

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

Wednesday, March 24, 2021, 3:30 p.m.

City Hall Council Chambers

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

***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

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
RECOMMENDATION THAT the Housing Advisory Committee adopt the agenda for March 24, 2021 as circulated.	
3. ADOPTION OF MINUTES	3
RECOMMENDATION THAT the Housing Advisory Committee adopts the minutes of the February 24, 2021 meeting as circulated.	
4. PRESENTATION FROM CITY SPACES	8
<i>City Spaces</i> to attend the meeting to provide an introduction and an overview for their assessment on the Housing Report Data and Housing Needs Survey.	
5. OTHER BUSINESS	
6. INFORMATION	

6.1. COMMITTEE ACTION TRACKING

24

Corporate Administration provides the action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.

7. 2021 MEETING SCHEDULE

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

- April 28, 2021
- May 26, 2021
- June 23, 2021
- July 28, 2021
- September 22, 2021
- October 27, 2021
- November 24, 2021

8. CONCLUSION OF THE MARCH 24, 2021 HOUSING ADVISORY COMMITTEE MEETING



Housing Advisory Committee

Minutes

February 24, 2021, 3:30 p.m.

Via Microsoft Teams

PRESENT: C. Bowness, Committee Member (entered meeting at 3:31 p.m.)
C. Harris, Committee Member
M. Sabine, Committee Member
G. Duly, Committee Member (left the meeting at 5:02 p.m.)
A. Mamgain, Committee Member
T. Halford Member of Legislative Assembly, Surrey-White Rock (non-voting) (entered the meeting at 4:00 p.m. and left at 5:05 p.m.)

COUNCIL: Councillor A. Manning, Chairperson (non-voting)
Councillor E. Johanson (non-voting) (entered meeting at 3:31 p.m.)

GUEST: Mayor D. Walker (non-voting)

ABSENT: U. Maschaykh, Committee Member
K. Findlay, Member of Parliament, South Surrey-White Rock (non-voting)
R. Bayer, Peninsula Homeless to Housing Task Force (PH2H) (non-voting)

STAFF: G. Newman, Manager of Planning
K. Sidhu, Committee Clerk
C. Richards, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 3:30 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2021-HAC-003 It was MOVED and SECONDED

THAT the Housing Advisory Committee amends the agenda for February 24, 2021 to:

- Add on-table document "Defining Affordable Housing" to Item 4; and

THAT the agenda be adopted as amended

Motion CARRIED

Councillor Johanson entered the meeting at 3:31 p.m.

3. **ADOPTION OF MINUTES**

Motion Number: 2021-HAC-004 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the January 27, 2021 meeting as circulated.

Motion CARRIED

C. Bowness entered the meeting at 3:33 p.m.

4. **DRAFT DEFINITION OF AFFORDABLE HOUSING IN WHITE ROCK**

The Manager of Planning provided a draft definition of "affordable housing".

The following discussion points were noted:

- The differences in accommodation costs vary between the size of households. For example, a family with three (3) children may have more expensive accommodation costs than a single young professional.
- Staff noted there is a policy in the Official Community Plan (OCP) that promotes Family Friendly Housing, being households with two and three, or more, bedrooms.

- The qualifications and benefits of the BC Housing Affordable Home Ownership Program as well as other rent supplement programs available for families and seniors are accessible through BC Housing.
- The importance of addressing the homelessness issue provincially and federally.
- To ensure recipients of the support programs are not receiving funds from elsewhere, staff confirmed they would have to demonstrate their income. There are other checks in place as well.

MLA T. Halford entered the meeting at 4:00 p.m.

The Manager of Planning provided an overview on testing defining affordable housing with four (4) scenarios:

- Scenario 1: Single Minimum Wage Earner
- Scenario 2: Senior(s) Living on Fixed Income
- Scenario 3: Young Two-Earner Family
- Scenario 4: Person with Disability

Staff announced that the City has retained a Consultant from "City Spaces" to assist on the Housing Needs Report. Staff noted that City Spaces has done a lot of housing work in the lower mainland and is familiar with strategies to address housing needs that may be found to exist in White Rock

Action Item: The Manager of Planning to invite members from City Spaces to attend the next Housing Advisory Committee.

The Committee discussed the importance of working with the City of Surrey to form a solution for housing needs.

G. Duly left the meeting at 5:02 p.m.

MLA T. Halford left the meeting at 5:05 p.m.

5. HOUSING NEEDS SURVEY RESULTS

The Manager of Planning provided a snapshot of the results from the Housing Needs Survey. Staff confirmed there was a high participation rate, with the majority of participants residing in White Rock. The data from this survey will be compiled into a report and published for Council and residents.

6. OTHER BUSINESS

None

7. INFORMATION

7.1 COMMITTEE ACTION TRACKING

Corporate Administration provided an action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.


8. 2021 MEETING SCHEDULE

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

- March 24, 2021
- April 28, 2021
- May 26, 2021
- June 23, 2021
- July 28, 2021
- September 22, 2021
- October 27, 2021
- November 24, 2021

9. **CONCLUSION OF THE FEBRUARY 24, 2021 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:23 p.m.



A. Manning, Chairperson

K. Sidhu, Committee Clerk

UNAPPROVED



LUCAS VAN MEER-MASS

Community Planner

Lucas is a Community Planner at CitySpaces with seven years of experience in community planning and development, research, community engagement and master planning. Lucas has worked collaboratively with various teams of people with low-income to develop affordable housing and community master plans and has been instrumental in successfully developing projects ranging in scale from community amenity plans to downtown master plans. He has worked on the development of inclusionary zoning legislation and regulation, zoning and official plan amendments, community benefit

agreements, and development reviews. He was responsible for a 2016 downtown Master Plan for Fredericton, NB that was awarded a Canadian Institute of Planners Award for City and Regional Planning and has worked in communities large and small across Canada. Lucas is currently engaged in Housing Needs Assessments in the Cariboo and Kootenay Regions, an affordable housing strategy in the Fraser Valley, and a best practices guide for the BCNPHA.

For this project, Lucas will be the primary project contact and manager of the project, primarily responsible for public engagement, reporting, and analysis.



JADA BASI, RPP, MCIP

Principal

Jada has 15 years' experience as a planner specializing in social policy, affordable housing, land use planning, real estate market analysis and community engagement. She has undertaken numerous housing studies and plans for municipal, regional and provincial governments. As an expert in affordable housing and social policy, Jada was the primary researcher and author for BC Housing's award winning Expiring Operating Agreements Planning Guide for the non-profit housing sector, and recently completed the Affordable Housing Best Practices Guide on behalf of the Ministry of Municipal

Affairs and Housing. Jada has been instrumental in implementing progressive housing policy in B.C. including family-friendly rental housing, shared equity homeownership, land trusts research, transit-oriented housing policy, inclusionary rental policy, density bonus and pre-zoning for rental housing, and density transfer programs for rental and non-market housing. Jada was also involved in the Metro Vancouver study on Transit-oriented Development and the Revolving Loan Fund which looked at the potential of creating financially viable market rental and non-market housing projects near transit-oriented areas in the region. Jada enjoys engaging with the public and stakeholders to find the meaning and the drivers of key indicators and data.

Jada will provide strategic oversight and will support Lucas and the team on key deliverables.

ANJI RANA

Planning Analyst

With a personal and professional background in finance and applied planning, Anji is known for having unique experiences working in collaborative environments serving private, public, and/or non-profit sectors. Her involvement in these varied industries have exposed her to vulnerable groups of people, which has resulted in a personal interest of creating inclusive and equitable communities through the implementation of land use planning, sustainable systems, and affordable housing.

As a Planning Analyst with CitySpaces, Anji offers a high degree of technical support, analysis, and research for planning and development projects. She brings an inquisitive nature and applies creative practices to projects while using her warm demeanour to effectively engage with the public and stakeholders.

For this project, Anji will support the team with engagement support and analysis.



TALIA KERR

Graphic Designer + Digital Marketing Coordinator

Talia approaches each project with passion, motivated by the important role effective communication plays in informing and empowering the public. In this pursuit, she brings a broad range of skills to CitySpaces in graphic design and digital communication, supporting projects from concept to implementation. Talia is known for her creative and innovative approach to consultation support, producing interacting and fun tools to inform, educate, and obtain feedback from diverse audiences. Her experience in social media strategy and web design is an asset which enables the engagement of a

broader audience. This diverse skill set allows graphics and digital communication to be tailored to the individual needs of projects, clients, and stakeholders.

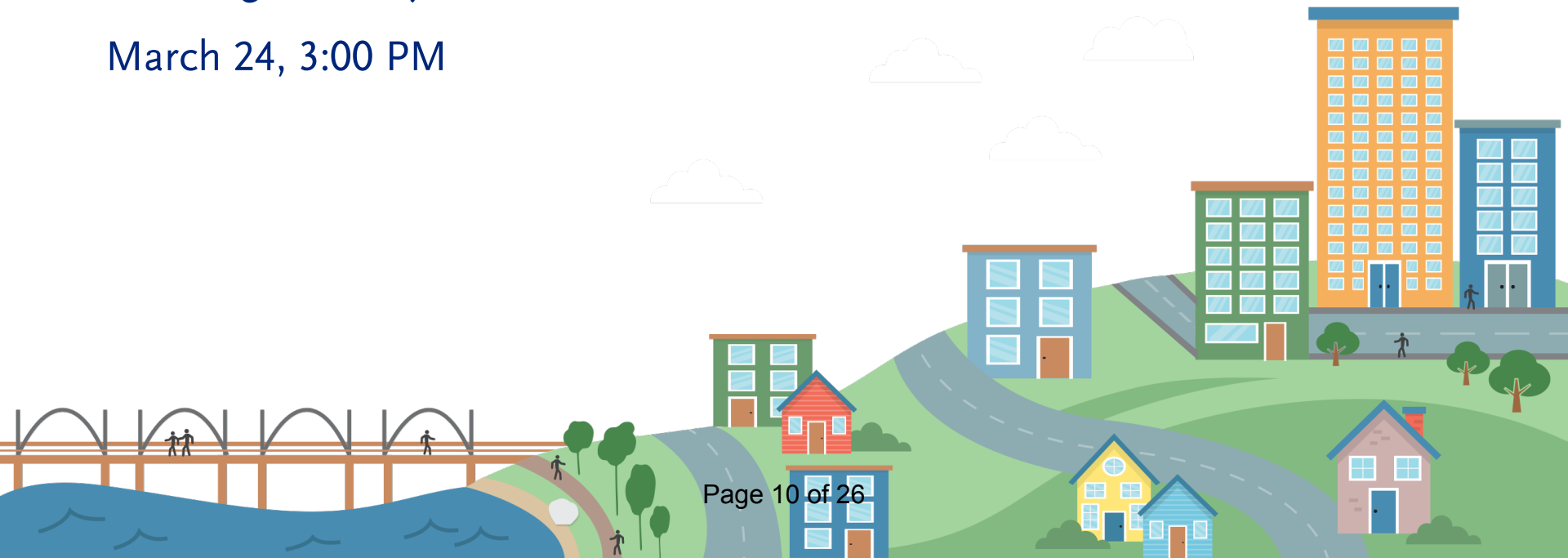
Talia will be responsible for graphics and communications.

City of White Rock

Housing Needs Assessment Consultation

Housing Advisory Committee

March 24, 3:00 PM



Let's Introduce Ourselves

- Name
- How long have you lived / worked in White Rock?
- What interests you in being on the Housing Advisory Committee and being part of this process?

Our Role in the Housing Needs Assessment

- Leading focus groups with stakeholders in the non-profit, development, and institutional sectors
- Leading public open houses and forums
- Seeking out the voices of vulnerable populations
- Generating insights to help inform future actions to address housing needs

Our Approach to Public Consultation

To seek out, listen to and understand the full range of voices and experiences of White Rock residents seeking stable, suitable and adequate housing for their current and future needs.

Our Approach to Public Consultation

- To provide context, nuance and depth to the facts and figures
- To tell the stories behind the city's current and future housing needs
- Actively engage voices that are often left unheard

Our understanding of the study findings so far...

The big takeaway

- Two major demographic shifts will shape demand for housing: seniors and growing families

What we've reviewed

- Housing Needs Report Part 1: Community and Housing Profile (Metro Vancouver)
- Talk White Rock Housing Needs Report Survey

The demographic trends...

A stable cohort of seniors, but with changing needs...

- People 65+ will make up 52% of the population by 2024
- 79% of respondents were one person households or childless couples
- 61% have no mortgage and 48% reported having no housing issues
- We can anticipate households downsizing or seeking supportive housing

The demographic trends...

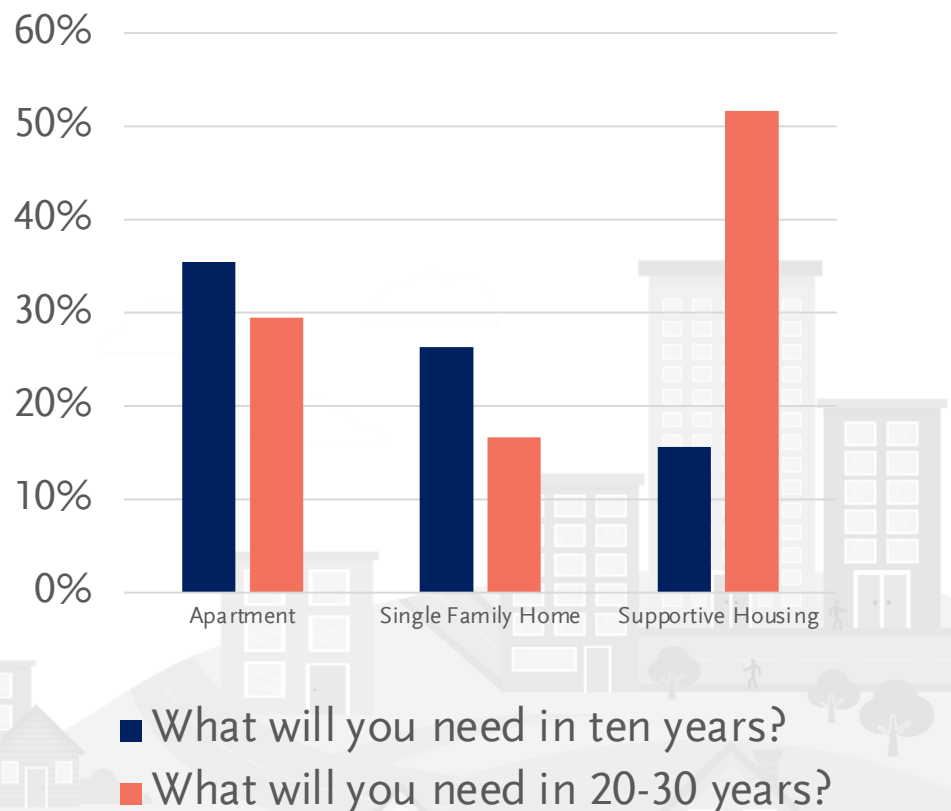
...and an up-and-coming cohort of younger people.

- The 20-24 age group was the second largest population growth between 2019-2024
- The potential to backfill the housing stock vacated by downsizing seniors
- The challenge will be to navigate affordability
- 34% of housing sales between 2015-2018 were affordable, of these 9% were townhomes and one a single detached home

...and the changes in demand

Housing for families, and smaller accessible or supportive housing

- Single family homes are being demolished and replaced with apartments
- Survey respondents anticipate a sharp increase in demand for supportive house
- Proximity to amenities (82%) and the access to the right form of housing (53%) are top concerns
- 61% of people on the social housing waitlist are seniors



What these findings tell us

- We need to talk to seniors and supportive housing providers and their future housing needs
- We need to better understand the vulnerable populations within the aging cohort
- We need to better understand the needs of the growing cohort of people aged 20-34
- We need to understand the development community's perspective on these demographic shifts

Questions:

- What were your takeaways from the Phase 1 Report and the survey?
- What do you want to know that the data has not shown?



Questions:

- What outstanding questions do you have?
- Whose perspectives and experiences do we need to get?
- How would you want to dive deeper into housing needs and issues?

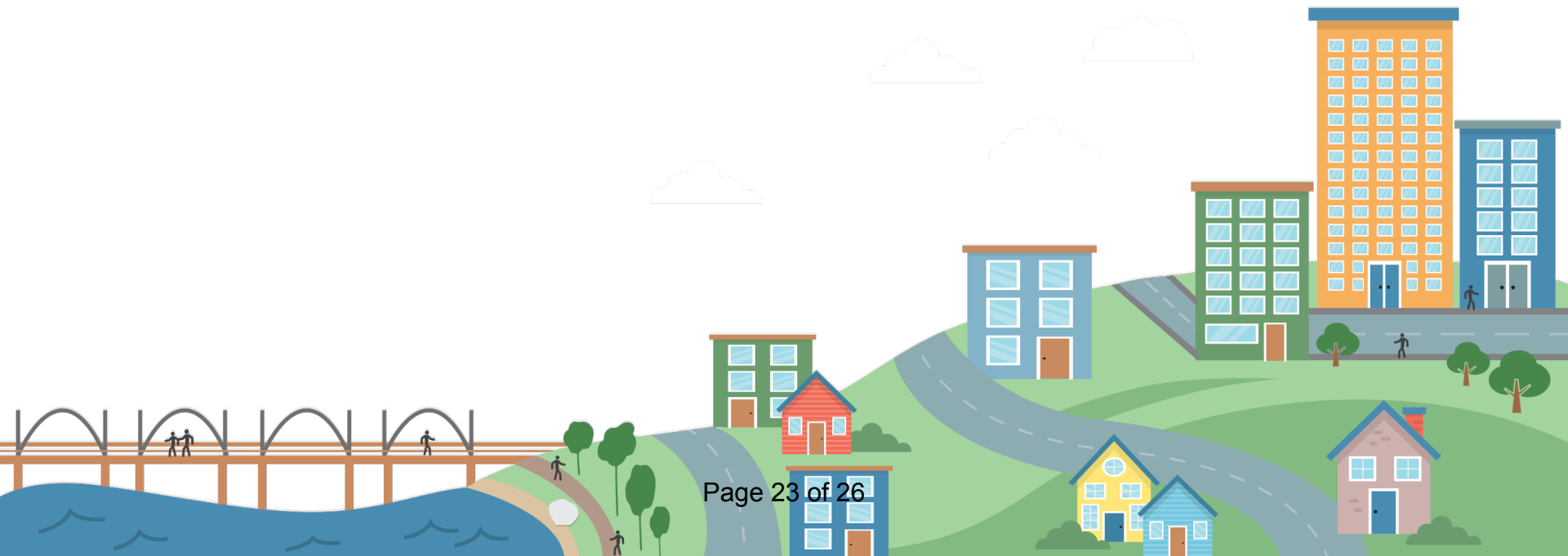


Next Steps:

- Digital Open House: April 13 5:30 pm
- Stakeholder Focus Groups
- Interviews with vulnerable populations
- Presentation of summary report to HAC



Thank you.



2019/2020/2021 HOUSING ADVISORY COMMITTEE MEETING ACTION TRACKING

Meeting Date	Motion #/ Action Item	Agenda Item # & Title	Committee recommendation/ Action item	Staff/ Member Assigned	Status or Completion Date <i>(Red indicates Completed Items)</i>
2019-11-25	Action Item	Item 5 – Terms of Reference	Staff to provide information on the Community Amenity Contribution (CAC) Forum to the Committee for information	Committee Clerk	Emailed January 8, 2020
2019-11-25	Action Item	Item 8 – Housing Advisory Committee 2020 Meeting Schedule	Staff to provide alternate meeting date options in March to the Committee for consideration	Committee Clerk	Emailed January 30, 2020
2020-01-29	Action Item	Item 6 – White Rock in 2020: Today's Reality	Staff to provide the Committee with the following information. <ul style="list-style-type: none"> An up to date number of current rentals, secondary suites, and short-term rentals (e.g. Airbnb) in White Rock; and Provide the number of rental units anticipated in current developments for the next three (3) years. 	Manager, Planning	January 29, 2020 Meeting
2020-01-29	Action Item	Item 8 – Housing Continuum	Staff to provide the Committee with the range of income levels within the City.	Manager, Planning	February 26, 2020 agenda item 5
2020-01-29	Action Item	Item 11 – 2020 Committee Meeting Schedule	J. McMurtry to send Committee Clerk homelessness presentation to be distributed to the Committee for information.	J. McMurtry, Committee member / Committee Clerk	completed
2020-02-26	2020-HAC-005	Item 4 – Short Term Rentals (STRs) & Secondary Suites	THAT the Housing Advisory Committee request that Council direct staff to incorporate the following as a mission statement for a future short term rental and secondary suite policy: Will support homeowners in developing short or long terms rentals that are safe and affordable for whomever is going to be occupying the unit(s).	Manager of Planning	April 6, 2020 Regular Council – ENDORSED / Staff working on
2020-02-26	2020-HAC-006	Item 4 – Short Term Rentals (STRs) & Secondary Suites	THAT the Housing Advisory Committee request that Council direct staff to explore opportunities for partnerships in non-market housing.	Manager of Planning	April 6, 2020 Regular Council – ENDORSED / Staff working on

Meeting Date	Motion #/ Action Item	Agenda Item # & Title	Committee recommendation/ Action item	Staff/ Member Assigned	Status or Completion Date <i>(Red indicates Completed Items)</i>
2020-02-26	Action Item	Item 5 – Number of Households by Household Income Data	To include the following list of important vulnerable populations to consult regarding affordable housing on the next agenda for discussion: <ul style="list-style-type: none"> Seniors on fixed income. People on low income. People with health issues (mental or physical). Indigenous people. Youth. Addiction/ mental health issues. 	Committee Clerk	On the March 12, 2020 Committee Agenda
2020-03-12	2020-HAC-009	Item 4 – PH2H Presentation	THAT the Housing Advisory Committee request that Council direct staff to provide more information on the City working with Peninsula Homeless to Housing (PH2H) on an affordable housing project in White Rock.	Manager of Planning	April 20, 2020 Regular Council -
2020-03-12	Action Item	Item 5 – Update on the City of White Rock Housing Needs Report	Staff to undertake high-level screening of lands that may be candidates for “up-zoning” to accommodate low-rise, medium density, housing such as townhomes, looking specifically at North Bluff Road and other arterial/collector roads that may provide for transition (scale) between higher density (high-rise) housing and lower density (low-rise) housing.	Manager of Planning	Update on November 25, 2020 Meeting
2020-03-12	Action Item	Item 6 – Definition of Affordable Housing	Staff to send the Committee the City of Kingston’s definition of “affordable” housing as outlined in their Official Community Plan.	Manager of Planning	Emailed on March 13, 2020
2020-03-12	Action Item	Item 7 – Community Amenity Contributions (CACs)	Staff to include the corporate report going to Council on March 30, 2020 as an item for discussion on the next agenda.	Committee Clerk	Added to November 25 Meeting
2020-03-12		Item 9 – Vulnerable Populations & Affordable Housing	Staff to move this item to the next meeting for discussion and add “women” and “people aging out of foster care” to the list of vulnerable groups.	Committee Clerk	Added to November 25 Meeting
2020-03-12	2020-HAC-010	Item 11 – 2020 Committee Meeting Schedule	THAT the Housing Advisory Committee request that Council consider the City of Vancouver model for the bed and breakfast bylaw.	Committee Clerk	April 20, 2020 Regular Council -
2020-11-25	Action Item	Item 6 – City of White Rock’s Definition of Affordable Housing	The Manager of Planning was to provide the “Part 1” Housing Needs Report from Metro Vancouver (second draft) to the Committee for feedback by December 11, 2020.	G. Newman	Completed November 25, 2020

Meeting Date	Motion #/ Action Item	Agenda Item # & Title	Committee recommendation/ Action item	Staff/ Member Assigned	Status or Completion Date <i>(Red indicates Completed Items)</i>
2020-11-25	2020-HAC-013	Item 6 – City of White Rock’s Definition of Affordable Housing	THAT the Housing Advisory Committee recommends to Council to direct staff to define affordable housing	Staff	Added to January 11, 2020 Council Meeting
2021-01-27	Action Item	4. City of White Rock Definition of Affordable Housing	Staff to prepare a definition of affordable housing, that recognizes affordability along a spectrum of household incomes and is in general alignment with thresholds established by Metro Vancouver.	Staff	Provided at February 24 Meeting
2021-02-24	Action Item	Item 4 – Draft Definition of Affordable Housing in White Rock	The Manager of Planning to invite members from City Spaces to attend the next Housing Advisory Committee.	Manager of Planning	