shall be substituted:

SCHEDULE “A”

Service	Fee
Solid Waste Collection Service	\$429

2. This Bylaw may be cited for all purposes as the “Collection, Removal, Disposal and Recycling of Solid Waste Bylaw 2015, No. 2084, Amendment No. 12, 2025 No. 2528”.

RECEIVED FIRST READING on the 13th day of January, 2025

RECEIVED SECOND READING on the 13th day of January, 2025

RECEIVED THIRD READING on the 13th day of January, 2025

ADOPTED on the _____ day of _____

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2529**



A Bylaw to amend the Sewer Connection and Rental
Charges Bylaw, 1970, No. 396

The Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. SCHEDULE “B” of the said Bylaw and amendments thereto shall be deleted and the following shall be substituted:

SCHEDULE “B”

		ANNUAL RENTAL
(1)	Each Single-Family Home	\$ 394
(2)	Each Self-contained Suite	394
(3)	Motel (for each unit)	415
(4)	Hotels, Rest Homes and Lodging Houses (for each two sleeping rooms or fraction thereof)	415
(5)	Liquor outlets (for each flush)	415
(6)	Public Recreational Centres and Public Halls (for each flush)	415
(7)	Commercial and business establishments (for each flush)	415
(8)	Peace Arch District Hospital (per available bed)	394
(9)	Schools (for each flush)	415
(10)	Coin-Operated Laundries (for each machine)	254

2. This Bylaw may be cited for all purposes as the “*Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 35, 2025, No. 2529*”.

RECEIVED FIRST READING on the 13th day of January, 2025

RECEIVED SECOND READING on the 13th day of January, 2025

RECEIVED THIRD READING on the 13th day of January, 2025

ADOPTED on the _____ day of _____

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF CORPORATE
ADMINISTRATION

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2533



A revenue anticipation bylaw providing for the borrowing of sums of money as may be required to meet the current lawful expenditures of the City.

WHEREAS the Council of the City is empowered by Section 177 of the "Community Charter", without the assent of the electors or the approval of the Inspector of Municipalities, by Bylaw to provide for the borrowing of such sums of money as may be required to meet the current lawful expenditures for the year 2025 of the City, such borrowing not to exceed in the aggregate the sum of seventy-five per cent of all taxes levied for all purposes in the preceding year.

AND WHEREAS the aggregate that the Council may presently borrow, calculated in accordance with the above, is \$49,300,000.

AND WHEREAS to meet the current lawful expenditures for the year 2025 of the City, it is requisite that the Council borrow up to \$5,000,000.

NOW THEREFORE, the Council of the Corporation of the City of White Rock, hereby enacts as follows:

1. It shall be lawful for the said City Council to borrow upon the credit of The Corporation the sum of Five Million Dollars (\$5,000,000) in such amounts and at such times as the same may be required, and to pay interest thereon.
2. All the monies so borrowed and interest payable thereon shall be repaid on or before the 31st day of December, 2025.
3. There is hereby set aside as security for the liability hereby authorized to be incurred \$5,000,000 being that part of the taxes for the current year, 2025, deemed by the City Council to be so set aside.
4. This Bylaw may be cited as the "*White Rock Revenue Anticipation Borrowing Bylaw, 2025, No. 2533*".

RECEIVED FIRST READING on the 13th day of January, 2025
RECEIVED SECOND READING on the 13th day of January, 2025
RECEIVED THIRD READING on the 13th day of January, 2025
ADOPTED on the _____ day of _____ 2025

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION



BRITISH
COLUMBIA

VIA EMAIL

Ref. 673495

January 10, 2025

Her Worship Megan Knight
Mayor of the City of White Rock
City Hall
15322 Buena Vista Avenue
White Rock BC V4B 1Y6
Email: CMagnus@whiterockcity.ca; mknight@whiterockcity.ca

Dear Mayor Knight:

Thank you for your letter of November 27, 2024, in which you request my ministry's assistance to support your efforts to address significant public safety challenges your community is facing.

First, I would like to acknowledge the heartbreaking tragic incidents that you shared and how much of an impact they have on communities.

Our government is committed to improving public safety. That is why on November 20, 2022, we announced the new Safer Communities Action Plan to help keep British Columbians safe. The action plan builds on work already underway by the Province to help break the cycle of repeat offending and build safe and healthy communities, including complex-care housing, new and expanded community transition teams to better support people who are leaving correctional facilities, and funding to support work by the BC First Nations Justice Council to develop better, culturally appropriate supports for Indigenous people in the legal system. You can find the Action Plan here: <https://strongerbc.gov.bc.ca/safer-communities>.

I appreciate the City's proactiveness in identifying measures to help address safety issues. Unfortunately, at this time, there are no sources of funding available through the ministry that would match your request. I understand the financial impact these important enhanced security measures have and encourage you to explore other funding opportunities.

.../2

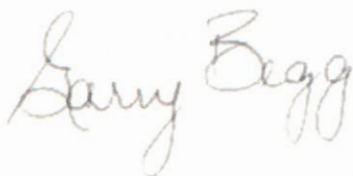
Her Worship Megan Knight
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While security cameras are not eligible for funding, you may be considering other projects that would be eligible for the Ministry of Public Safety and Solicitor General's Civil Forfeiture Grant Program (<https://www2.gov.bc.ca/gov/content/safety/crime-prevention/community-crime-prevention/grants>) which provides one-time funding to support community-based projects using the proceeds of the civil forfeiture process. Funds are allocated through streams determined on an annual basis and based on alignment with ministry priority areas. The call for applications and program guidelines are announced in the fall.

Once the call for applications is announced we encourage those interested to review the program guidelines to determine if their organization and project may be eligible for funding. If you would like to be added to the ministry's distribution list to receive notification about future Civil Forfeiture Grant Program calls for applications, please send an email to cfogrants@gov.bc.ca. Information about initiatives which have been funded can be found at the program website linked above.

I appreciate being made aware of your concerns and commend you for being proactive in addressing these issues.

Sincerely,

A handwritten signature in cursive script that reads "Garry Begg". The ink is dark and the signature is written in a fluid, connected style.

Garry Begg
Minister of Public Safety and Solicitor General