

The Corporation of the  
CITY OF WHITE ROCK



Governance and Legislation Committee  
AGENDA

Monday, July 26, 2021, 5:00 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](http://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

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Pages

1. CALL TO ORDER

Councillor Trevelyan, Chairperson

2. MOTION TO CONDUCT GOVERNANCE AND LEGISLATION  
COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE

**RECOMMENDATION**

**WHEREAS COVID-19 has been declared a global pandemic;**

**WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;**

**WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;**

**WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;**

**THEREFORE BE IT RESOLVED THAT the Governance and Legislation**

Committee (including all members of Council) authorizes the City of White Rock to hold the July 26, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

**3. ADOPTION OF AGENDA**

**RECOMMENDATION**

**THAT the Governance and Legislation Committee adopt the agenda for July 26, 2021 as circulated.**

**4. ADOPTION OF MINUTES**

3

**RECOMMENDATION**

**THAT the Governance and Legislation Committee adopt the meeting minutes from July 12, 2021 as circulated.**

**5. ACQUISITION OF PROPERTY FOR AFFORDABLE HOUSING**

7

Corporate report dated July 26, 2021 from the Director of Planning and Development Services titled "Acquisition of Property for Affordable Housing".

**RECOMMENDATION**

**THAT the Governance and Legislation Committee receive the July 26, 2021 corporate report from the Director, Planning and Development Services, titled "Acquisition of Property for Affordable Housing."**

**6. PROPOSED REVISIONS TO COUNCIL POLICY 511: DENSITY BONUS/ AMENITY CONTRIBUTION POLICY RELATED TO THE OFFICIAL COMMUNITY PLAN AMENDMENT**

12

Corporate report dated July 26, 2021 from the Director of Planning and Development Services titled "Proposed Revisions to Council Policy 511: Density Bonus/ Amenity Contribution Policy related to the Official Community Plan Amendment".

**RECOMMENDATION**

**THAT the Governance and Legislation Committee recommend Council endorse the proposed revisions to Council Policy 511: Density Bonus / Amenity Contribution Policy.**

**7. CONCLUSION OF THE JULY 26, 2021 GOVERNANCE AND LEGISLATION COMMITTEE MEETING**



## Governance and Legislation Committee

### Minutes

July 12, 2021, 5:30 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker  
Councillor Chesney  
Councillor Fathers  
Councillor Johanson  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

STAFF: Jim Gordon, Director of Engineering and Municipal Operations  
Carl Isaak, Director of Planning and Development Services  
Eric Stepura, Director of Recreation and Culture  
Shannon Johnston, Manager of Budgets and Accounting  
Donna Kell, Manager of Communications  
Debbie Johnstone, Deputy Corporate Officer  
Chloe Richards, Committee Clerk

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#### 1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

The meeting was called to order at 5:31 p.m.

**2. MOTION TO CONDUCT GOVERNANCE AND LEGISLATION COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

**Motion Number: 2021-G/L-068 It was MOVED and SECONDED**

**WHEREAS COVID-19 has been declared a global pandemic;**

**WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;**

**WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;**

**WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;**

**THEREFORE BE IT RESOLVED THAT the Governance and Legislation Committee (including all members of Council) authorizes the City of White Rock to hold the July 12, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.**

**Motion CARRIED**

**3. ADOPTION OF AGENDA**

**Motion Number: 2021-G/L-069 It was MOVED and SECONDED**

**THAT the Governance and Legislation Committee adopt the agenda for July 12, 2021 as circulated.**

**Motion CARRIED**

4. **ADOPTION OF MINUTES**

**Motion Number: 2021-G/L-070 It was MOVED and SECONDED**

**THAT the Governance and Legislation Committee adopt the meeting minutes from June 14, 2021 as circulated.**

**Motion CARRIED**

5. **ENCROACHMENTS**

Councillor Manning requested this item be brought to the Committee for discussion.

The Director of Engineering and Municipal Operations notes that *"staff continue to administer the Street and Traffic Bylaw provisions as per Council direction in November 2019. Specifically, we **"administer the Street and Traffic Bylaw with respect to new encroachments as well as at the time of property redevelopment."***

Discussion ensued, and the following points were noted:

- Staff clarified that having clear direction from Council on this topic would be helpful in terms of enforcement.
- Types of encroachments were discussed. For example, differences were noted in adding a fence around an encroachment compared to the planting of a small shrub.
- Encroachments that impact Council priorities, such as the Centre Street Walkway project, would need to be enforced. Communication around why this is happening (beatification of the City) may help residents understand the process.
- Road ends should be prioritized and re-utilized/ promoted by the City.
- Having consistency with enforcement for encroachments is important.
- Harder to restore previous encroachments but can draw a line with new encroachments to ensure that these are not permitted moving forward. Staff clarified that currently no encroachment are "permitted".
- The definition of encroachments in the City needs to be reviewed and discussed. For those residents with an encroachment on their property, they need to be aware that this is City property and as such the City has the right to remove it if required.

- New wording within the Street and Traffic bylaw was encouraged, which provides guidance as to what is acceptable and what is not. Also suggested that an application process/ permitting process be considered for exceptions. If there is a permit there is wording to notify that the City still has the right to take back the land at any time at their expense.

**Motion Number: 2021-G/L-071 It was MOVED and SECONDED**

**THAT the Governance and Legislation Committee direct staff to bring forward a corporate report that reviews the definition of encroachments, consideration of small bushes, irrigation being excluded as an encroachment, if the encroachment bring beauty for the City, as well as any safety/ legal concerns.**

**Motion CARRIED (7 to 0)**

**6. CONCLUSION OF THE JULY 12, 2021 GOVERNANCE AND LEGISLATION COMMITTEE MEETING**

The meeting was concluded at 6:02 p.m.



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Mayor Walker

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Debbie Johnstone,  
Deputy Corporate Officer

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** July 26, 2021

**TO:** Governance and Legislation Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Acquisition of Property for Affordable Housing

**RECOMMENDATION**

THAT the Governance and Legislation Committee receive the July 26, 2021 corporate report from the Director, Planning and Development Services, titled “Acquisition of Property for Affordable Housing.”

**EXECUTIVE SUMMARY**

On June 14, 2021, the Governance and Legislation Committee requested a corporate report related to potential sites for affordable housing that would:

- identify the type of existing zoning categories that would be appropriate for an affordable housing project,
- provide examples of what property could be purchased for \$4M, and
- describe the process for assembling land for such purposes.

This corporate report provides the information requested by the Committee in the Background section that follows. Any detailed direction on acquisition of specific properties would be appropriately discussed in a meeting that is closed to the public as disclosure may influence the price of the property.

**PREVIOUS COUNCIL DIRECTION**

Motion # & Meeting Date	Motion Details
June 14, 2021 G&L (2021-G/L-067)	THAT The Governance and Legislation Committee requests staff to bring forward a report that identifies the types of lots and zoning that would allow for the investment of \$4,000,000 for an affordable housing project, included would be information in regard to potential land assembly.

**INTRODUCTION/BACKGROUND**

The purpose of this corporate report is to provide the Committee with general information related to the acquisition of property for affordable housing, as requested on June 14, 2021.

## **Zoning for Affordable Housing**

The City's Zoning Bylaw does not currently restrict residential tenure (ownership vs. rental), except in cases where rental units are being provided as part of a requirement to receive bonus density by a development. Any property with zoning that permits a residential use (one-unit, multi-unit, or otherwise) could be considered for acquisition for affordable housing, and the scale of the desired housing and targeted tenants would determine which type of zone is appropriate.

The Housing Needs Report process may identify a particular group with special needs that are not currently being met by the housing market in White Rock, beyond general affordability issues (e.g. adults with developmental disabilities, seniors with chronic/progressive health conditions, women and children fleeing violence, etc.).

### Single Family Zones (RS, RE, and RI)

If the intended tenants for affordable housing are a special needs group that is relatively few in numbers, or more suited to a small group setting, the purchase of a detached home would provide an opportunity for small-scale affordable housing. The specific use regulations for care facilities (section 5.1.2.1 of the Zoning Bylaw) allows a care facility for up to six (6) persons of whom are in care, in a single-family home (plus four (4) persons not in care). The facility would require a business licence and could not be located closer than 300 metres from another care facility. Any services required for the residents in care would likely need to be provided by a partner organization with the resources and expertise necessary to serve residents of the property.

Within properties in these single-family zones, there may also be buildings that have legally non-conforming ("grandfathered") uses such as apartment buildings. These properties may present more unique opportunities to support the depth of affordability (e.g., reduced / secured rents) necessary to serve those who's housing needs may not otherwise be met by the private market. If the City were to purchase a property which contains a legal non-conforming use it would be possible to retain this use subject to its continuation. As these uses tend to be found in older buildings there may be additional and higher maintenance liability if they have not been kept in good repair.

### Community Care Facility (P-3, P-4) Zones

There are several existing assisted living and community living buildings in White Rock. These are generally zoned either P-3 (Low Density) or P-4 (Medium Density) according to the amount of units / floor area present on the property. These buildings are typically run by a long-term operator, and do not have additional redevelopment potential within the existing zoning (i.e. a zoning amendment application would be required to increase the size of the buildings on the site or to add additional units / density).

Acquisition of one of these properties would allow the City to secure it as housing for a special need group but would not necessarily increase the amount of housing available in the community. Further, since most of these facilities would require the on-going involvement of specialized care providers, it is likely that the pricing of such housing would remain status quo. The City may; however, choose to explore opportunities to subsidize rental rates within a community care facility by using City funds (other municipalities are understood to use housing reserve funds and/or the interest earned on investments made with such a reserve fund for this purpose, however this type of arrangement may not be feasible with the current parameters in the Affordable Housing Reserve Fund Bylaw and further research would be needed to confirm).

### Multi-Family Zones (RM-1, RM-2, RM-3)



If Council's intended purpose of acquiring property for affordable housing is to maximize the number of units, a multi-unit residential zone would be the appropriate type of zone. The RM-1, RM-2 and RM-3 Zones are the three standard multi-unit residential zones for low-, medium-, and high-density residential uses. Potential acquisition of property within these zones could include purchasing an existing apartment building or "strata wind-up" (i.e., condo building that has collectively decided to sell) to continue to operate the existing units as affordable housing.

Alternatively, the City could purchase property zoned RM but not currently developed to its full potential (e.g. several adjacent detached homes, or a two-storey apartment building where a three-to-four storey building is permitted). There are few properties that would meet these criteria; to develop a three-four storey apartment with ten (10) or more units, a reasonable minimum lot area would be 1,250 sq.m. (~13,500 sq.ft.).

### Institutional Zones (P-2)

The P-2 Church / Assembly Use zone allows the use of a property for assembly/community service use (i.e. as a place of worship), but also permits, under the specific use provisions for care facilities (section 5.1.2.2), the use of the property for assisted living and care facility residences. The City could acquire a P-2 parcel or partner with a P-2 property owner to develop this specific type of housing on an existing P-2 property.

The Official Community Plan (OCP) includes a policy that would support broadening the type of housing allowed on P-2 properties to rental housing in general, under policy 11.2.1.e ("Supporting the addition of ancillary rental housing on institutional sites, such as places of worship, where additional development can be accommodated"). Council could consider directing that the Zoning Bylaw be amended to permit rental housing on P-2 properties in conjunction with another institutional-type use (e.g., place of worship, childcare facilities, etc.).

### Mixed Use Zones (CR)

Properties in the commercial areas are typically zoned CR-1, -2, -3, or -4, depending on where they are located. These properties accommodate mixed commercial and multi-unit residential uses. Due to proximity to transit and other businesses that generate foot traffic, and potentially higher development potential, these properties tend to be among the highest priced.

### **Current Availability of Properties in the \$4M Range**

Asking prices for currently listed single family properties in White Rock range from \$1.025M to \$17.3M, with approximately 130 listings below \$4M. A scan of these properties did not indicate any that would be in the RM zones and therefore developable as an apartment building without require a rezoning and/or OCP amendment.

Properties with redevelopment potential and apartment buildings are frequently sold "off-market" via commercial brokers, but there are several buildings currently listed on Realtor.ca that offer an example of what is available for commercial properties below \$4M. These include:

- 1430 Blackwood Street (15 unit apartment constructed in 1973) for \$3.8M
- 14981 Marine Drive (Akash Chaat house) for \$3.7M
- 1225 and 1233 Johnston Road (1-2 storey commercial) for \$6.8M total

### **Process for Assembling Land**

Acquiring two or more properties in order to develop them in a more productive way (i.e., more units or floor area) than they could be developed on their own is also known as land assembly. A land assembly can be initiated by a group of homeowners who see that their properties are more valuable together than apart, or by a broker / developer approaching a group of owners and

offering to purchase all of the properties. Typically, there is a premium associated with selling in a land assembly, which may be 20% or more than what the property would be worth as a single-family home, depending on the development potential associated with the parcel. If there are many parcels and landowners involved, there can be hold outs and additional complexity in the negotiations with multiple parties. Some land assemblies can take years or longer to complete if the assembler is waiting for particular parcels to become available at the right price. Involving a commercial broker in a property search and assembly would be advisable.

### **FINANCIAL IMPLICATIONS**

This report is provided for Council's information. Any direction provided by Council to purchase a property for affordable housing purposes would require further analysis for the financial implications. Eligible funding sources for an acquisition would include funds from the Amenity Reserve Fund or the Housing Reserve Fund.

Operational costs (such as building maintenance and repair costs in excess of rent) arising from the purchase of a real property asset would need to be funded from general operating funds.

### **LEGAL IMPLICATIONS**

Per section 90(e) of the *Community Charter*, if the subject matter of a meeting relates to the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality, that part of the council meeting may be closed to the public.

As this corporate report is provided for information, it is being shared in an open meeting. If Council were to provide specific direction on this topic, it would be appropriate to discuss in a closed meeting.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

Not applicable.

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Council has identified in the 2021-2022 Council Strategic Priorities, as a "top priority", the advancement of affordable housing policies as a component of the Official Community Plan Review in addition to the preparation of a Housing Needs Report, which will help identify areas of local housing need.

### **OPTIONS / RISKS / ALTERNATIVES**

This report is being provided for the Committee's information.

## **CONCLUSION**

This corporate report is provided in response to the Governance and Legislation Committee's request for information on potential sites for affordable housing that would:

- identify the type of existing zoning categories that would be appropriate for an affordable housing project,
- provide examples of what property could be purchased for \$4M, and
- describe the process for assembling land for such purposes.

It is noted that there are few properties in the City with existing zoning that would allow for multi-unit redevelopment which are not already built to their full potential. Several other options, including purchasing a single-family home for a small care facility, or partnering with an institutional landowner in the redevelopment of their property, are provided for the Committee's consideration.

If the Committee wishes to provide direction to staff regarding the acquisition, disposition or expropriation of land or improvements, and that disclosure could reasonably be expected to harm the interests of the municipality (e.g., influencing the price of a property the City may acquire), it would be appropriate to discuss that specific direction in a closed meeting.

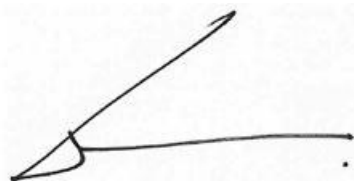
Respectfully submitted,



Carl Isaak, RPP, MCIP  
Director, Planning & Development Services

### **Comments from the Chief Administrative Officer**

This corporate report is provided for information purposes.



Guillermo Ferrero  
Chief Administrative Officer

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** July 26, 2021

**TO:** Governance and Legislation Committee

**FROM:** Carl Isaak, Director, Planning & Development Services

**SUBJECT:** Proposed Revisions to Council Policy 511: Density Bonus / Amenity Contribution Policy related to the Official Community Plan Amendment

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**RECOMMENDATION**

THAT the Governance and Legislation Committee recommend Council endorse the proposed revisions to Council Policy 511: Density Bonus / Amenity Contribution Policy.

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**EXECUTIVE SUMMARY**

On July 12, 2021, Council adopted an amendment to the Official Community Plan (OCP) which introduced new criteria for defining affordable housing and reduced the amount of height and density permitted in several land use designations (Town Centre, Town Centre Transition, and Waterfront Village), as an outcome of the OCP Review. The CR-1 zoning for the Town Centre area was also amended on May 10, 2021, and as a “density benefits” zone, includes specific sections regarding the provision of amenities in exchange for higher density. Following these updates to the OCP and Zoning Bylaw, staff recommend updating the Density Bonus / Amenity Contribution Policy (Policy 511) to reflect these changes. This corporate report presents proposed revisions to Policy 511, shown with highlighted changes in Appendix A, for the Committee’s review and discussion, and recommendation to Council.

**PREVIOUS COUNCIL DIRECTION**

The Density Bonus / Amenity Contribution Policy (Policy 511) was originally adopted by Council on April 15, 2013, and last amended on October 19, 2020.

**INTRODUCTION/BACKGROUND**

The current Policy 511 includes target rates for the value of amenity contributions based on previous zoning and OCP density maximums that have recently been revised. Policy 511 is proposed to be revised to reflect these new zoning and OCP parameters, as well as an update to the definition/criteria for affordable housing.

The proposed changes to Policy 511 are attached to this corporate report as Appendix A, which proposed changes highlighted.

The following items are the significant proposed changes to the policy:

- The density “ceiling” (maximum) in the Town Centre land use designation is reduced from 5.4 FAR to 4.0 FAR;

- The density ceiling in the Town Centre Transition land use designation is reduced from 3.5 FAR to 2.8 FAR (if providing replacement rental units) and 2.5 FAR (without replacement rental units);
- The trigger for requiring an amenity contribution is proposed to be based solely on FAR (gross floor area ratio) instead of building height (as the target rates are FAR-based, not based on height, this would simplify the administration of this provision); and
- The definition of affordable rental floorspace has been revised to refer directly to the new OCP policies 11.2.1(c) and 11.2.4 which provide more specific criteria about what is required to be considered eligible for additional density and consideration of amenity contribution reduction/waiver.

### **FINANCIAL IMPLICATIONS**

The update to Policy 511 is being undertaken within existing departmental resources. No changes to the target rates for amenity contributions are being proposed. As the maximum density in several areas in the City (particularly the Town Centre area and Town Centre Transition areas) has been reduced in the Zoning Bylaw and Official Community Plan, the total possible amount of amenity contributions received for projects in these areas is reduced. This does not directly impact the City's operating budget but may impact the funding available for future amenity projects undertaken by the City.

### **LEGAL IMPLICATIONS**

Section 482 of the *Local Government Act* enables zoning bylaws to establish rules to permit greater amount of density in exchange for the conservation or provision of amenities, including affordable and special needs housing. This Council Policy provides guidance during the rezoning application process as to the type of amenities desired by the community as well as the value sought in exchange for additional density.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

This corporate report was reviewed by the Financial Services Department.

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The Official Community Plan (OCP) Review was a top priority in Council's 2021-2022 Strategic Priorities, and relates the "Our Community" theme objective of guiding land use decisions of Council to reflect the vision of the community.

An additional related objective is selecting and completing the CAC projects to maximize the benefit to the community; the update to the policy to reflect the amended OCP does not directly impact the CAC projects approved by Council as these are being undertaken with CAC funds already received, however the changes recently made in the OCP and Town Centre CR-1 zone will impact the value of amenities received in the future.

### **OPTIONS / RISKS / ALTERNATIVES**

The following alternative is available for Council's consideration:

1. Direct staff to continue to use the existing Policy 511. This may cause misunderstandings by proponents who anticipate being allowed higher levels of density than supported by the OCP and/or Zoning Bylaw; or
2. Direct staff to make further revisions to the policy, as directed by the Committee, prior to it being brought forward to Council for endorsement.

### **CONCLUSION**

Following updates to the Official Community Plan adopted on July 12, 2021, and the Town Centre CR-1 zone on May 10, 2021, staff recommend updating the Density Bonus / Amenity Contribution Policy (Policy 511) to reflect the changes made to the OCP and Zoning Bylaw. Key proposed changes include replacing references to densities previously permitted in the OCP and Zoning Bylaw to the reduced density maximums now allowed, and simplifying the administration of the policy by changing the "trigger" for when amenity contributions are expected to be based solely on density (gross floor area ratio; FAR) rather than on density and building height.

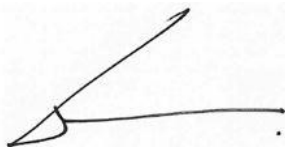
Respectfully submitted,



Carl Isaak, RPP, MCIP  
Director, Planning & Development Services

### **Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Proposed Council Policy 511: Density Bonus Amenity Contribution Policy

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
 15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



**POLICY TITLE: DENSITY BONUS / AMENITY CONTRIBUTION**  
**POLICY NUMBER: COUNCIL - 511**

Date of Council Adoption: April 15, 2013	Date of Last Amendment: October 19, 2020
Council Resolution Number: 2017-309; 2020-511	
Originating Department: Planning and Development Services	Date last reviewed by the Land Use and Planning Committee: October 19, 2020

**Policy:**

**Purpose**

The purpose of density bonus/amenity contribution requirements is to permit an increase in allowable densities in exchange for providing community amenities, consistent with section 482 of the *Local Government Act* which allows Council to establish, within a zoning bylaw, conditions relating to the conservation or provision of amenities, affordable housing and special needs housing. It allows the City to participate in a share of the increase in property values resulting from increases to the allowable densities and provide for amenities that help with the impact of increased development. Variables such as location, land value, lot size, building costs and market conditions affect the feasibility of value increases to the land when greater density is permitted. If these variables provide worthwhile economic gains to a property owner proposing redevelopment of their site, over and above the costs of providing the amenity contribution, then density bonus is a realistic way of acquiring benefit for the community.

**Amenities**

Section 8.12.1 of the 2017 Official Community Plan (OCP) identifies the need to utilize land use in a manner that provides social, economic and ecological benefits across the City. The City’s Community Amenity Reserve Fund Bylaw, 2017, No. 2190, as amended, identifies a list of eligible amenity contributions, which includes, but is not limited to:

- A building or space within a building for civic uses, including meeting or convention space
- The provision and improvement of new publicly accessible open space, including a public square and/or pedestrian routes, either through dedication, easement, statutory right-of-way or covenant
- The improvement of existing publicly accessible open space and/or pedestrian routes
- Underground publicly accessible parking

- Publicly accessible parking
- Outdoor public art
- A transit station, “bus loop” and/or transit shelters
- Special needs or non-market affordable housing
- Transportation and transit services, including people movement infrastructure (e.g. outdoor escalators, funiculars, or gondola) to link Uptown to the Waterfront
- Other land
- A park or other public place
- Park improvements, including playgrounds
- Landscaping of City land
- A library, a museum or archive
- An arts and cultural centre
- A child care facility
- A community centre
- A recreation facility
- Heritage conservation
- City meeting and administration facilities
- A greenhouse gas reduction measure
- A community energy facility
- Similar things that benefit the City and the well being of its community

### **Process**

In the Town Centre, Town Centre Transition, Waterfront Village and Lower Town Centre land use designations of the Official Community Plan, where the City has established the zoning that includes the maximum allowable densities both with and without the amenity contribution requirements, or where a new Amenity Zoning Bylaw or Phased Development Agreement is proposed, proponents for redevelopment will be required to deliver an amenity agreement and related section 219 covenant prior to the issuance of building permits. Densities are expressed in terms of “Floor Area Ratio” (FAR) which is determined by dividing the gross floor area by the total site area.

For all other areas outside the land use designations named above where higher densities are permitted in the OCP, redevelopment projects consisting of multi-unit residential units and/or commercial space greater than 3 storeys in height 1.5 FAR, will require rezoning to an Amenity Zoning Bylaw, and will be required to enter into agreement to establish the requirements for density bonus / amenity contribution prior to final approval of rezoning. Further, market research will be required to determine the appropriate amount of density bonus / amenity contribution required, on a project by project basis.



Unless otherwise decided by Council, all amenity contributions will be in the form of payment-in-lieu. A reserve account will be created for deposit of these funds. Funds within this account will only be expended for those types of amenities identified in the Community Amenity Reserve Fund Bylaw for the benefit of the overall community. Where Council has agreed to accept the amenity contribution to be developed on-site in conjunction with the redevelopment proposal, the specific amenities to be provided will be determined through discussion and negotiation between the City and the proponent. When it is agreed that the amenities are to be provided on-site, public access to the amenity will be secured through written agreement or covenant registered prior to issuance of a building permit.

### **Determination of Amenity to be Provided**

Amenity contributions are required for every development:

- a) In the Town Centre, Waterfront Village and Lower Town Centre land use designations for developments exceeding ~~three (3) storeys in height and/or~~ 1.75 FAR;
- b) In the Town Centre Transition land use designation for developments exceeding ~~four (4) storeys in height and/or~~ 1.5 FAR; and
- c) For every rezoning outside of the land use designations named above for proposed multi-unit residential and/or commercial developments exceeding ~~three (3) storeys in height~~ 1.5 FAR.

### **Exemption of Above Ground Parkade Floorspace**

Above ground parking floorspace areas, when contained within an above ground enclosed building, and not utilized for pay parking purposes or other revenue generating purpose, are exempt from providing amenity contributions. These above ground parking floorspace areas shall be deducted from the FAR calculation for the purpose of determining the targeted amenity contribution (though still included in the calculation of FAR for the purpose of determining maximum floor area density).

### **Amenity Contribution Approach**

1. Within the Town Centre land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:
  - \$0 for the 1<sup>st</sup> 1.75 FAR;
  - \$430 per m<sup>2</sup> for FAR of 1.75 to 5.44.0.
2. Within the Lower Town Centre land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:
  - \$0 for the 1<sup>st</sup> 1.75 FAR;
  - \$323 per m<sup>2</sup> for FAR of 1.75 to 3.5.
3. Within the Town Centre Transition land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:
  - a) For properties containing three or more units of existing purpose-built rental housing:

- \$0 for the 1<sup>st</sup> 1.5 FAR;
  - \$430 per m<sup>2</sup> for FAR of 1.5 to ~~3.5~~2.8.
- b) For properties without existing purpose-built rental housing:
- \$0 for the 1<sup>st</sup> 1.5 FAR;
  - \$215 per m<sup>2</sup> for FAR of 1.5 to ~~3~~2.5.
4. Within the Waterfront Village land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:
- \$0 for the 1<sup>st</sup> 1.75 FAR;
  - \$646 per m<sup>2</sup> for FAR of 1.75 to 2.0.
5. For every rezoning outside of the land use designations named above, the amenity contribution required will be determined for the entire project, on a project by project basis, based on the advice and recommendations of a qualified market research consultant specific to that project. Proponents will be required to submit the market research report at the time of application submission, and the City reserves the right to commission a 2<sup>nd</sup> report from an alternate consultant to determine the amenity contribution for that project.

In establishing the value of a proposed amenity, hard costs, soft costs and land costs will be considered. Eligible costs for on-site amenities, when approved by Council, therefore include:

- i) Hard Costs – all material and labour costs for the construction of the amenity;
- ii) Soft Costs – all fees and costs for the construction of the amenity; and
- iii) Land Costs – eligible only where the ownership of the land containing the amenity is transferred or dedicated to the City.

To determine the value of the on-site amenity, a 3rd party appraisal will be required.

### **Affordable Housing**

Secured non market and market rental housing, as well as other forms of affordable housing, are considered community amenities as they provide for a more diverse range of housing types, tenures and rent or price levels that are available to White Rock residents. On this basis, and ~~on~~ upon the recommendations of the City's 2016 Rental Housing Task Force consistent with the policies under Objective 11.2 of the OCP (To support rental housing and a range of non-market housing options and needs along the housing spectrum), the City will consider waiving or reducing community amenity contributions for these types of development applications, on a project-by-project basis, through using the following approaches as a guide in determining appropriate amenity contribution reductions.

### **Consideration of Amenity Contribution Reductions**

1. Affordable ~~Rental Floorspace~~ Housing:

- Affordable ~~rental~~ housing developments are those in which ~~at least 30% of the units are owned or managed by non-profit groups and designed to be affordable for~~ meet the affordable housing criteria in Policies 11.2.1(c) and 11.2.4 of the OCP, intended expand the supply of housing for very low and ~~moderate-low~~ income households.
- Consider waiver of up to 100 percent of applicable community amenity contribution for affordable ~~rental floorspace~~ housing, subject to this floorspace being secured by relevant legal agreements, and a review of the relevant development application and its merits in providing an affordable rental housing amenity that benefits the community. Projects will also be evaluated in way that considers how the proposed non or below market rental unit rates relate to what is currently available on the housing market, as determined by local and sub-regional housing market and household income indicators.

## 2. Displaced Tenant Housing:

- Displaced Tenant Housing consists of residential units within a new development which are intended to provide housing at below market costs for existing tenants who are displaced through the redevelopment of purpose-built rental housing.
- Consider waiving up to a maximum of 50 percent of applicable amenity contribution for displaced tenant housing where the owner has:
  - i. provided compensation to displaced tenants in accordance with Council Policy 514: Tenant Relocation Policy;
  - ii. has committed, through a Housing Agreement Bylaw, to offering displaced tenants with the first right of refusal to return in accordance with Council Policy 514: Tenant Relocation Policy; and
  - iii. has committed, through a Housing Agreement Bylaw, that where a displaced tenants does not return to the building, that the initial maximum rent for that unit in the new development be no less than 10% below starting market rent for a similar unit for a period of one (1) year, after which rents may increase in accordance with the *Residential Tenancy Act*.

## 3. Secured Market Rental Floorspace:

- Secured market rental housing developments are those designated for rental purposes only and protected with a covenant, lease agreement, or housing agreement registered against title for the life of the building.
- For properties not zoned as CR-1 Town Centre Area Commercial/Residential, ~~C~~consider waiving up to a maximum of 50 percent of applicable amenity contribution for secured market rental floorspace, subject to this floorspace being secured by relevant legal agreements, and a review of the relevant development application and its merits in providing a secured market rental housing amenity that benefits the community.
- In combination with the waiver of amenity contributions for Displaced Tenant Housing, up to 100 percent of the applicable community amenity contribution may be waived where a redevelopment of a purpose-built rental building consists entirely of secured market rental housing and displaced tenants are provided with compensation and first right of refusal in accordance with Council Policy 514: Tenant Relocation Policy.

4. Amenity contribution reductions may also be considered for other types of affordable housing applications, on the condition that the proposals demonstrate the ability to provide rental, home ownership and/or other tenure models and dwelling units that are rented or purchased at rates below what is currently available on the housing market, as determined by local and sub-regional housing market and household income indicators, and continue to be offered at below market rates for a time period specified by the City of White Rock and secured by relevant legal agreements. A market research/housing consultant may be utilized in determining potential amenity contribution reductions, on a project by project basis, and consistent with the approach described above regarding the determination of amenity contribution value.