

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

Wednesday, July 16, 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 Committee Meetings, Council Meetings, and Public Hearings held in the Council Chambers are being recorded and broadcasted, as well as being included on the City's website at: www.whiterockcity.ca

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the agenda for the July 16, 2025 meeting as circulated.	
3. ADOPTION OF MINUTES	3
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the minutes of the May 21, 2025 meeting as circulated.	
4. OCP UPDATE 2025 - WHAT WE HEARD	7
Staff to provide an overview of the Official Community Plan (OCP) Update 2025 Project, including what feedback has been received so far, as outlined in a "What We Heard" report, as well as the next steps for the project.	
<u>Note:</u> Corporate report presented to Council at the June 23, 2025 Regular meeting, along with the corresponding "What We Heard" report, attached for reference.	
5. NORTH BLUFF ROAD CORRIDOR STUDY - WHAT WE HEARD	23
Staff to provide an overview of the North Bluff Road Corridor Study, including what feedback has been received so far, as outlined in a "What	

We Heard" report, as well as the next steps for the project.

Note: Corporate report presented to Council at the June 23, 2025 Regular meeting, along with the corresponding "What We Heard" report, attached for reference.

6. OTHER BUSINESS

7. INFORMATION

7.1 COMMITTEE ACTION AND MOTION TRACKING

42

Corporate Administration updates the action and motion tracking document after each meeting and provides it to the Committee for information purposes.

8. 2025 MEETING SCHEDULE

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

- September 17, 2025;
- October 15, 2025; and,
- November 19, 2025.

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

9. CONCLUSION OF THE JULY 16, 2025 HOUSING ADVISORY COMMITTEE MEETING



Housing Advisory Committee

Minutes

May 21, 2025, 4:00 p.m.

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

PRESENT: Gail Bartels, Community Member
Tom Devlin, Community Member
Rick Mann, Community Member
Pat Petrala, Community Member
Gary Quinn, Community Member
Mandeep Sandhu, Community Member

COUNCIL: Councillor David Chesney, Chairperson
Councillor Bill Lawrence, Vice-Chairperson

GUEST: David Sisk, Small Housing BC (left at 5:02 p.m.)

ABSENT: Laurel Tien, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Janessa Auer, Committee Clerk

PUBLIC: 2

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:03 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2025-HAC-010: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the May 21, 2025 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2025-HAC-011: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the April 16, 2025 meeting as circulated.

Motion CARRIED

4. **GENTLE DENSITY DISCUSSION WITH SMALL HOUSING BC**

David Sisk from Small Housing BC was in attendance to provide a presentation outlining the concept of gentle density, explaining its significance, and identifying who stands to benefit from it. The presentation also highlighted Small Housing's mission and initiatives as a non-profit organization, and examined common barriers that hinder the development of gentle density housing.

A roundtable discussion followed, providing Committee members with the opportunity to pose additional questions to Mr. Sisk, and to explore potential applications of gentle density within the context of White Rock.

Mr. Sisk left the meeting at 5:02 p.m.

5. **HOME RECYCLING INSTEAD OF DEMOLITION**

The Chairperson invited committee member G. Quinn to provide an overview of a *Peace Arch News* article he had previously shared with the Committee, which considers the concept of home recycling and/or relocation as an alternative to complete demolition during property redevelopment.

Staff noted that the City follows Metro Vancouver Regional District requirements for material disposal during home deconstruction but does not currently impose any additional regulations. While some municipalities mandate further recycling efforts, implementing similar measures would likely increase administrative burden and costs for developers.

Staff responded to questions regarding regulations for increasing square footage through home renovations, as an alternative to full demolition and rebuilding.

6. OTHER BUSINESS

None

7. INFORMATION

7.1 COMMITTEE ACTION AND MOTION TRACKING

Corporate Administration updates the action and motion tracking document after each meeting and provides it to the Committee for information purposes.

8. 2025 MEETING SCHEDULE

Staff noted that the Planning and Development Services Department is expected to have a heavy workload in June due to work focused on other Council Strategic Priorities. As such, they recommended postponing the next meeting until July, when they will be better positioned to provide information for Committee discussion.

Motion Number 2025-HAC-012: It was MOVED and SECONDED

THAT the Housing Advisory Committee approves the cancellation of the June 18, 2025 meeting.

Motion CARRIED

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


- ~~June 18, 2025;~~
- July 16, 2025;
- September 17, 2025;
- October 15, 2025; and,
- November 19, 2025.

All meetings are scheduled to take place in the Gallery Room at White Rock Community Centre from 4:00 p.m. to 6:00 p.m.

9. **CONCLUSION OF THE MAY 21, 2025 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:12 p.m.

Councillor Chesney, Chairperson



Janessa Auer, Committee Clerk

Unapproved

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 23, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: OCP Update 2025 Progress Report Number #1, What We Heard Report #1

RECOMMENDATION

THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled “OCP Update 2025 Progress Report Number 1, What We Heard Report #1.”

EXECUTIVE SUMMARY

The purpose of this corporate report is to provide an update to Council on the activities undertaken by city planning staff with respect to the OCP 2025 update, which includes the online survey. In addition, the details of the public information sessions undertaken by city planning staff are provided. The report will also provide the next steps for the project.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-445 December 9, 2024	THAT Council endorse the proposed combined project scope and process for the Corridor Study and the OCP Review (Provincial Updates) 2025 Project, as described in this corporate report. CARRIED

INTRODUCTION/BACKGROUND

The purpose of this report is to summarize the activities undertaken by City Planning staff to date regarding the Official Community Plan (OCP) Update 2025 since Council endorsed the update at the December 9, 2024, Regular Council meeting. The report also outlines the responses received to date and is intended for informational purposes only.

The Province passed legislation in December of 2023 in order to facilitate an increase to the supply, diversity, attainability, as well as affordability of housing for local governments with populations over 5,000 as part of the Province’s Homes for People Action Plan. This was the implementation of Small-Scale Multi-Unit Housing (SSMUH) legislation that mandated local governments in BC to permit more housing density, as well as a variety of housing forms in

neighbourhoods that have been predominantly single-family. The City completed this phase of SSMUH legislation with the changes to the Zoning Bylaw that allowed for additional density and a variety of housing forms. An additional component of Bill 44 required the City to complete an Interim Housing Needs Report (HNR). The HNR provided the anticipated 5-year and 20-year housing needs for the City, which are 2,780 new units and 8,816 new units, respectively. After the completion of the Interim Housing Needs Report (HNR), an update to the City's OCP is required no later than 31st December 2025, to ensure there is sufficient housing capacity within the OCP to accommodate the long-term housing needs identified in the Interim Housing Needs Report (2024).

The purpose of this corporate report is to update Council on the activities undertaken by City Planning Staff to date regarding the OCP update 2025 since Council endorsed the update at the December 9, 2024, Regular Council meeting. The following details the activities to date:

Public Communication Activities

- February 18, 2025, OCP Update 2025 City webpage launched.
- February 18, 2025, OCP Update 2025 project webpage was launched on the City's public engagement platform Talk White Rock (www.talkwhiterock.ca), which included the following elements:
 - Details of the Official Community Plan (OCP) function/purpose.
 - An overview of why the city is updating the OCP.
 - How the public can participate.
 - Link to the online survey that closed on April 30, 2025, at 4:30 p.m.
 - Timeline of the project and events.
 - Links to city documents that are related to the OCP Update 2025.
 - Other helpful links.
 - Contact information for staff members responsible for the OCP Update 2025 work.
- February 18, 2025, Community Online Survey launched on Talk White Rock. The online survey provided an opportunity for the community to provide input on a variety of topics that will aid in developing draft policy updates for the OCP Update 2025. The survey was made available through the following methods:
 - Talk White Rock.
 - City Hall – paper format and QR code that linked to Talk White Rock.
 - White Rock Community Centre – paper format and QR code linked to Talk White Rock.
 - Pop-Up Engagements – paper format and QR code that linked to Talk White Rock. The following is a list of dates and locations of the Pop-Up Engagements:
 - February 21, 2025 – White Rock Library.
 - February 22, 2025 – Kent Street Activity Centre at the Bake and Book sale.
 - March 19, 2025 – White Rock Library.
 - March 21, 2025 – Centennial Area at the White Rock Whalers Game.
 - April 3, 2025 – North Bluff Open House - White Rock Community Centre.
 - April 11, 2025 – Memorial Plaza.
 - April 27, 2025 – Farmers Market - Miramar Plaza.

Date	Location	Hours Spent	Surveys Filled out	People Engaged With
2/21/2025	White Rock Library	4	4	21
2/22/2025	Kent Street Activity Centre at the Bake and Book Sale	4	5	30
3/19/2025	White Rock Library	4	3	21
3/21/2025	Centennial Area at the White Rock Whalers Game	4	2	16
4/3/2025	North Bluff Open House – White Rock Community Centre	4	3	23
4/11/2025	Memorial Park Plaza	3	1	6
4/27/2025	Farmers Market – Miramar Plaza	4	6	18

Survey Response Types

The data below shows more detail on the responses received and engagement with our survey site.

Response Type	Total
Webpage Visits	1660
Surveys Submitted	343
- Online Submission	266
- Paper Copies	77
Submitted During Pop-up Events	24

Next Steps

The next steps involve analyzing survey data received and presenting what was heard to the community at an upcoming Open House. Part of this Open House will include conceptual housing policies based on the results of the survey outcomes through the lens of Bill 44. These conceptual policies will be presented on boards for the community members to provide their comments and thoughts.

The Open House is proposed to be at the White Rock Community Centre in mid-June and will be hosted by city planning staff.

This will include the following:

Activity	Purpose
Presentation boards	Provide the community with the results of the community engagement survey.
Interactive Boards	Provide the community with the opportunity to provide their feedback on the potential policy options.
Next Steps	Ensuring the community is informed of the next steps in the project.

Public Notification

- City website
- Talk White Rock
- Social media
- Flyers at Civic Facilities

What We Heard Report

The *What We Heard* report provides a summary of how City Planning Staff communicated with the community and what engagement activities were undertaken with respect to the OCP Update 2025. The *What We Heard* report provides data on the survey results as well as the attendance at each of the public engagement events. The *What We Heard* report will be posted on the OCP Update 2025 TalkWhiteRock page on June 24, 2025.

FINANCIAL IMPLICATIONS

To date, city planning staff have undertaken the OCP Update 2025 within existing department resources; therefore, no additional financial impacts.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

From the number of people who have interacted with City Planning Staff at the planned events and pop-up events, as well as the number of surveys that have been completed, it would indicate that there is significant interest in the OCP Update 2025. The first part of the OCP Update 2025 was to bring community awareness and provide information on how to follow the project.

ALIGNMENT WITH STRATEGIC PRIORITIES

The OCP Update 2025 is in alignment with the **2023-2026 Council Strategic Priorities** “Housing and Land Use”. This priority has two objectives, which are:

1. Enable appropriate market housing builds to address inventory shortages and build tax revenue.
2. Increase in below-market rental housing inventory.

The OCP Update 2025 will review whether the current housing and land use policies within the OCP are supporting and enabling these priorities to be achieved.

CONCLUSION

The report has provided Council with an overview of the activities that City Planning Staff have undertaken to date on the OCP Update 2025. In addition, the report provides a high-level summary of the responses received from the survey. Finally, the report provides the next steps that City Planning Staff will undertake for the OCP Update 2025. Bill 44 made changes to the *Local Government Act* by addition section 473.1 which mandates Council by the end of 2025 to update the statements and map designations included in the OCP for at least the 20-year total number of housing units required to meet anticipated housing needs as identified in the Interim Housing Needs Report (2024).

Respectfully submitted,



Wendy Cooper, M.Sc., MCIP, RPP
Planner



Julian Loutsik, MCP
Planner

Reviewed by,



Neethu Syam
Planning Division Lead

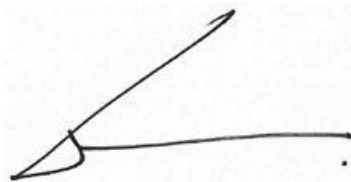
Approved by,



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

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: OCP Update 2025 What We Heard Report #1



What We Heard

OCP Update 2025 Round 1
Engagement Activities &
Responses

Introduction

The purpose of this report is to summarize the activities undertaken by staff to date regarding the Official Community Plan (OCP) Update 2025 since Council endorsed the update at the December 9, 2024 Regular Council meeting. The report also outlines the responses received to date and is intended for informational purposes only.

Background

The Province passed legislation in December of 2023 in order to facilitate an increase to the supply, diversity, attainability, as well as, affordability of housing for local governments with populations over 5,000 as part of the Province's Homes for People Action Plan. This was the implementation of Small Scale Multi-Unit Housing (SSMUH) legislation that mandated Local Governments in BC to permit more housing density, as well as a variety of housing forms in neighbourhoods that have been predominantly single-family. The City completed this phase of SSMUH legislation with the changes to the Zoning Bylaw that allowed for additional density and a variety of housing forms.

An additional component of Bill 44 required the City to complete an Interim Housing Needs Report (HNR). The interim HNR provided the anticipated 5-year and 20-year housing needs for the City which are 2,780 new units and 8,816 new units, respectively.

After the completion of the Interim Housing Needs Report (HNR), an update to the City's OCP is required to be completed no later than 31st December 2025. This is intended to ensure there is sufficient housing capacity within the OCP to accommodate the long-term housing needs identified in the Interim Housing Needs Report (2024).

How was the public informed of the update?

There is a dedicated webpage for the OCP Update 2025 on the City of White Rock public engagement platform, via TalkWhiteRock. This webpage provides the background to the OCP, relevant links to documents, project timeline and the survey. The TalkWhiteRock webpage received over 1,660 visits from its launch on February 18, 2025 until April 30, 2025 when the survey closed.

The website included a Question and Answer section for the community to submit questions to be answered by Staff. There were six questions submitted from February 18, 2025 until April 30, 2025.

Advertisement

Project advertisement was undertaken by the City's Communication Department and included the following methods:

- Posters were created and posted in the City Hall and the White Rock Community Centre.
 - These posters were printed in house, then placed in City facilities.
- Social Media Sponsored ads
 - Instagram
 - Facebook

Community Engagement Methods

Survey:

A survey was developed to gather basic statistical data from respondents and to help ascertain the community's values, as they relate to the provincial mandates. The survey was made available online, at City Hall, and at the Community Centre. The survey was open from February 18 until April 30, 2025.

Pop-Up Events:

Several pop-up events were held around the City. These pop-up events were advertised on the TalkWhiteRock website, through social media and posters at City Hall, and were hosted by City planning staff. Staff were available to answer questions about the OCP Update and provide hardcopy surveys. Further, if community members wanted fill the survey out online staff would provide guidance on how to find the survey on the TalkWhiteRock website.

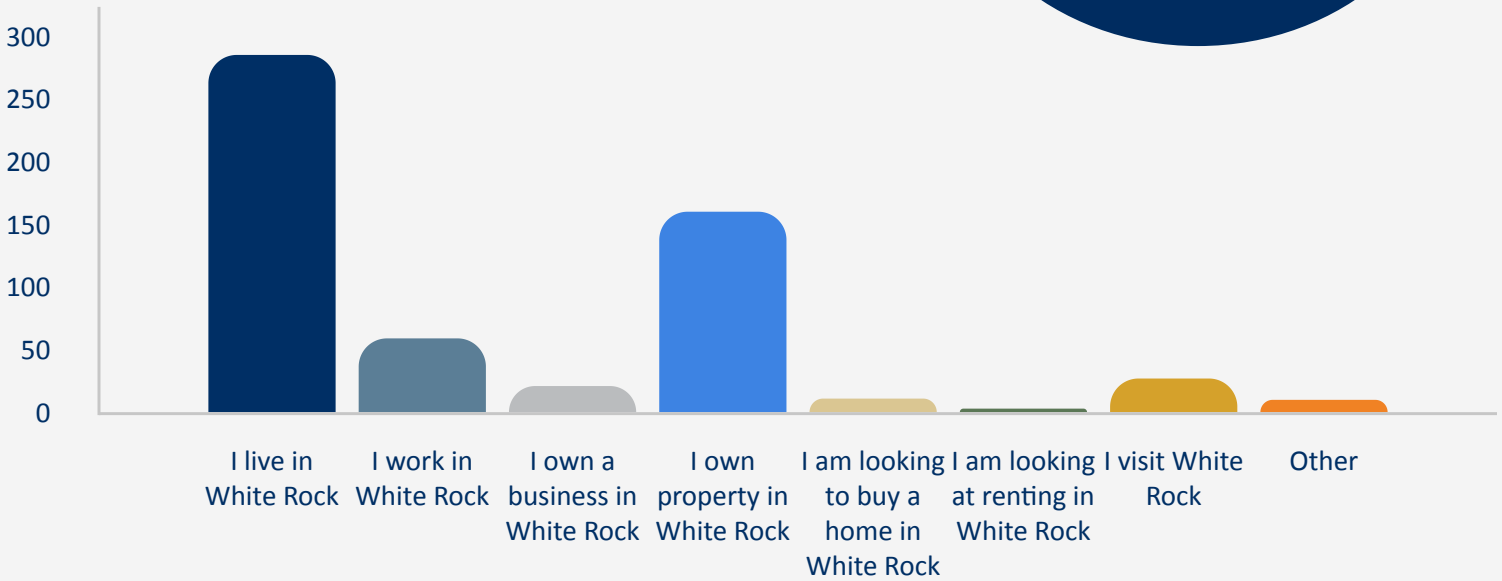
A total of **343 survey** responses were received and over **1,800 website** visits during the survey period. In addition, more than **100 residents** were engaged through our in-person pop-up events.

Date	Location	Hours Spent	Paper Surveys Completed	People Engaged With
2/21/2025	White Rock Library	4	4	21
2/22/2025	Kent Street Activity Centre at the Bake and Book Sale	4	5	30
3/19/2025	White Rock Library	4	3	21
3/21/2025	White Rock Whalers Games	4	2	16
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4/27/2025	Farmers Market	4	6	18

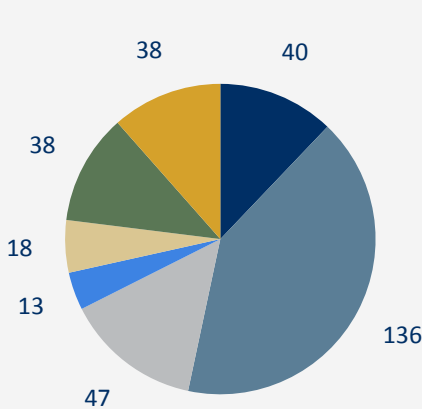
Survey Responses Questions 1-4

The following four questions were designed to gather information about where respondents live or work, and the length of time they have been part of the community.

What best describes you from the options listed below?

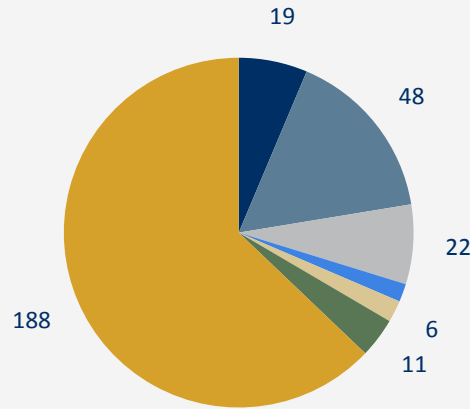


Respondents were asked to indicate which area of White Rock they reside.



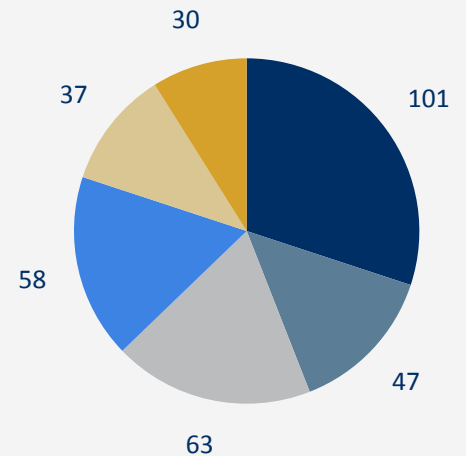
- West White Rock (12.1%)
- Uptown (41.2%)
- Five Corners (14.2%)
- West Beach (3.9%)
- East Beach (5.5%)
- East White Rock (11.5%)
- Not Applicable (11.5%)

Respondents were asked to indicate which area of White Rock they work in.



- West White Rock (6.4%)
- Uptown (16.1%)
- Five Corners (7.4%)
- West Beach (1.7%)
- East Beach (2.0%)
- East White Rock (3.7%)
- Not Applicable (62.9%)

Respondents were asked how long they have lived in the City of White Rock.

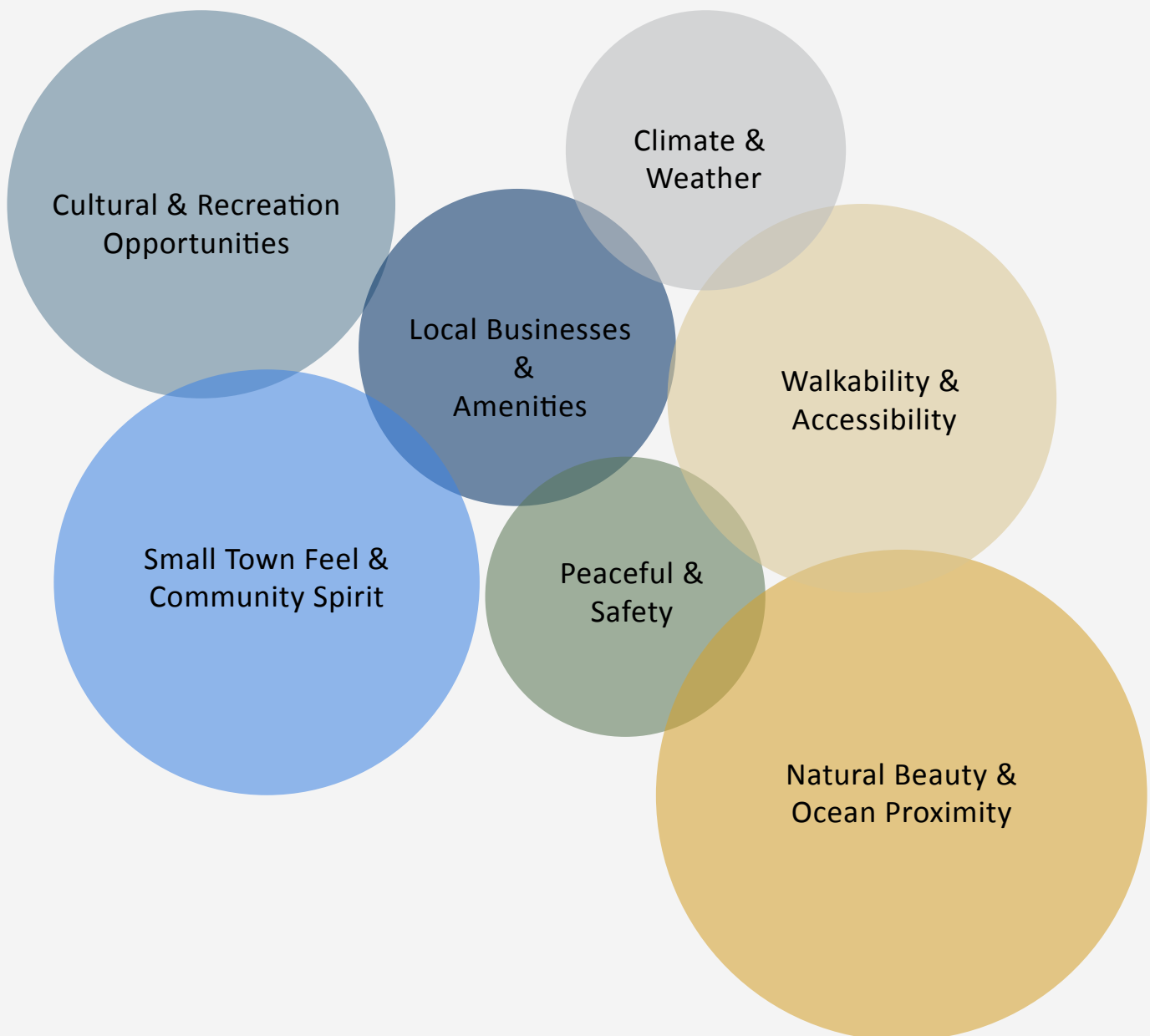


- 0-5 Years (30.1%)
- 6-10 Years (14.0%)
- 11-20 Years (18.8%)
- 21-35 Years (17.3%)
- 35+ Years (11.0%)
- Not Applicable (8.9%)

Question 5

The diagram below summarizes the results of Question 5, highlighting what respondents value most about White Rock. The size of each bubble represents how frequently each theme was mentioned in the survey responses.

Respondents were asked what they most valued about living or working in White Rock OR If they do not call White Rock home, what brings them to the city.



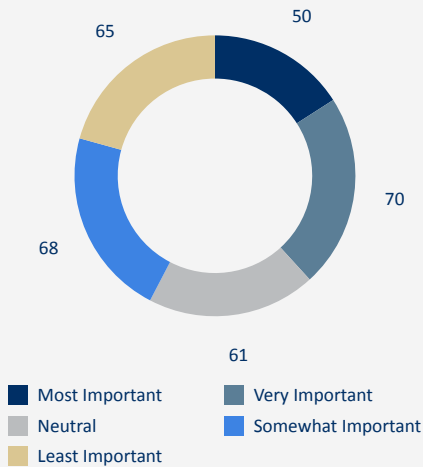
*The size of each bubble corresponds to how frequently the theme was mentioned in the survey

Question 6

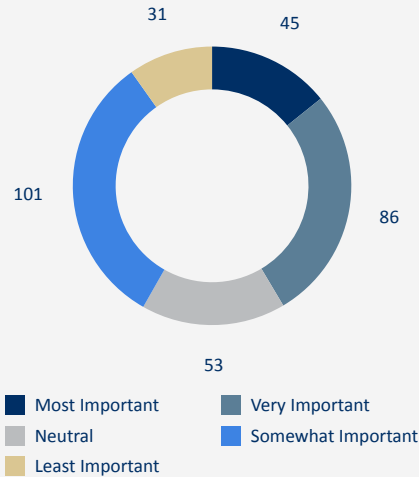
The purpose of Question 6 is to understand which housing options survey respondents consider most important in the City of White Rock.

Respondents were asked what types of housing choices they would like to see, and to rank them from most to least important.

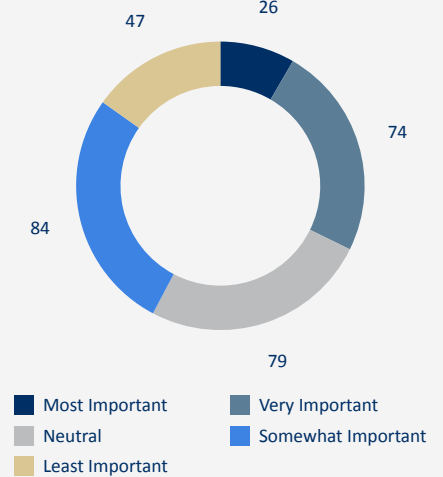
Single Family



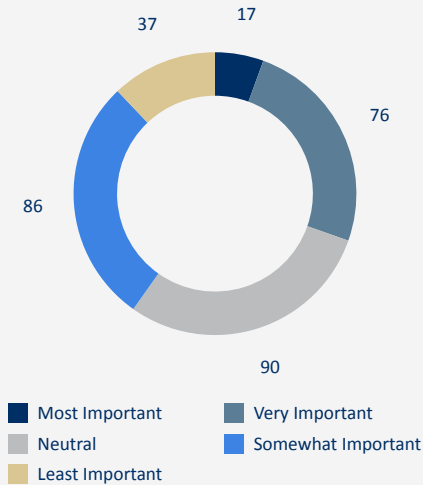
Single Family With Suite



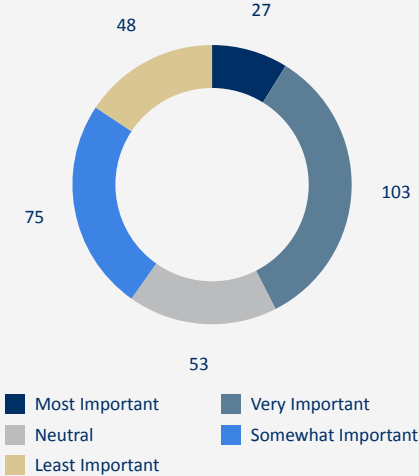
Single Family with Accessory Dwelling Unit



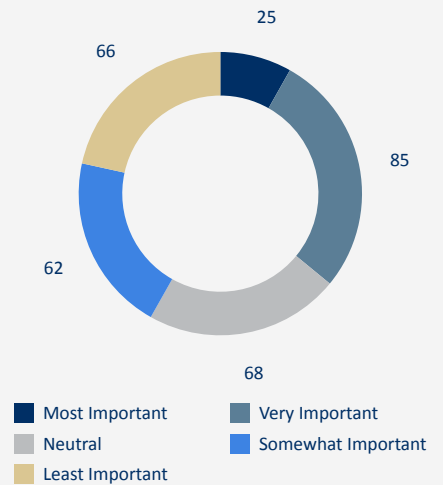
Semi-Detached



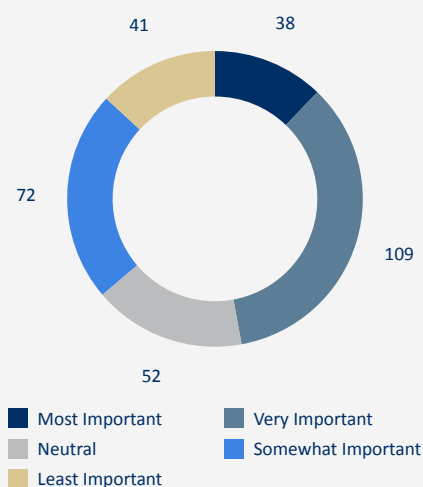
Houseplex (small-scale multi-unit housing)



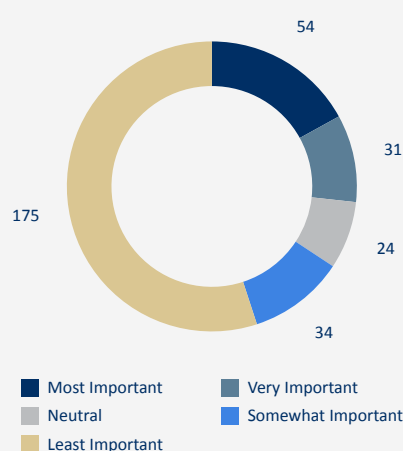
Row Houses



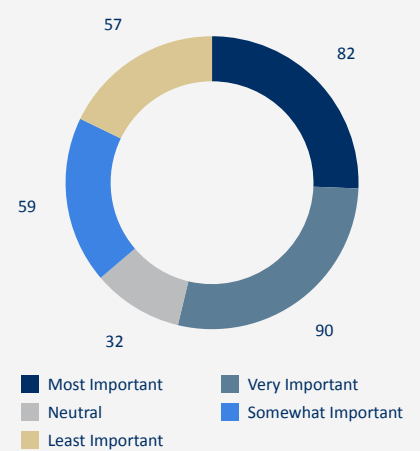
Townhouses



Apartment (over 6 stories)



Apartment (up to 6 stories)



Question 7 & 8

The following question asked respondents to rank what they consider important in their community. This information will help inform policy development for the 2025 OCP update.

The City asked participants their thoughts on the following to determine how to incorporate these provincial requirements and findings into the policies of the Official Community Plan. Residents were asked to rank them from most to least important (1 most important, 5 least important).

	Avg. Rank
Public Space (parks, playgrounds, gather space, etc)	2.48
Services (water, roads, sewer, and parking/bylaw, etc.)	2.48
Amenities (recreation facilities, seniors facilities, etc.)	2.71
Transportation (public access to transit, bike lanes, etc	3.42
Varied Housing Choices	3.59

It is important to recognize that each respondent may view planning for the City of White Rock differently. Question 8 aimed to understand respondents' perspectives on the planning approach.

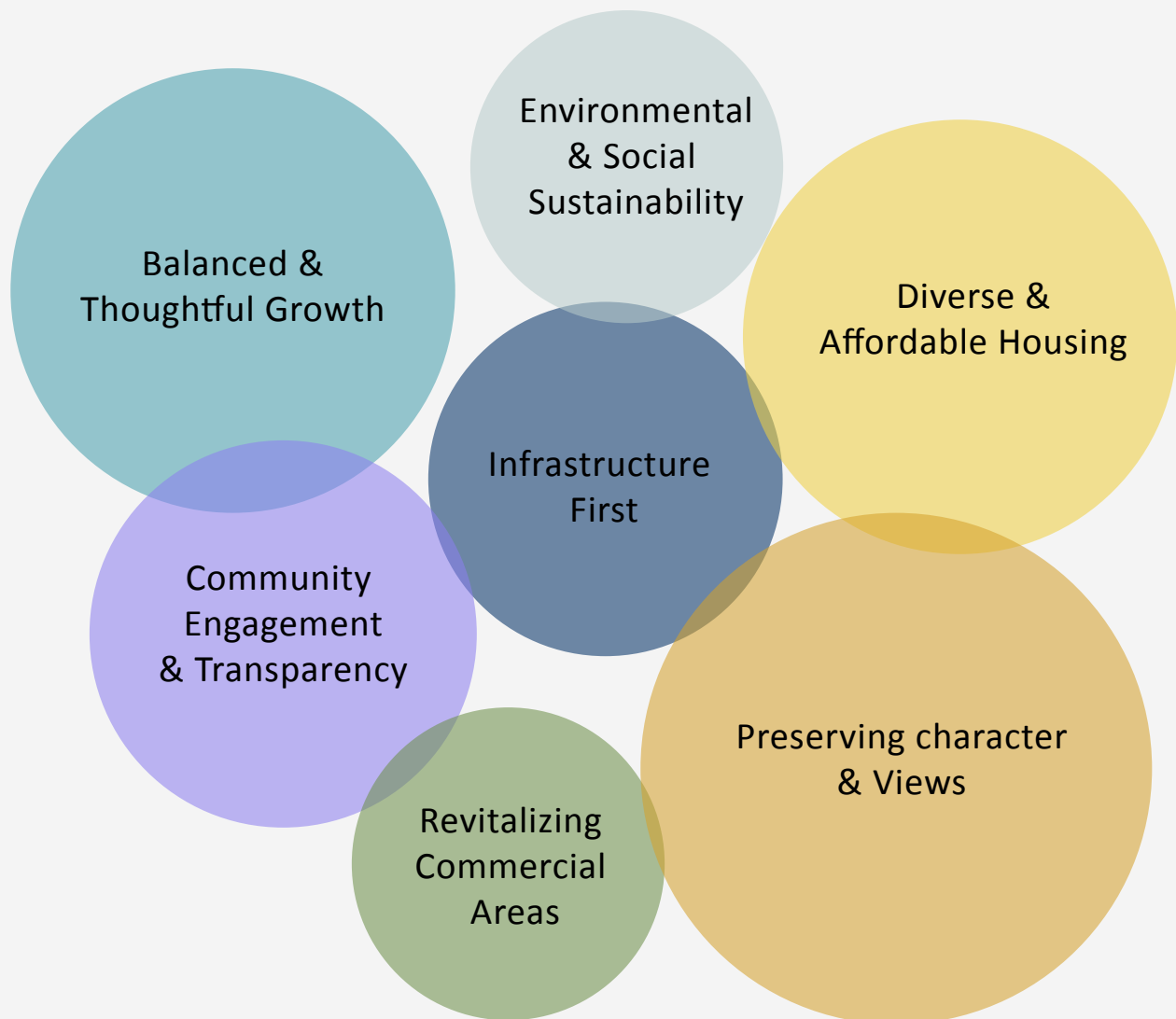
Respondents were asked whether development should be planned citywide or using a more neighbourhood based approach.

Approach Type	Comments Received
City Wide Planning Approach	<ul style="list-style-type: none"> ◦ White Rock's small geographic size. ◦ The need for cohesive infrastructure planning (roads, transit, utilities). ◦ Equity and consistency across neighbourhoods. ◦ Avoiding NIMBYism and fragmented development. ◦ The importance of a comprehensive vision that integrates all neighbourhoods.
Neighbourhood-Based Planning Advocates	<ul style="list-style-type: none"> ◦ The unique character and needs of each area. ◦ Preserving community identity, especially in low-density or heritage areas. ◦ Concerns about over development, especially high-rises in inappropriate locations. ◦ The importance of local input and context-sensitive design.
Hybrid	<ul style="list-style-type: none"> ◦ A citywide vision with neighbourhood-specific implementation. ◦ High-density focused in Uptown and along North Bluff, with gentler density elsewhere. ◦ Emphasis on transition zones and gradual density increases.

Question 9

The 2025 OCP Update aims to reflect the community's desires while meeting provincial mandates. This question offers insight into what respondents value and what they hope to see in future growth.

Respondents were asked to share their thoughts or suggestions on how to make growth successful in the City of White Rock.

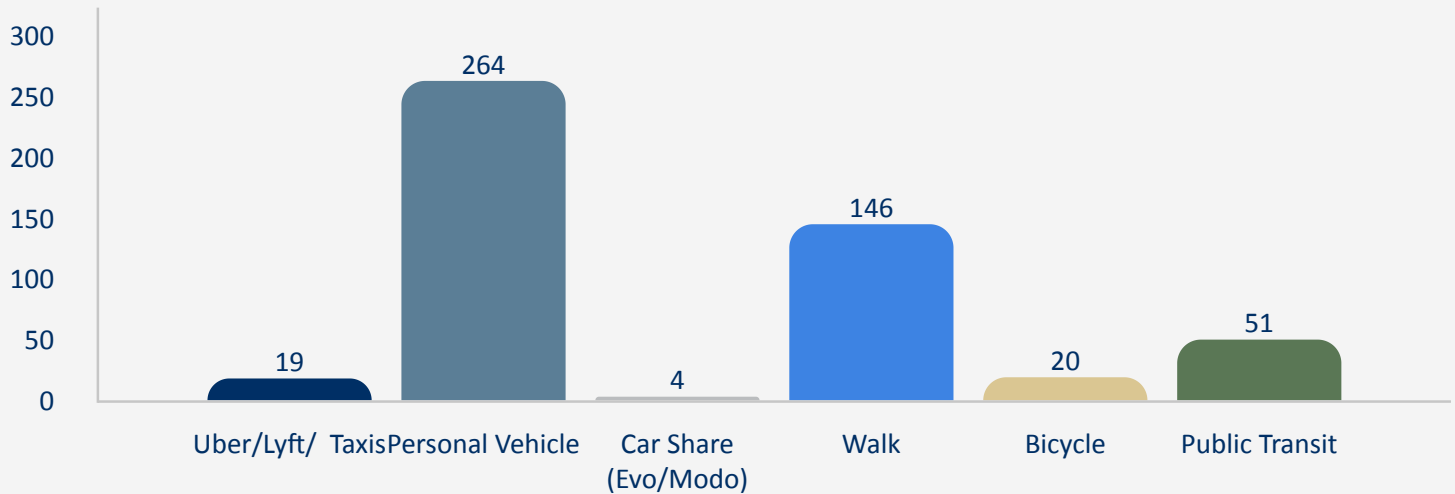


*The size of each bubble corresponds to how frequently the theme was mentioned in the survey

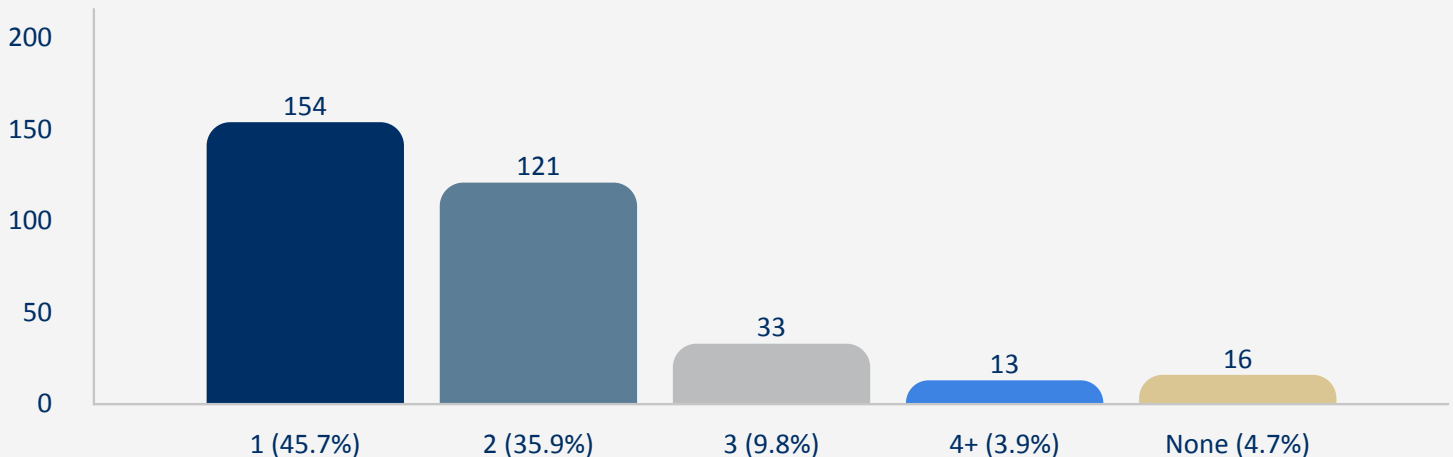
Question 10 - 12

Question 10 gathered information on household modes of transportation, while Question 11 provided insight into vehicle ownership. Question 12 asked respondents about the types of future engagement opportunities they would like to see.

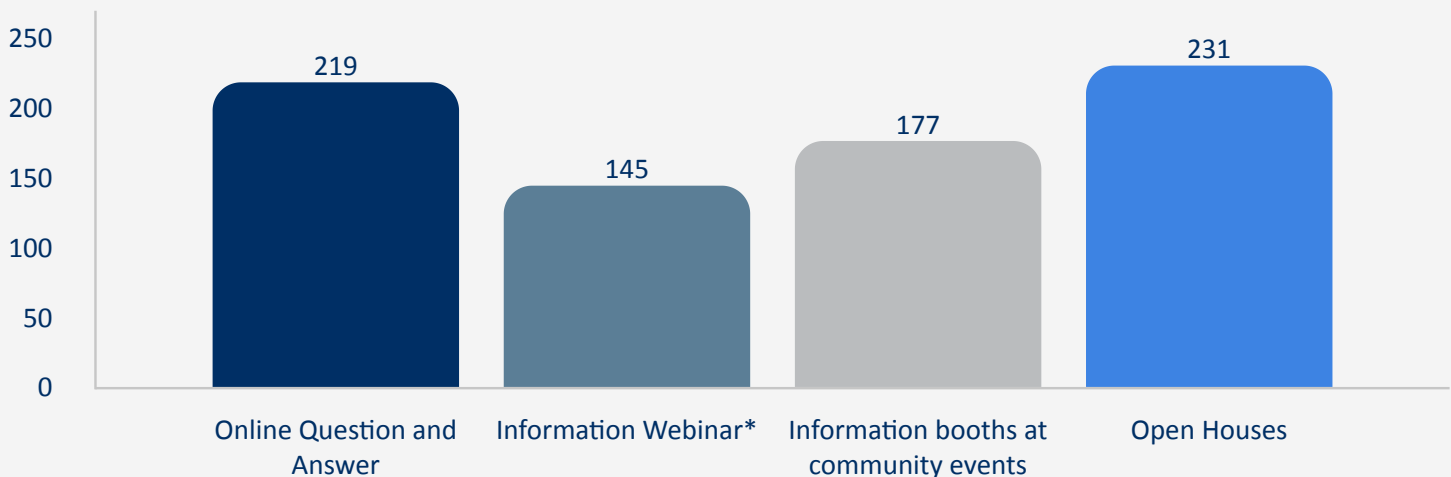
What is your Primary Mode of Transportation?



How many vehicles does your household have?



What type of public engagement would you like to see for the Official Community Plan update?



*An information webinar has not been conducted but is being planned as a future engagement in the next stage of the update process

Question 13

At the end of the survey, Question 13 gave respondents an opportunity to share additional comments that may not have been addressed in Questions 1 through 12.

Respondents were given an opportunity to add additional comments or suggestions regarding the Official Community Plan update.

Infrastructure Before Growth



Ensure roads sewers, schools and healthcare are upgraded before more housing is approved.

Balanced, Inclusive Growth



Support diverse, and affordable housing options for seniors, families and workers.

Community Engagement & Transparency



More public consultation, communication and inclusivity.

Protect Green Space & Liveability



Preserve ocean views, sunlight, and green space. Use design guidelines and height transitions.

Revitalize Commercial Areas



Revitalize Commercial Areas: Enhance Marine Drive and Uptown with vibrant businesses, public art, and pedestrian-friendly design.

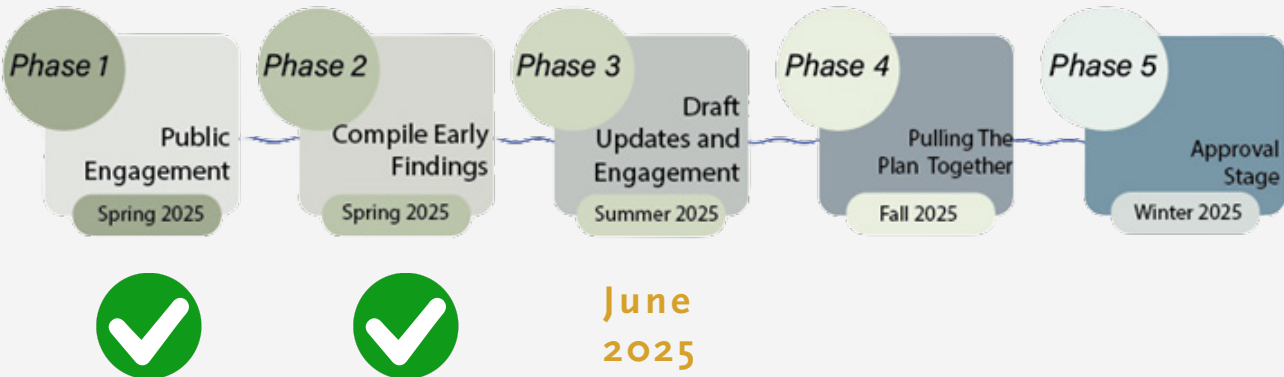
Next Steps

The next steps for the OCP Update 2025 involve analyzing survey data received and presenting what was heard to the community at an upcoming Open House. Part of this Open House will include conceptual housing policies based on the results of the survey outcomes through the lens of Bill 44. These conceptual policies will be presented on boards for the community members to provide their comments and thoughts.

The Open House is proposed to be at the White Rock Community Centre in mid-June and will be hosted by city planning staff.

The open house will include the following:

Activity	Purpose
Presentation Boards	Provide the community with the results of the community engagement survey.
Interactive Boards	Provide the community with the opportunity to provide their feedback on the potential policy options.
Next Steps	Ensuring the community is informed on the next steps in the project.



This summary report was prepared by:

Wendy Cooper, M.Sc, MCIP, RPP
Planner

&

Julian Loutsik, MCP
Planner

THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: June 23, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: What We Heard Report (Engagement Round #2) – North Bluff Road Corridor Study

RECOMMENDATION

THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled “What We Heard Report (Engagement Round #2) – North Bluff Road Corridor Study.”

EXECUTIVE SUMMARY

The purpose of this corporate report is to provide Council with an update on the North Bluff Road Corridor Study, including a summary of the second open house. This update will provide Council with key dates on which updates will be provided to Council and next steps.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-444 December 9, 2024	THAT Council receive for information the corporate report, titled North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services. CARRIED
2024-445 December 9, 2024	THAT Council endorse the proposed combined project scope and process for the Corridor Study and the OCP Review (Provincial Updates) 2025 Project, as described in this corporate report. CARRIED
2024-446 December 9, 2024	That Council direct staff to get quotes for the project scope noted within the corporate report titled North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services; and award the work in order to proceed. CARRIED

2025-133 April 28, 2025	<p>THAT Council receive for information the corporate report dated April 28, 2025, from the Director of Planning and Development Services, titled “What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study”.</p> <p style="text-align: right;">CARRIED</p>
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INTRODUCTION/BACKGROUND

The purpose of this corporate report is to provide Council with a summary of events and activities that have occurred to date for the North Bluff Road Corridor Study since the conclusion of Phase 1 Public Engagement, which was presented to Council at the April 28, 2025, Regular Council meeting. This report will also provide Council with an overview of the next steps on this policy project.

At the December 9, 2024, meeting, Council directed staff to request quotes from consultants based on the project scope report presented at that meeting, with a desired Study completion date of June 2025. From the quotes that were received and reviewed, staff selected and retained Urban Systems Ltd. (the “consultant”) from the direction provided to staff at the December 9, 2024, Council meeting.

On February 18, 2025, the North Bluff Road Corridor Study project City webpage and a project webpage on the City’s public engagement platform, Talk White Rock (www.talkwhiterock.ca), were launched.

As part of Phase 1 of the North Bluff Road Corridor Study project, the City launched a community online survey on the Talk White Rock platform. An open house was also held on April 3rd to gather initial public feedback from residents and local businesses about the North Bluff Corridor Study. The feedback received as part of was Phase I engagement was summarized in a ‘What We Heard Report – Engagement Round 1’ report and presented to Council on April 28, 2025.

Phase II of the North Bluff Corridor Study project focused on the values and needs identified during Phase 1 of the Study. Additionally, the consultant also prepared a planning and market analysis background summary report. Based on these findings and the technical planning analysis conducted, a range of density and built-form scenarios were explored, which resulted in the development of three (3) draft land use scenarios for the Corridor Study Area. The three scenarios were presented to the community at the second open house for feedback.

Phase II – Public Engagement

- **Open House #2**

A second Open House was held on May 27, 2025, at the White Rock Community Centre from 4:00 p.m. – 8:00 p.m. as part of Phase 2 engagement. The second open house informed the community about the Study’s progress, summarizing what was heard during the first round of public engagement, and presented three draft land use scenarios created for the North Bluff Road Corridor Study Area.

Details regarding the open house event were posted on the City’s Talk White Rock platform and later, on the City’s website calendar. The event was also advertised in the Peach Arch Newspaper and on all the City’s social media channels. A total of **11,000** postcards advertising the open house were mailed to all residents in the community. Additionally, the Kiosk sign locations at Russell Avenue & Johnston Road and outside the White Rock Museum also displayed posters advertising the open houses.

The Open house included several ways for attendees to provide input to ensure that everyone, regardless of their age or how much time and effort they wanted to spend on providing input, would be enticed to share their thoughts. There were a total of 27 information and interactive boards. Attendees were invited to “talk to a planner” or “talk to a land economist” for more detailed discussion. Comment cards were also available. There were **136 attendees** at the open house, and **24 comment cards** were collected.

Detailed documentation of this open house engagement, which includes a summary of the feedback received from the three concept plans, summarized comments provided in the comment cards and next steps, is included within the consultant’s North Bluff Road Corridor Study - What We Heard Report Engagement Round #2 (Appendix A).

The ‘What We Heard – Engagement Round 2’ Report

The ‘What We Heard – Engagement Round 2’ Report summarizes the communications and engagement events held throughout the second phase of the North Bluff Corridor Study project. The report also summarizes how the community was informed and engaged, and the key themes collected throughout the Phase II engagement of the North Bluff Road Corridor Study. The ‘What We Heard Engagement Round 2’ Report (Appendix A) will be publicly available online on the City’s website <https://www.talkwhiterock.ca/nbrcorridorstudy> on June 24th.

Next Steps

All public engagement events planned for the North Bluff Corridor Study project have now been completed.

Based on the public feedback from at the second Open House, input from city staff, and taking into consideration provincial legislation, regional planning policy, municipal strategic goals and objectives, development market analysis, and technical planning work, the consultant will refine the preferred land use concept plan for the North Bluff Road Corridor Study Area. The finalized plan, along with key findings and recommendations, will be presented to Council for consideration in July 2025.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

This project is generating moderate to high public interest. As part of Phase II of this Study, an open house was held for information sharing and consultation with the community to gather feedback on the three draft land use concept plans.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

There are no implications for tree preservation and tree canopy enhancement arising from the report.

ALIGNMENT WITH STRATEGIC PRIORITIES

The North Bluff Road Corridor Study project aligns with the Council’s Strategic Priority of “Housing & Land Use” where a top priority objective is to enable appropriate market housing builds to address inventory shortages and build tax revenue, which includes assessing long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey’s approved Semiahmoo Town Centre Plan as a key action item.

CONCLUSION

The purpose of this report is to present the North Bluff Road Corridor Study - What We Heard Report (Engagement Round #2) on the Phase 2 public engagement completed for the North Bluff Road Corridor Study project. The report also highlights an overview of the next steps for the Corridor Study project.

Respectfully submitted,

Reviewed and Approved by,



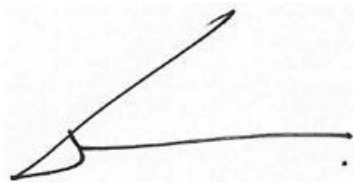
Neethu Syam
Planning Division Lead



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

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Consultant's What We Heard Report #2 – Phase 2 Engagement Results

North Bluff Road Corridor Study

What We Heard Report

Engagement Round 2

WHITE ROCK
City by the Sea





Contents

Introduction	1
BACKGROUND	1
TIMELINE.....	2
COMMUNITY ENGAGEMENT.....	3
Our Approach	4
ENGAGEMENT SNAPSHOT.....	4
HOW WE INFORMED	4
HOW WE ENGAGED.....	5
Who We Heard From	6
What We Heard	7
GREEN NETWORK CONCEPT	7
ALTERNATIVE LAND USE CONCEPT PLANS.....	8
GENERAL FEEDBACK.....	12
Next Steps	13

Introduction

Background

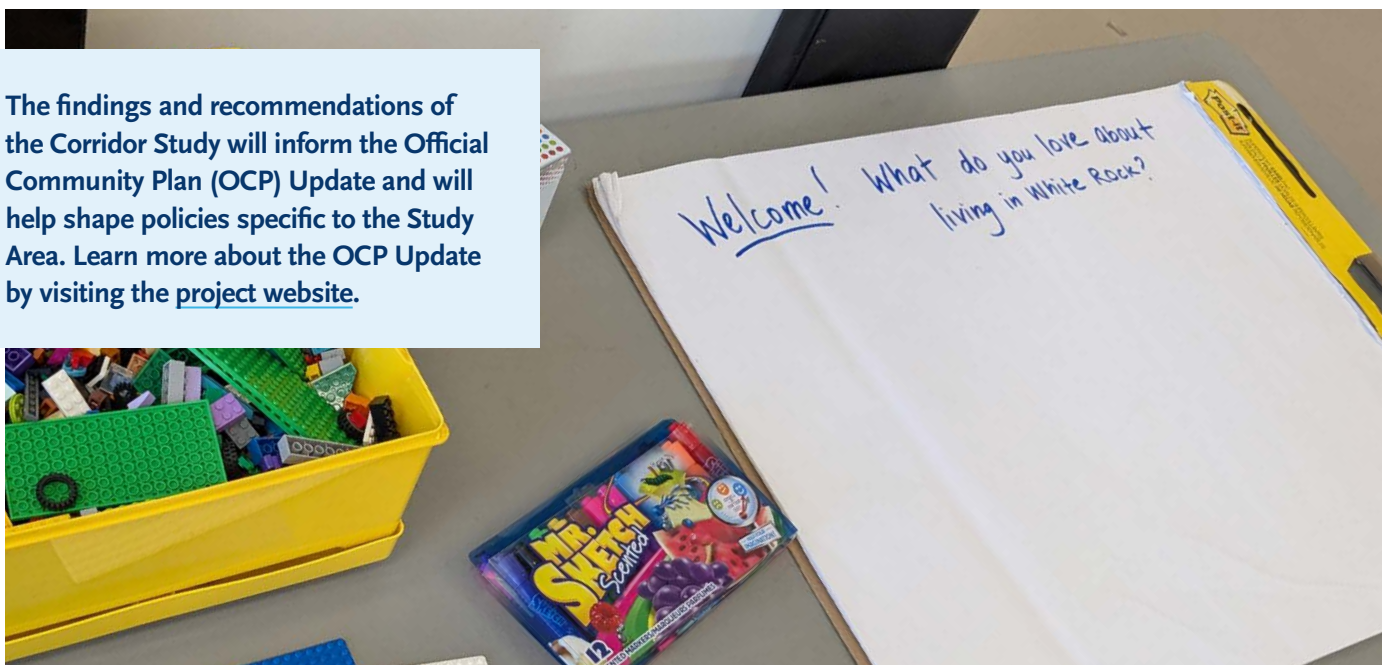
On February 18, 2025, the City of White Rock launched the North Bluff Road Corridor Study. The North Bluff Road Corridor is the boundary between White Rock and Surrey (also known as 16 Avenue). This busy and diverse area is expected to grow in the coming years. To plan for this growth, the City of White Rock is undertaking the North Bluff Road Corridor Study (the Corridor Study) to reassess land uses in the area.

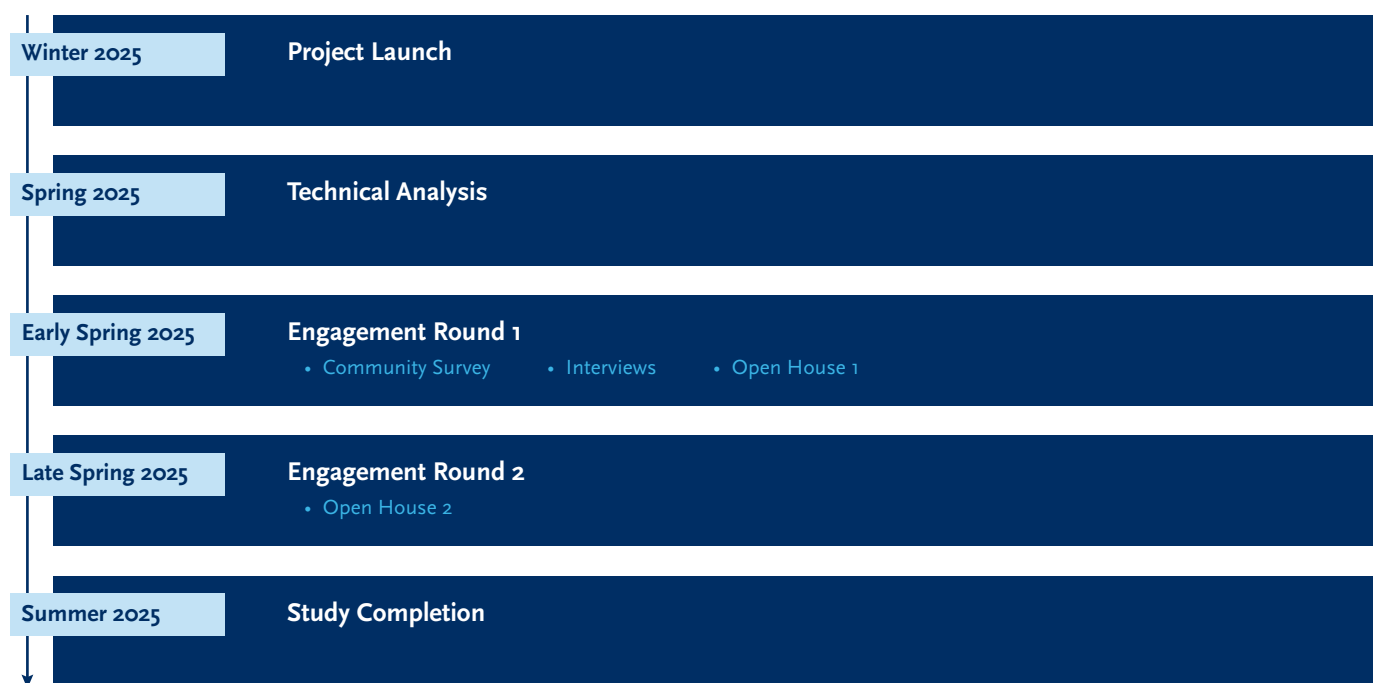
The North Bluff Road Corridor Study aims to ensure that White Rock's Town Centre and surrounding areas within the Study Area remain competitive in the broader market and can meet the growing residential and commercial demands for diverse housing and various lifestyle choices. Additionally, the Corridor Study will support the City in planning for potential future redevelopment within the Study Area, while ensuring adequate infrastructure, community services, facilities, and parks for both current and future residents.

The goals of this project are to:

- Make better use of existing and planned infrastructure like [Bus Rapid Transit](#) along King George Boulevard;
- Create more housing options for all residents and comply with recent provincial legislation ([Interim Housing Needs Report](#) and [Housing Target Order](#));
- Remain a competitive place to work and do business; and
- Ensure a smooth transition with the new [Semiahmoo Town Centre Plan Area](#) which focuses high-rise mixed-use development along 152 Street between North Bluff Road and 18 Avenue.

The findings and recommendations of the Corridor Study will inform the Official Community Plan (OCP) Update and will help shape policies specific to the Study Area. Learn more about the OCP Update by visiting the [project website](#).

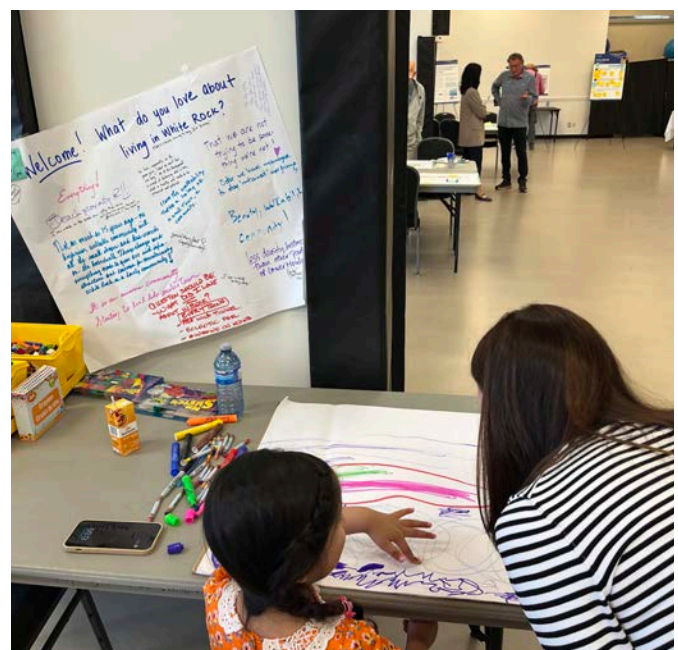
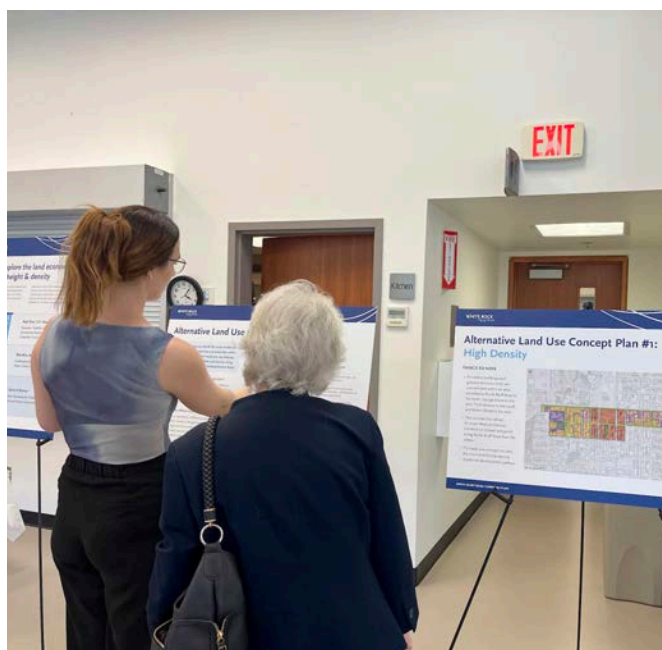
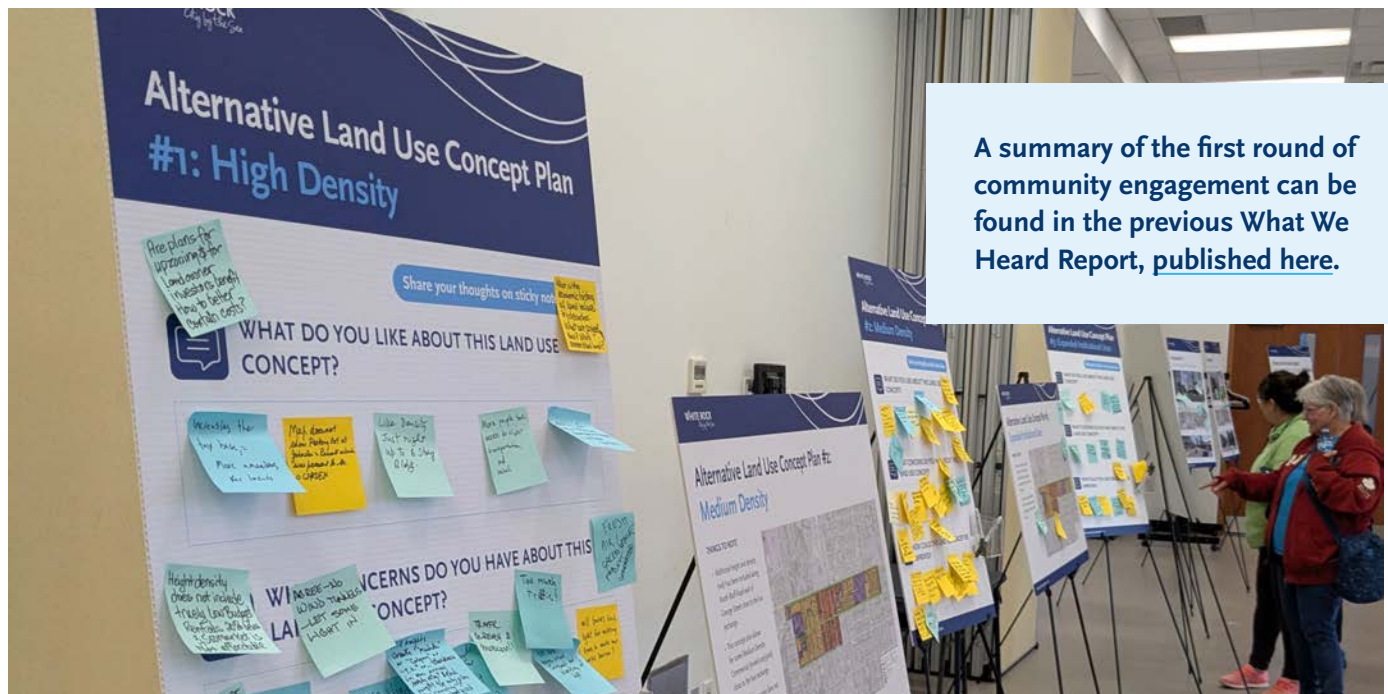




Community Engagement

Community engagement will be an important and valued part of this planning process. Input provided by the community will better enable Mayor and Council to make informed land use decisions across the corridor. Community input will be considered alongside provincial legislation; regional planning policy; municipal strategic goals and objectives; development market analysis; and technical planning work.

This “What We Heard Report” summarizes the second round of community engagement, carried out in May 2025.



Our Approach

Engagement Snapshot



How We Informed

WEBPAGE

A [dedicated project webpage](#) was added to the City of White Rock website at project launch. The webpage provides information about the North Bluff Road Corridor Study, including context, links to related documents, Frequently Asked Questions (FAQs), and details of the engagement events. The poster and [discussion guide](#) (described below) were posted to the webpage. There were over **635 visits to the webpage** between April 4 and May 28, 2025.

A Questions & Answers section was also available on the project webpage. Community members could submit questions about the Study to be answered by City staff. Responses were posted weekly. **Two questions** were submitted during the second round of engagement.

POSTER & DISCUSSION GUIDE

A [poster](#) was created and distributed around the City of White Rock to raise awareness of and promote the engagement events. Large versions of the poster were erected as signs throughout the community. The poster was downloaded from the project webpage **16 times** during the second round of engagement.

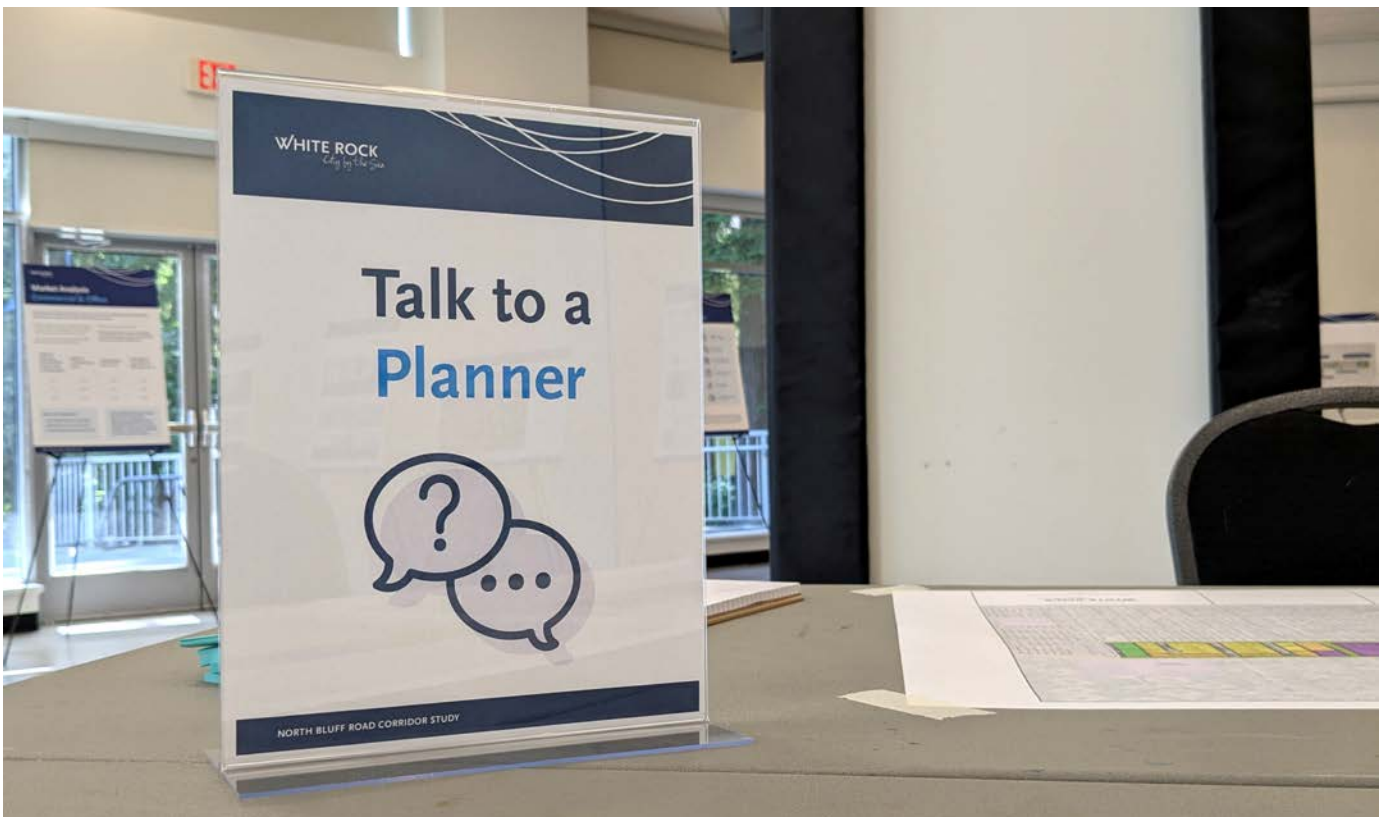
A [discussion guide](#) was created to help prepare the community for the engagement events. It included information about the Study, described the relevant provincial legislation and council priorities, and provided details of the engagement events. Hard copies of the discussion guide were available at the community open house (described below). The discussion guide was downloaded from the project webpage **44 times** during the second round of engagement.

How We Engaged

COMMUNITY OPEN HOUSE

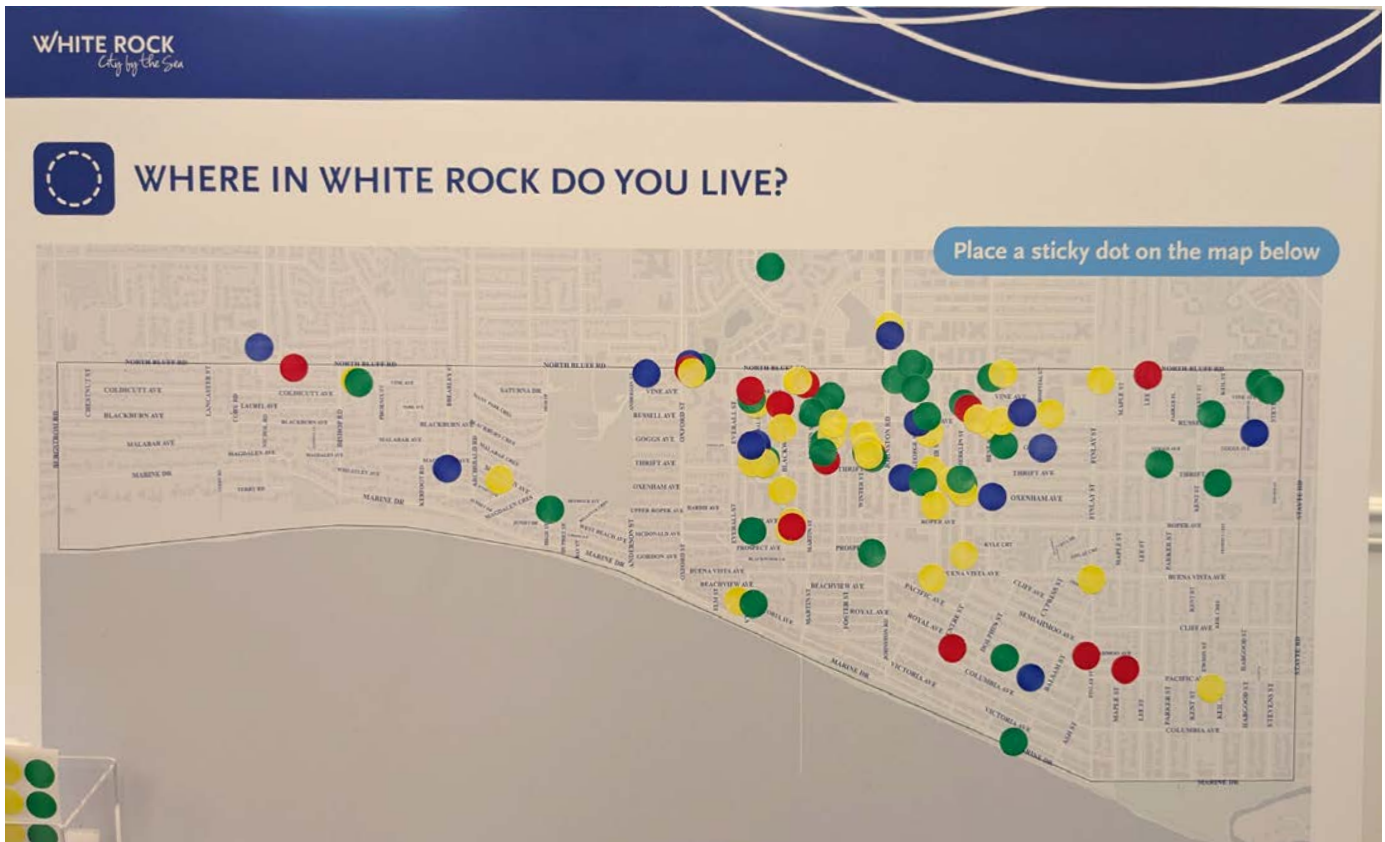
A community open house was held at White Rock Community Centre on May 27, 2025, from 4:00pm to 8:00pm. There were information boards sharing project progress, summarizing what was heard during the first round of engagement, and presenting the alternative land use concepts.

There were also interactive boards and tabletop maps to gather feedback on the land use concepts. Attendees were invited to “talk to a planner” or “talk to a land economist” for more detailed discussion. Comment cards were also available. There were **136 attendees** at the workshop, and **24 comment cards** were collected.



Who We Heard From

Through engagement, we heard from a range of community members, including homeowners, renters, seniors, new residents, long term residents, young families, multi-generational households, local businesses, community groups, and people from all areas within the City of White Rock.



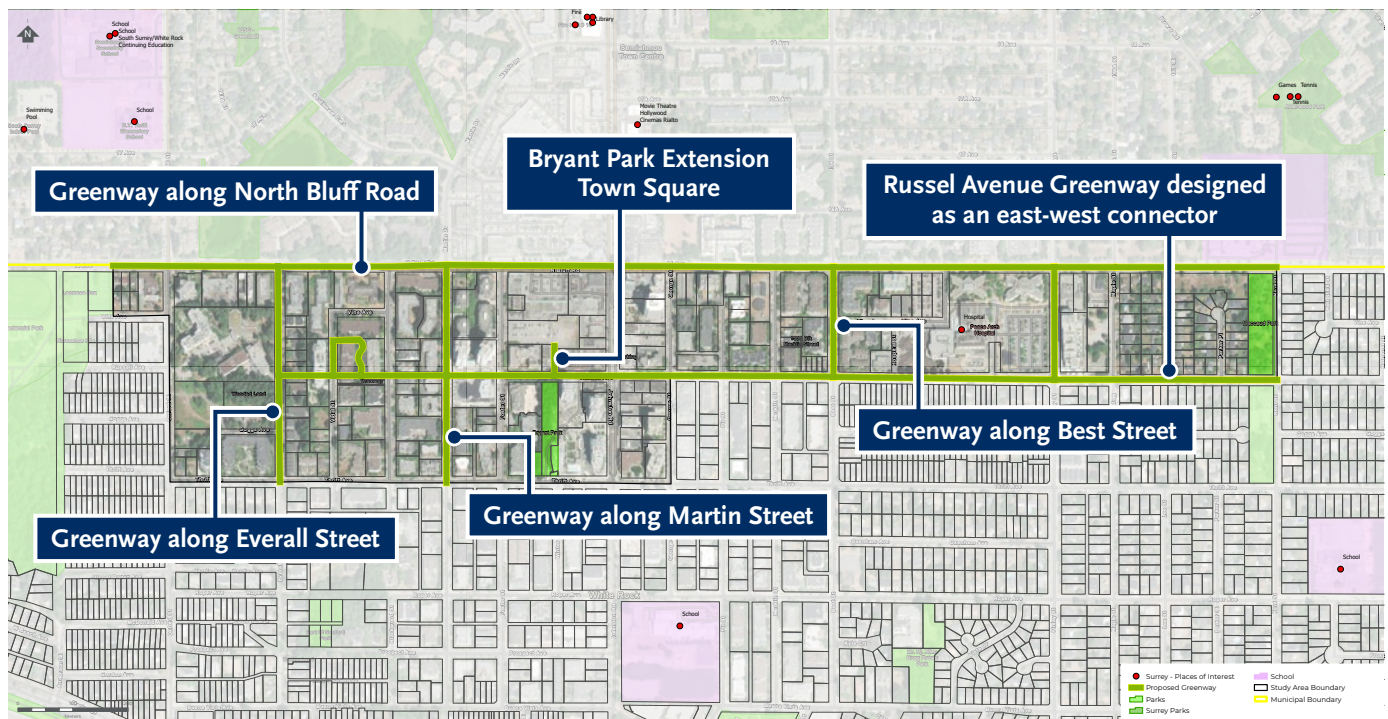
What We Heard

Green Network Concept

Throughout the first round of engagement, we heard clear desire for expanded and better-connected public spaces and greenspace. Based on that feedback, a Green Network Concept was presented at the second open house for community feedback.

This concept builds on the idea of a connected green network that supports walking, cycling, and access to nature. Greenways are proposed to span around and through the study area, creating safe routes for active transportation and connecting parks and plazas across the corridor.

The Green Network Concept was the foundation of the land use concepts.



Green Network Concept

Greenways are active transportation corridors (walkways or cycleways) that include greenspace (grass, trees, gardens). Greenways would not replace existing roads.

What do you like about the Green Network Concept?

- Greenway along North Bluff Road
- Greenway along Russell Avenue, connecting Blackwood and Vidal streets
- Nothing - General disagreement with the Green Network Concept

What concerns do you have about the Green Network Concept?

- Cost of maintaining proposed Green Network and expanded greenspace
- General disagreement with the Green Network Concept
- Inadequate protection and enhancement of existing greenspaces and trees
- Lack of consideration for the unhoused population
- May worsen existing traffic issues
- Unclear definition of a “greenway”

How could this Green Network Concept be improved?

- Increase green spaces, including converting the Johnston and Russell parking lot
- Include considerations for the unhoused population
- Incorporate a well-connected public space, like Red Willow Park (St. Albert, AB)
- Provide more visual examples to illustrate what a greenway includes
- Strengthen protection and maintenance of existing greenspaces and trees

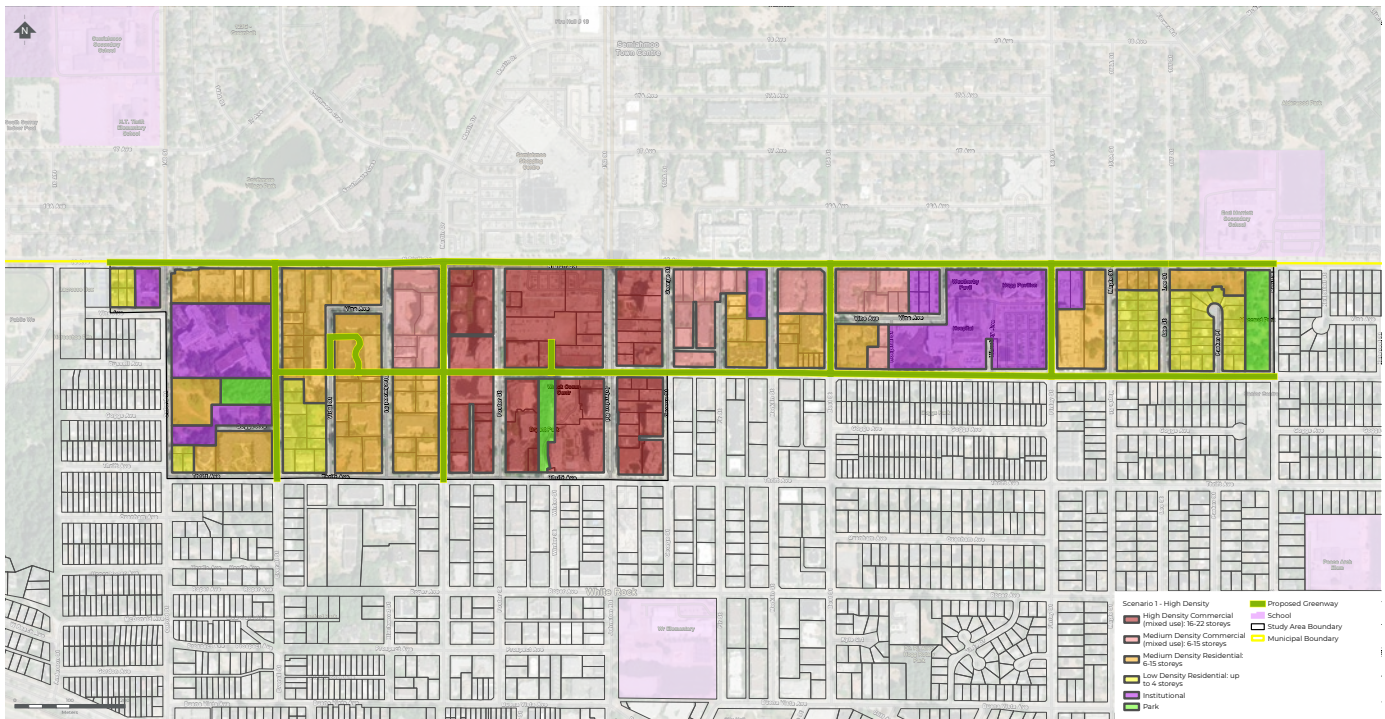
Alternative Land Use Concept Plans

Throughout the first round of engagement, we heard demand for more mixed-use development, and more services and amenities within walking distance. We also heard interest in increased heights and density along North Bluff Road and 152nd Street/Johnston Road.

Three alternative land use concept plans were drafted based on community feedback, development market analysis, and technical planning work. The alternative land use concept plans show different ways growth and development could be accommodated across the Study Area. The concept plans were presented at the second open house for community feedback.



LAND USE CONCEPT PLAN #1: HIGH DENSITY



Land Use Concept Plan #1: High Density

What do you like about this land use concept?

- General support for building heights up to 6 and 8 storeys
- Improved access to transportation and retail services
- Increased tax base could enable more community amenities
- Opportunity for hospital campus expansion and increased services

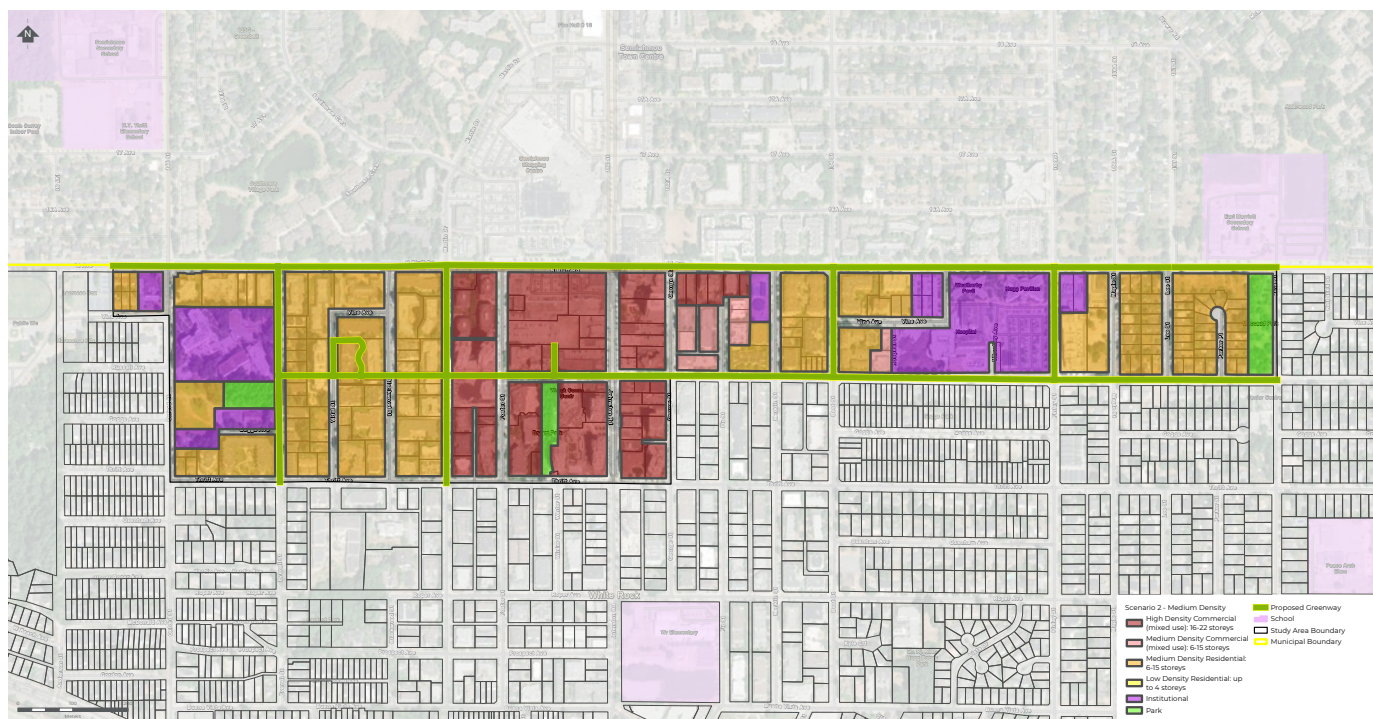
What concerns do you have about this land use concept?

- Existing traffic congestion
- General opposition to the proposed land use concept
- High-density development not providing truly affordable housing
- Inefficient land use, given land is a finite resource
- Lack of greenspace
- Potential for increased wind tunnel effects
- Pressure on existing infrastructure (roads, services, water)
- Reduction in sunlight

How could this concept land be improved?

- Allow low-rise residential development along North Bluff Road (and Oxford Street)
- Conduct economic feasibility analysis of individual lots
- Consistency of density requirements within blocks
- Include city-owned social housing
- Increase density along North Bluff Road
- Increase open spaces, including green areas and public gathering places

LAND USE CONCEPT PLAN #2: MEDIUM DENSITY



Land Use Concept Plan #2: Medium Density

What do you like about this land use concept?

- Containment of density, with transition area
- General support for concept
- Increase in density
- Variety of building densities, with higher density near major roads

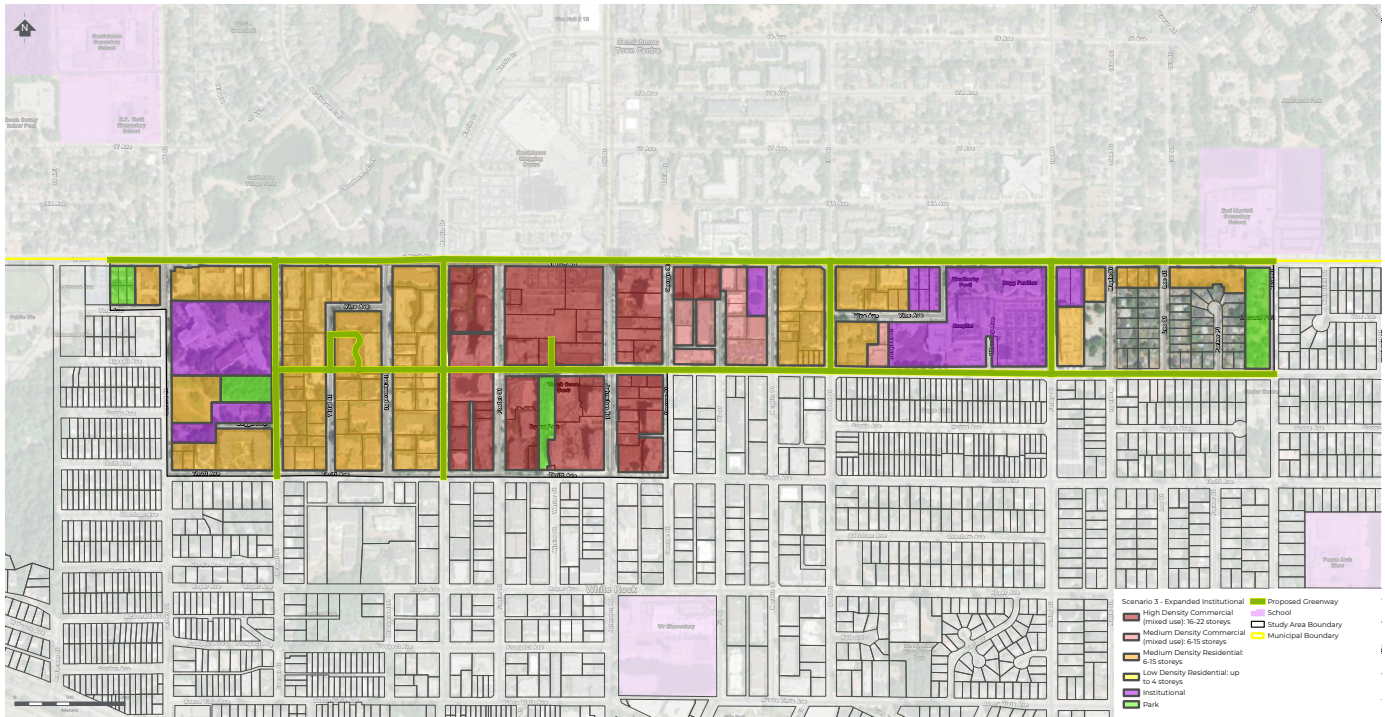
What concerns do you have about this land use concept?

- Adding high-rises does not respond to recent business closures
- Concern about the area looking like Vancouver
- Hospital and schools need expansion
- High density should remain centralized
- Increased density along North Bluff Road
- Potential loss of natural light
- Strain on existing infrastructure (roads, water, services)

How could this concept land be improved?

- Add more greenspaces for public gathering and use, as opposed to landscaping
- Encourage mixed-use development along North Bluff Road
- Ensure space is reserved for institutional expansion, particularly for the hospital
- Incorporate the Harmony rental model
- Increase density near the highway and hospital along North Bluff Road
- Include design considerations (offset buildings)
- Inclusion of greenways
- Mirror the 15-storey buildings and position 4-storey buildings (minimum 750m² floor area)
- Protect existing affordable, older buildings

LAND USE CONCEPT PLAN #3: EXPANDED INSTITUTIONAL USES



Land Use Concept Plan #3: Expanded Institutional Uses

What do you like about this land use concept?

- General support for this concept
- General opposition to this concept plan

What concerns do you have about this land use concept?

- General opposition to increased density
- Inadequate consideration of climate change
- Increased demand on services (water, fire, ambulance)
- Lack of support for essential infrastructure (hospitals, schools, learning centres)
- Need for more support for seniors, low-income residents, and cultural programming
- Overdevelopment at the expense of current residents and small businesses
- Potential loss of small-town character

How could this concept land be improved?

- Consider institutional or commercial uses along 16th Avenue, with additional height and density options
- Converting Maple Street to a one-way road
- Expand Peace Arch Hospital (e.g., similar to Jim Pattison Centre)
- Increase greenspace
- Include integrated social housing with wrap-around support services
- Increase density around Lee and Maple Streets
- Increase school capacity
- Provide accessibility features to allow residents to age in place
- Provide more housing and opportunities for young adults to support population retention
- Reduce building heights in high-density areas
- Use a mix of low-rise and mid-rise buildings rather than wind corridor towers (buffer placement to reduce noise and wind impacts)

General Feedback

Other feedback collected through the comment cards, or recorded during conversations with attendees, has been summarized below.

- Clear definitions and explanations of “Greenways” needed
- Concern for impact of population growth on existing infrastructure (roads, water, public services)
- Concerns about increased traffic congestion
- Concerns about the effects of building height (loss of sunlight and wind tunnels)
- Concerns about impact of increased density on green space, parking availability, housing affordability
- Consider alternative housing models (e.g., Scandinavian-style)
- Create public gathering spaces for community-led activities (flea markets, farmers markets, local events)
- Demand for more affordable housing
- Enhance and expand greenspace
- Need to include adequate parking as density increases
- Opportunities for community input are appreciated
- Preference for 100% medium-density development
- Preference for efficient greenspace, such as public gathering areas and gardens, rather than decorative landscaping
- Preserve and enhance tree canopy, with appropriate tree species selected
- Preserve community character
- Prioritize housing for the unhoused population
- Protect older buildings to maintain housing affordability
- Support for higher-density development along North Bluff Road
- Support for including community gardens and greenspace within all new developments
- Support for limiting buildings to a maximum of 12 storeys



Next Steps

Thank you to everyone who participated in the second round of public engagement. Your input is an important and valued part of this planning process.

The feedback collected throughout the second round of public engagement will help refine the preferred land use concept for the North Bluff Road Corridor Study Area. Public input will be considered alongside provincial legislation; regional planning policy; municipal strategic goals and objectives; development market analysis; and technical planning work.

A report and the final land use concept will be presented to Mayor and Council for their consideration in July 2025.



**WHITE
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City by the Sea



Housing Advisory Committee Action & Motion Tracking Document

Term: January 2025 – October 2026
Updated: May 22, 2025

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
Chairperson asked members to send a note about what inspired them to join the Committee, as well as suggested attainable goals for this term, via email to the Committee Clerk.	5. Affordable Housing Strategy – Priority Six: Increase Advocacy, Awareness and Education Roles	2025-03-20	Committee Members	COMPLETED
Committee members to review the Small Housing BC website (smallhousingbc.org) and provide their topics and/or questions for the upcoming presentation to the Committee Clerk in advance of the next meeting.	5. Questions for Small Housing BC Presentation at May Meeting	2025-04-16	Committee Members	COMPLETED

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
<p>2025-HAC-003: THAT the Housing Advisory Committee recommends that Council approve the prioritization of developing an Inclusionary Zoning Bylaw.</p> <p><i>Amended by Council (to add “as time permits”):</i></p> <p>2025-080: THAT Council approve the prioritization of developing an Inclusionary Zoning Bylaw as time permits.</p>	7. Affordable Housing Strategy	2025-02-19	Council	Included on March 10, 2025 Regular Council meeting agenda ENDORSED (as amended)
<p>2025-HAC-004: THAT the Housing Advisory Committee approves the following 2025 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows:</p> <ul style="list-style-type: none">• February 19, 2025;• March 19, 2025; March 20, 2025;• April 16, 2025;• May 21, 2025;• June 18, 2025;• July 16, 2025;• September 17, 2025;• October 15, 2025; and,• November 19, 2025.	10. 2025 Meeting Schedule	2025-02-19	Committee	APPROVED

2025-HAC-007: THAT the Housing Advisory Committee approves that a representative from Small Housing BC be invited to a future meeting to provide a presentation and participate in discussion regarding gentle density.	5. Affordable Housing Strategy – Priority Six: Increase Advocacy, Awareness and Education Roles	2025-03-20	Committee	APPROVED (Scheduled for May 21, 2025 meeting)
2025-HAC-012: THAT the Housing Advisory Committee approves the cancellation of the June 18, 2025 meeting.	8. 2025 Meeting Schedule	2025-05-21	Committee	APPROVED