

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

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

City Hall Council Chambers

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

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

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

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
RECOMMENDATION THAT the Housing Advisory Committee adopt the agenda for February 24, 2021 as circulated.	
3. ADOPTION OF MINUTES	3
RECOMMENDATION THAT the Housing Advisory Committee adopts the minutes of the January 27, 2021 meeting as circulated.	
4. DRAFT DEFINITION OF AFFORDABLE HOUSING IN WHITE ROCK	
The Manager of Planning to provide a draft definition of "affordable housing" for discussion.	
5. HOUSING NEEDS SURVEY RESULTS	
The Manager of Planning to provide an overview of the results of the Housing Needs Survey.	

6. OTHER BUSINESS

7. INFORMATION

7.1. COMMITTEE ACTION TRACKING

7

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

8. 2021 MEETING SCHEDULE

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

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

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



Housing Advisory Committee

Minutes

January 27, 2021, 3:30 p.m.

Via Microsoft Teams

- PRESENT:**
- M. Sabine, Committee Member
 - G. Duly, Committee Member
 - A. Mamgain, Committee Member
 - R. Bayer, Peninsula Homeless to Housing Task Force (PH2H)
(non-voting)
- COUNCIL:**
- Councillor A. Manning
 - Councillor E. Johanson
- ABSENT:**
- C. Bowness, Committee Member
 - U. Maschaykh, Committee Member
 - C. Harris, Committee Member
 - K. Findlay, Member of Parliament, South Surrey-White Rock
(non-voting)
 - T. Halford, Member of Legislative Assembly, Surrey-White Rock
(non-voting)
- GUEST:**
- Mayor D. Walker (entered the meeting at 3:34 p.m.)
- STAFF:**
- G. Newman, Manager of Planning
 - K. Sidhu, Committee Clerk
 - C. Richards, Committee Clerk
-

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 3:31 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: HAC-2021-01 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopt the agenda for January 27, 2021 as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number: HAC-2021-02 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the November 25, 2020 meeting as circulated.

Motion CARRIED

Mayor Walker entered the meeting at 3:34 p.m.

4. **CITY OF WHITE ROCK DEFINITION OF AFFORDABLE HOUSING**

The Manager of Planning presented an outline on how to consider defining Affordable Housing.

The Committee continued their discussion from the last meeting regarding the definition of affordable housing for the City of White Rock. The following discussion points were noted:

- Roughly half of renters are in the core housing need.
- There are now additional utility charges with internet categorized as a necessity and a basic utility.
- Staff noted the importance of when defining affordable housing to take in account the threshold of affordability.
- There was discussion surrounding the BC Housing definition of Affordable Housing and the Metro Vancouver Housing Plan.

- The importance of encouraging developers to include affordable units in their projects.
- Concerns were raised on residents who are below the average income and what their future will be in White Rock.
- Housing studies should be based on/take in account income, household size, age, and capture the demand and needs of the community and the future demographics of White Rock.
- Rental housing should be affordable, accessible, and inclusive with no discrimination.

Action Item: Staff to prepare a definition of affordable housing, that recognizes affordability along a spectrum of household incomes and is in general alignment with thresholds established by Metro Vancouver.

It was noted this work is already underway by staff from a previous ratified motion.

5. **OTHER BUSINESS**

None

6. **INFORMATION**

6.1 **COMMITTEE ACTION TRACKING**

The Committee Action Tracking Document was provided for information.

7. **2021 MEETING SCHEDULE**

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

- February 24, 2021
- March 24, 2021
- April 28, 2021
- May 26, 2021
- June 23, 2021

- July 28, 2021
- September 22, 2021
- October 27, 2021
- November 24, 2021

8. **CONCLUSION OF THE JANUARY 27, 2021 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:02 p.m.



Councillor A. Manning, Chairperson

K. Sidhu, Committee Clerk

Unapproved

2019/2020/2021 HOUSING ADVISORY COMMITTEE MEETING ACTION TRACKING

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

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

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