

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 27, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning & Development Services

SUBJECT: Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH)

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated May 27, 2024, from the Director Planning and Development Services, titled " Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH) ";
 2. Has, pursuant to Section 481.3(7) of the *Local Government Act*, considered the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing, as incorporated in " Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH)" report presented at the May 27, 2024, Council meeting, and, in that regard, considers that no further consideration of the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing is required at this time;
 3. Has, pursuant to Section 479(6) and 525.1(4) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the " Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH) " report presented at the May 27, 2024 Council meeting, and, in that regard, considers that no further consideration of the Provincial Policy Manual and Site Standards:Transit-Oriented Areas is required at this time;
 4. Authorize staff to proceed with the Communication Strategy for "Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH)" as outlined in this staff report.
 5. Direct staff to bring forward for consideration of first and second reading "White Rock Zoning Bylaw, 2024, No. 2506" on June 10, 2024 to implement the Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas legislation;
 6. Direct staff to bring forward for consideration of third and final reading of "White Rock Zoning Bylaw, 2024, No.2506" to implement the Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas legislation on June 24, 2024.
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EXECUTIVE SUMMARY

This report outlines the proposed new Zoning Bylaw which will implement the requirements that the City of White Rock is required to do under the *Local Government Act (LGA) through Bill 44-2023 Housing Statues (Residential Development) Amendment Act, 2023* that came into force on December 7, 2023. The changes that Bill 44 made to the LGA mandated Local Governments to incorporate into their zoning bylaws small-scale, multi-unit housing (SSMUH) in land use zones that are otherwise restricted to single-family dwellings or duplexes, which are referenced as *Restricted Zone* within Bill 44.¹ 88% of the City of White Rock's land base falls within the Province's definition of a Restricted Zone and must comply with SSMUH requirements.

Further detailed information regarding this legislation, and its implications for White Rock's Zoning Bylaw, was previously provided to Council on January 29, 2024. Bill 44 requires municipalities to update their Zoning Bylaws to achieve compliance with the legislation by June 30, 2024.

To comply with the timeline imposed by the Province to include the requirements contained in Bill 44, a new Zoning Bylaw is proposed. The first draft of the Zoning Bylaw 2024, No.2506, is now complete and will be presented for Council's consideration on June 10, 2024, for Bylaw readings. Overall, the draft bylaw is built upon the existing structure and approach of the current Zoning Bylaw 2012, No. 2000, while ensuring the requirements under Bill 44 are fulfilled.

BACKGROUND

Bill 44-2023 Housing Statues (Residential Development) Amendment Act, 2023 (Bill 44)

The Provincial Government introduced in the Legislature on November 1, 2023, *Bill 44-2023 Housing Statues (Residential Development) Amendment Act, 2023* (Bill 44). Bill 44 is part of the Province's Home for People Action Plan that was released by the Provincial Government in 2023. The purpose of the Homes for People Action Plan is to "... take urgent action to speed up delivery of new homes, increase the supply of attainable middle-income housing, fight speculation, and help those who need it the most. Returning to a place where homes are a foundation for people, not for profit."²

- Unlocks more homes, faster by creating the conditions to encourage faster housing construction and reduce development costs, including changes in regulations and zoning, less red tape, more incentives and a focus on targeted types of housing.
- Delivers more housing people can afford to rent or buy, including more homes within reach for first-time homebuyers, and protects renters.
- Supports those who need it the most with more housing for those experiencing homelessness and helping more people to find an affordable place to call home.
- Creates a housing market that puts people ahead of profit with measures to crack down on speculators and profiteers and get the proceeds of crime out of the real estate market.

On December 7, 2023, Bill 44 came into effect changing how planning is carried out in BC by Local Governments with a population over 5,000 people to zone for housing. Bill 44 mandates Local Governments to update their zoning bylaws "...to permit the use and density required by the

¹ [Homes for People Action Plan](#)

² Ibid

SSMUH legislation, in doing this a local government must consider any applicable guidelines for SSMUH, including..... in the Provincial Policy Manual and Site Standards.³

Provincial Policy Manual and Site Standards

The LGA, Section 481.3 (7) states the following:

"In developing or adopting a zoning bylaw to permit the use and density of use required under this section to be permitted, a local government must consider applicable guidelines, if any, under section 582.1 [provincial policy guidelines related to small-scale multi-family housing]."

LGA, Section 481.3 (7) requires Local Governments to consider the Policy Manual and to demonstrate that they have reviewed and contemplated the same when updating their zoning bylaw to include SSMUH requirements. There is no legislative requirement to accept or incorporate the standards, however, they must be considered and demonstrate how they were considered. Staff have considered this requirement and have provided the mechanism for Council to fulfill this requirement within this report (see Appendix A).

Furthermore, it should be noted that while the City has some discretion when establishing zoning requirements related to SSMUH, Section 457.1 of the *Local Government Act* clearly states that the zoning bylaw "must not be exercised in a manner that unreasonably prohibits or restricts the use or density of use" permitted under the SSMUH legislation. As a result of this provision, staff have proposed updates to the zoning bylaw to allow for SSMUH density while still considering the unique geographical features and identity of White Rock. Site modelling and work with a consultant are being used to prove practicability and to demonstrate that the draft zoning provisions are reasonable.

DISCUSSION

A. Small-Scale Multi-Unit Housing (SSMUH)

Through the review of the City of White Rock's existing single-family, duplex and triplex zoning regulations, all components of the Policy Manual were considered in the context of the City of White Rock's needs and unique geographical features. To address the requirements of Bill 44 and the Policy Manual, the services of MODUS Planning, Design & Engagement Inc. (Consultant) were retained to review the City's current zoning regulations and provide recommendations in order to fulfill these legislative requirements. Appendix B includes a comprehensive report detailing the review and analysis undertaken and recommendations proposed by the consultant to support staff in this review.

1.0 Summary of SSMUH Requirements

The Province implemented regulations pertaining to Small-Scale Multi-Unit Housing with the aim of providing more affordable and attainable housing for middle-income families. Examples of SSMUH include, but are not limited to:

- secondary suites
- garden suites
- duplexes
- houseplexes
- townhouses

³ [Provincial Policy Manual and Site Standards](#)

Bill 44 requires a minimum of three to six housing units to be permitted on properties that are subject to *restricted zones*, which are defined as follows:

A zone that restrict the residential use and density of use permitted in the zone to:

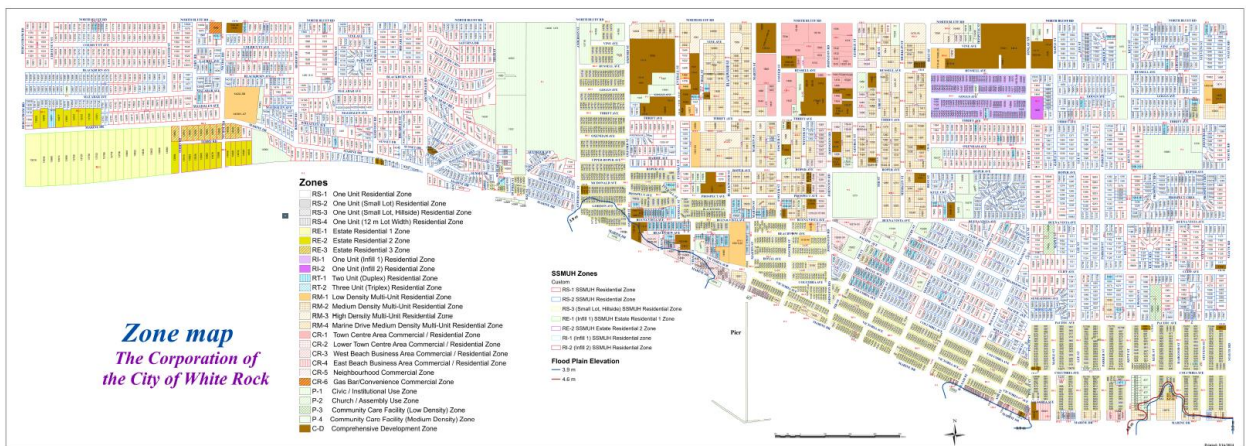
- a. *Detached single-family dwellings, or*
- b. *Detached single-family dwellings and one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located;*
- c. *duplexes, or*
- d. *duplexes with one additional housing unit located within each dwelling comprising the duplex and no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located.*
but does not include a manufactured home zone.

Where properties that qualify as *restricted zones* have a site area of 280m² or less, up to three housing units must be permitted. For properties over 280m², up to four housing units must be permitted. Finally, for properties greater than 281m² and within 400m of a prescribed bus stop (defined by the frequency of bus service), up to six housing units must be permitted (see Section 3.0 for more details).

There are 4,363 parcels of land in the City of White Rock, and 3,852 of those parcels are impacted by SSMUH requirements – this represents approximately 88% of the City’s land base. The remaining 12% of land parcels apply to the RM (*Multi-Family*), CR (*Mixed-Use*), P (*Institutional*) zones and non-restricted property-specific Comprehensive Development (CD) zones that do not fall under the restricted zone category.

Figure 1.0 (see Appendix C for a higher resolution map) below indicates the properties that are subject to SSMUH legislation based on the current zoning map. Each of the new SSMUH residential has been explained in detail under section B.1. under Zoning Bylaw update.

Figure 1: Map highlighting lots in White Rock impacted by SSMUH legislation



Notwithstanding the above, there are certain exemptions to the SSMUH requirements that are applicable to the City of White Rock:

- Parcels of land that are larger than 4,050m² or within a zone in respect of which the minimum lot size that may be created by subdivision is 4,050m².

- Land that is not connected to a water or sewer system (parcels must be connected to both) provided as a service by a municipality or regional district.

The SSMUH legislation will not impact areas covered by the Zoning Bylaw 2000 which does not contain any *restricted zones*. SSMUH requirements do not apply to properties where the zoning permits a greater residential development potential than a duplex with two secondary suites as such properties would not be considered a *restricted zone*.

2.0 Calculating maximum build-out density under SSMUH

The Policy Manual requires the local government to undertake a geospatial analysis that identifies the lots that are subject to the SSMUH legislation. Figure 1.0 above and Table 1.0 below identify the number of properties that are subject to SSMUH legislation. Additionally, Table 1.0 below also calculates the increase in the number of potential units on restrictive lots based on minimum SSMUH density requirements:

Table 1: Breakdown of Lots subject to SSMUH Legislation

TYPE OF UNIT	NUMBER OF PROPERTIES	POTENTIAL UNITS
Secondary Suite	3,852	3,852*
Three Dwelling Units - 280m ² (3,014 sq.ft.) or less	217	651
Four Dwelling Units - 280m ² (3,014 sq.ft.) or more	3,613	14,452
Six Dwelling Units – 281m ² (3,025 sq.ft.) or more and located within 400m of a Prescribed Bus Stop	432	2,592
Residential Properties Greater Than 4,050m ² or require a minimum parcel size of 4,050m ² for Subdivision	22	22**

*This number indicates properties that could have secondary suites. Secondary suites could form one of the units within the 2,3,4 and 6 dwelling unit configuration.

** This number indicates properties could have either an accessory dwelling unit or a secondary suite. These units could form one of the units within the 2-dwelling unit configuration.

3.0 Prescribed Bus Stops

As previously noted under Section 1.0 above, the requirement for a minimum of six housing units applies only to restricted lots above 281m² wholly or partly within 400m of bus stops with frequent service. The Provincial regulations define such bus stops (a “prescribed bus stop) as being a bus stop served by at least one bus route in respect of which a bus is scheduled to stop:

- at least every 15 minutes, on average, between the hours of 7:00a.m. and 7:00 p.m., Monday to Friday, and
- at least every 15 minutes, on average, between the hours of 10:00 a.m. and 6:00 p.m. on Saturdays and Sundays.

Translink has identified two transit routes in White Rock as meeting these prerequisites:

- Bus Route 321 (King George Boulevard) - Surrey Central Station / White Rock Centre

- Bus Route 351 i.e. from Bridgeport Station / White Rock Centre

Seven of Route 321 bus stops and eight of Route 351 bus stops are located within the City of White Rock. All identified fifteen (15) bus stops are primarily located along Johnston Road, Thrift Avenue and Oxford Street.

Staff would like to highlight to Council that Translink did not release the mapping and data for Prescribed Bus Stops until May 6, 2024. The Province advised that this data would be released by mid-March 2024.

Figure 2 (see Appendix D for higher resolution map) below shows the properties that are subject to the Prescribed Bus Stop requirements of SSMUH. Table 2.0 below indicates how many properties under the current zoning that are subject to the Prescribed Bus Stop SSMUH legislation:

Figure 2: Parcels (existing zoning) within the 400m buffer of a Prescribed Bus Stop



Table 2: Number of Properties subject to Prescribed Bus Stop per SSMUH requirements

CURRENT ZONING	NUMBER OF PROPERTIES
RS-1 One Unit Residential Zone	89
RS-2 One Unit (Small Lot) Residential Zone	319
RS-4 One Unit (12.1m lot width) Residential Zone	2
RT-1 Two Unit (Duplex) Residential Zone	23
RT-2 Three Unit Triplex Residential Zone	1
CD zones	6
Total Properties	440

In addition to the requirement to permit six units, municipalities are not permitted to require residential parking minimums, including visitor parking minimums, for the first six housing units in SSMUHs located within 400m of a prescribed bus stop.

B. PHASE ONE - IMPLEMENTING BILL 44 REQUIREMENTS

Local Governments are the creation of the Provincial Government through the division of legislative powers of the *Canadian Constitution Act* (ss. 92, 92(A) and 93 of the *Constitution*

Acts, 1867 to 1982)⁴. Local governments only exist through the delegation of powers from the Provincial Government via legislation. The Provincial Government is requiring local governments, including the City of White Rock, to implement SSMUH as part of the Provinces, *Homes for People Action Plan*.

SSMUH is not an opt-in or opt-out process. If a local government does not implement SSMUH requirements, the Provincial government has made it very clear that they will step in and enforce SSMUH legislation in the absence of local government input or approval. Within the Province's Policy Manual, the guidance notes state the following to ensure compliance with SSMUH requirements:

1. *“Approve a zoning bylaw or bylaws that comply with SSMUH requirements by **June 30, 2024**, unless an extension has been granted and not expired.*
2. *Notify the Minister of Housing in writing that the final zoning bylaw or zoning bylaw amendment necessary for compliance with the SSMUH requirements has been adopted, the location(s) of any exempted land(s) and the legislative provisions supporting the exemptions.*
3. *Update the official community plan by December 31, 2025.”*

The *Local Government Act*, Zoning bylaws and small-scale multi-family housing Section 481.3 (1) clearly spells out what **MUST BE** included in zoning bylaws to comply with SSMUH – see Appendix E.

To comply with the legislation for SSMUH, staff brought forward a report to Council to update the current Zoning Bylaw to permit secondary suites in the current RS-1, RS-2, RS-3 and RS-4 residential zones. Council adopted this amendment through Zoning Amendment Bylaw No. 2501 on April 15, 2024.

Staff have been working to address the inclusion of the permitted uses and minimum densities required under SSMUH into an updated zoning bylaw that represents and fits the unique identity of the City of White Rock, but also complies with SSMUH. The following activities have been undertaken to fulfill the Policy Manual requirements:

- a) A Consultant was engaged to assist staff in reviewing and analyzing a pathway to compliance with Bill 44 that meets the unique needs of the City of White Rock and land use framework.

The consultant has provided recommendations for Zoning Bylaw amendments to meet the June 30th requirements for Bill 44, including an approach to meet minimum densities which required:

- Review of the City's key Bylaws and policies including Zoning Bylaw 2000, Official Community Plan Bylaw 2220;
- Review of Provincial Housing Legislation (Bills 44 and 46);
- Mapping analysis to identify affected parcels in White Rock, as well as locations of required and proposed densities;
- Conducting a workshop with staff to establish a shared understanding of SSMUH impacts on the City's urban fabric, explore potential housing configurations, opportunities for zone consolidation considerations, and proposed updated parking based on SSMUH requirements;

⁴ [The Constitution Acts, 1867 to 1982](#)

- 3D modelling to assess and illustrate recommended amendments to zoning parameters in order to permit realistic SSMUH densities as required under Bill 44
- b) Staff have undertaken a tabletop analysis of existing housing stock to determine age and housing form.
- c) Staff have reviewed and identified the properties that fall within the Province’s definition of *restricted zones*, and developed maps that indicate the following:
 - a. Parcels that fall within SSMUH lot sizes (Appendix D);
 - b. Lots that fall within a Prescribed Bus Stop (Appendix C);
 - c. Updated Zone map based on SSMUH legislation
- d) Staff evaluated the existing zoning regulations that apply to properties that are classified by Bill 44 as *restricted zones*. From this staff and the consultant modeled requirements for the new SSMUH zones that would achieve the densities and housing typology from the Policy Manual.

Bill 44 has several components and deadlines that Local Governments must fulfill in order to be in compliance with SSMUH. The following sections will detail those requirements and processes that will form Phase One of the Implementation of Bill 44, as well as, provide additional information regarding changes to the Public Hearing process.

1.0 Zoning Bylaw Update

Upon careful examination of the City bylaws, it has become clear that facilitating the development of 2,3, 4, or 6 units on historically single-family lots in White Rock will necessitate a significant alteration in the way residents perceive their neighbourhoods. This transition will require a shift in their viewing of these residential areas from that of single-family to multi-family, mixed-use locations. The existing zoning bylaw regulations, which have been in effect for over a decade, do not consider the construction of multiple units on a single-family residential lot. As per the consultant's site modelling, it appears that meeting the Provincial densification mandate may only be feasible by loosening the current regulations and striking a balance between the two.

Understanding the most valued characteristics in this community and prioritizing competing priorities is key to achieving balance. For example, when it comes to updating zoning bylaw regulations, factors such as building height, parking requirements, lot coverage, and setbacks are weighed against other community values such as tree protection, promoting site permeability, and preserving scenic view corridors. Given the complexity and diversity of these factors, and in light of SSMUH requirements, it's likely that most, if not all, zoning regulations will need to be relaxed.

To comply with SSMUH, changes are required to the existing zoning bylaw contents. The draft Zoning Bylaw 2024, No. 2506 will be available for Council and the Public to view on May 28th, 2024 (see Section C-Communication Strategy below), incorporates the requirements of Bill 44 to permit as outright permitted zoning rights a minimum of two to six units of dwelling units on lots formerly recognized as single-family or duplex lots, which are referred to as restricted zones in the SSMUH legislation.⁵

⁵ [Provincial Policy Manual and Site Standards](#)

The following nineteen zones are subject to the restricted zones SSMUH legislation and are listed in Table 3 below:

Table 3

Existing Zones*	Zone Intent
RS-1 Zone	One-unit residential buildings on lots of 464 square metres (4,995 square feet) or larger.
RS-2 (Small Lot) Zone	One-unit residential buildings on lots of 362 square metres (3,896.53 square feet) or more.
RS-3 (Small Lot, Hillside) Zone	One-unit residential buildings on hillside lots of 278.7 square metres (2,992.37 square feet) or more.
RS-4 Zone	One-unit residential buildings on lots with a minimum 12.1m lot width and 410m ² (4,413ft ²) lot area.
RE-1 Zone	One-unit residential buildings on estate residential lots of 0.5 hectares (1.235 acres) or larger.
RE-2 Zone	One-unit residential buildings on estate residential lots of 2,000m ² (21,527.9ft ²) or larger.
RE-3 Zone	One-unit residential buildings on estate residential lots of 1,200m ² (12,916.7ft ²) or larger.
RI-1 (Infill 1) Zone	Infill redevelopment for one-unit residential buildings in the south of hospital lands area on lots of 333.0m ² (3,584.38ft ²) or more.
RI-2 (Infill 2) Zone	Infill redevelopment for one-unit residential buildings in the East Side Large Lot Infill Redevelopment Area.
RT-1 (Duplex) Zone	Two-unit residential (duplex) use on fee-simple lots with 742.0m ² (7,986.82ft ²) or greater lot area.
RT-2 (Triplex) Zone	A two- or three-unit residential (duplex or triplex) use on fee-simple lots with 742.0m ² (7,986.82ft ²) or greater lot area.
CD-7 Zone (14971 Prospect Avenue)	Two one-unit residential uses and a garden pavilion and related buildings and structures on the same lot
CD-9 Zone (15383 – 99 Avenue)	Development of five one-unit residential units to a density of approximately 15 units per acre.
CD-10 Zone (987-91 Keil Street)	One-unit residential structures on lots of 362 square metres (3897.7 square feet) or more, and a frontage of 9.6 metres (31.5 feet).
CD-11 Zone (15441 – 57 Buena Vista Avenue)	The development of a bare land strata subdivision containing five detached one-unit residential buildings on a site of approximately 2,023m ² (0.5 acre).

Existing Zones*	Zone Intent
CD-26 (Anderson and McDonald)	The re-subdivision of the subject properties consistent in size and area with the adjacent properties and the original survey plan for the area.
CD-27 Zone (15611– 19 Columbia)	The re-subdivision of the subject properties in order to create two single-family lots of a consistent size.
CD-39 Zone (14310 Marine Drive)	The subdivision of the subject properties in order to create two single-family lots on smaller, irregular lot sizes.
CD-65 Zone (14401 Sunset Drive)	The subdivision of the subject properties in order to create two single-family lots on smaller, irregularly shaped lots with a minimum lot size of 443 m ² (4,766 ft ²).

*CD Zone means property-specific Comprehensive Development Zone

Through the analysis conducted by staff detailed earlier in the report and the work undertaken by the consultant which is attached to this report (Appendix B) to implement SSMUH zoning requirements, several changes are required to the current zoning regulatory framework for the City of White Rock.

The following are key areas that will be amended to fulfill SSMUH in the new draft Zoning Bylaw 2024, No. 2506:

- Interpretation and Definitions;
- General Provisions and Regulations;
- Specific Use Provisions and Regulations;
- General Zones – Uses Permitted and Zone Regulations;
- Realignment of the nineteen residential zones that are classified as restricted zones in the SSMUH legislation as shown in Table 4 below:

Table 4

EXISTING ZONES		NEW CONSOLIDATED ZONES		
Zone	Min. Lot size	New Zone	New Min. Lot zone	Potential dwelling unit per parcel of land
RS-1	464 m ²	RS-1 SSMUH Residential Zone*	742 m ²	4 dwelling units*
RT-1	742 m ²			
RT-2	742 m ²			
RS-4	410 m ²	RS-2 SSMUH Residential Zone*	410 m ²	4 dwelling units*
RS-2	362 m ²	RS-3 (Small Lot, Hillside) SSMUH Residential Zone*	280 m ²	3-6 dwelling units*
RS-3	278.7 m ²			
RE-1	5,000 m ²	RE-1 SSMUH Estate Residential 1 Zone	No change	One-unit residential + secondary suite

EXISTING ZONES		NEW CONSOLIDATED ZONES		
Zone	Min. Lot size	New Zone	New Min. Lot zone	Potential dwelling unit per parcel of land
RE-2	2,000 m ²	RE-2 SSMUH Estate Residential 2 Zone	2,000 m ²	4 dwelling units
RE-3	1,200 m ²			
RI-1	333 m ²	RI-1 (Infill 1) SSMUH Residential Zone	No change	4 dwelling units
RI-2	256 m ²	RI-2 (Infill 2) SSMUH Residential Zone	No change	3-6 dwelling units*
CD-7	464 m ²	-	No change	4 dwelling units
CD-9	260 m ²	-	No change	3 dwelling units
CD-10	362 m ²	RS-3 (Small Lot, Hillside) SSMUH Residential Zone	No change	4 dwelling units
CD-11	275 m ²	-	No change	3 dwelling units
CD-26	357.5 m ²	RS-3 (Small Lot, Hillside) SSMUH Residential Zone	No change	4 dwelling units
CD-27	285 m ²	RS-3 (Small Lot, Hillside) SSMUH Residential Zone	No change	4 dwelling units
CD-39	330 m ²	RS-3 (Small Lot, Hillside) SSMUH Residential Zone	No change	4 dwelling units
CD-65	443 m ²	RS-2 SSMUH Residential Zone	No change	4 dwelling units

**Certain parcels in these zones will facilitate a minimum density of 6 units since they fall within the 400m buffer of a prescribed bus stop.*

As shown in Table 4 above, in response to the Provincially mandated changes stemming from the SSMUH legislation, staff have proposed the above zone consolidations and have explained a few key updates below in addition to a detailed rationale provided as Appendix A:

- The existing RS-1, RT-1 and RT-2 zones be consolidated into the new RS-1 SSMUH Residential Zone which will allow for up to 4 dwelling units.
 - Lots in this zone will be larger than 742m² and can help in achieving family-oriented housing units i.e. 2 and/or 3 bedrooms within SSMUH development.
 - Staff note that many existing RS-1, RT-1 and RT-2 zones have been identified to fall within 400m of a prescribed bus stop and will therefore be eligible for a density of 6 units. This is not an optional requirement, but it is a **must** requirement under SSMUH. Staff notes that the Province has instructed that off-street parking requirements must not be required for such lots (see Figure 2 above and Appendix X for a high-resolution map)

- The existing RS-2 and RS-3 zones be consolidated into the new RS-3 (Small lot, Hillside) SSMUH Residential Zone which will allow for up to 4 dwelling units.
 - Lots in this zone will be larger than 280 m².
 - Staff note that a majority of the existing RS-2 zoned lots in the City have been identified to fall within 400m of a prescribed bus stop and will therefore be eligible for a density of 6 units. This is not an optional requirement, but it is a **must** requirement under SSMUH. Staff notes that the Province has instructed that off-street parking requirements must not be required for such lots (see Figure 2 above and Appendix X for a high-resolution map)
- The existing RE-2 and RE-3 zones be consolidated into the new RE-2 SSMUH Estate Residential 2 Zone which will allow for up to 4 dwelling units.
 - Lots in this zone will be larger than 2,000 m².
- The existing RI-1 zones be updated to the new RI-1 (Infill 1) SSMUH Residential Zone which will allow for up to 4 dwelling units.
 - Lots in this zone will be larger than 333 m².
 - The existing RI-1 zoned lands were pre-zoned in the early 2000s to support infill development on parcels south of Peace Arch Hospital (known as South of Hospital Lands). Staff recommends that the new RI-1 SSMUH Residential Zone applies only to the existing two blocks bounded by Russell Avenue and Thrift Avenue, and Best Street and Finlay Street in order to preserve the existing fabric of this area while increasing the density to meet SSMUH requirements.
- The existing RI-2 zones be updated to the new RI-2 (Infill 2) SSMUH Residential Zone which will allow for up to 4 dwelling units.
 - Lots in this zone will be larger than 256 m².
 - There is currently only one parcel in White Rock zoned RI-2. Except for four lots, all other one-unit residential lots in the East Side Large Lot Infill Redevelopment Area that would have qualified for rezoning to the existing RI-2 zone are anticipated to generate density greater than SSMUH as there are active development proposal applications at various stages in the Planning approval and Building permit process
- No changes are proposed to CD-7, CD-9 and CD-11 Zones as these site-specific zones currently permit density beyond SSMUH requirements.
- The existing CD-10, CD-26, CD-27, and CD-39 zones be updated to the new RS-3 (Small Lot, Hillside) SSMUH Residential Zone which will allow for up to 4 dwelling units.
- The existing CD-65 zone be updated to the new RS-2 SSMUH Residential Zone which will allow for up to 4 dwelling units.

Figure 3 (see Appendix F for a higher resolution map) below shows the residential properties that are applicable for SSMUH zoning based on the explanation provided for each zone above.

Figure 3



The proposed realignment of the current residential restricted zones has been developed and modelled to comply with SSMUH legislation and the Province’s Policy Manual while trying to keep the form and character of residential neighbourhoods within the City of White Rock. As mentioned previously, Staff have evaluated current zoning requirements, looking at precedent images, and working with a consultant to consider the viability of the new requirements through mapping and site modelling.

Floor Area Ratio - FAR

White Rock uses Floor Area Ratio or FAR as a tool to measure density to create an interesting and diverse viewscape. Staff has observed that the use of FAR hasn’t necessarily restricted the height and composition of the housing stock in White Rock, resulting in unique houses that foster a sense of community exclusive to White Rock and offer ocean views, which is a community asset.

Staff have explored removing the typical FAR to effectively achieve SSMUH density per the Policy Manual. However, given White Rock’s site topography, staff are recommending that FAR continue to apply and are proposing increases to these limits for specific zones to meet the intent of the SSMUH legislation.

Additionally, it should be noted that legislation for SSMUH and the Policy Manual does not detail nor require specific floor areas for a dwelling unit. It requires the ability to provide specified numbers of dwelling units per parcel of land based on the area of the parcel of land. These requirements have been fulfilled with updates and new consolidated zones will be presented in the draft Zoning Bylaw 2024, No. 2506 in the next meeting.

Parking

The Policy Manual recommends reducing or eliminating minimum parking requirements. Bill 44 specifically prohibits local governments from requiring any off-street parking in residential areas within 400 m of a prescribed bus stop (areas where six units are permitted).

In general, for the smaller lots (new RS-2 SSMUH Residential Zone, RS-3 (Small Lot, Hillside) SSMUH Residential Zone, RI-1 (Infill 1) SSMUH Residential Zone, and RI-2 (Infill 2) Residential Zone), providing 1 off-street parking space per unit would lead to significant degradation of front yards to support 3+ SSMUH units. Given the relationship with permeable surfaces, tree retention and general urban design and in keeping with the Provincial Policy Manual, a further reduction to minimum parking requirements has been considered as follows:

- **Outside** of the 400 m radius from the identified prescribed bus stops:
 - SSMUH housing with 1-2 units: minimum 1 space/unit
 - SSMUH housing with 3-4 units: minimum 0.5 space/unit
- **Inside** the 400 m radius of prescribed bus stops, provincial legislation prohibits local governments from setting minimum parking requirements.

In all cases, any partial number resulting from calculations would be rounded up.

There may be potential for an increase in on-street parking with the implementation of SSMUH legislation. Staff will consider opportunities for mitigation as part of the Parking strategy review.

Permeable Lot Coverage

Parking requirements and lot coverage are interrelated zoning parameters with significant overlap. In relation to the minimum parking requirement established, revised Lot coverage limits have been included to allow for SSMUH density in White Rock. This can be used as a tool to help mitigate some concerns related to SSMUH by ensuring an appropriate balance between open space and impermeable area.

For SSMUH housing forms, low or no parking requirements can significantly increase permeable, open space to support more tree retention/planting, reduce impacts on stormwater flows and infrastructure, and improve the livability of new housing units and any principal housing units retained on the site.

The Consultant analyzed an average lot's capacity in each consolidated zone to supply off-street parking spaces when considering frontages, permeable lot coverage and urban design. Results have shown that minimum parking requirements that are too high (i.e. 1 parking space per unit) — particularly on parcels smaller than 742 m² (i.e. new RS-2 SSMUH Residential Zone, RS-3 (Small Lot, Hillside) Residential Zone, RI-1 (Infill 1) SSMUH Residential Zone and RI-2 (Infill 2) SSMUH Residential Zone) — will likely conflict with the City's targets for permeable surfaces unless mitigated by creative design and use of materials.

In these cases, parking would need to either be located within buildings and/or some portion of driveways and parking surfaces would need to be constructed from permeable pavers, gravel and other durable yet permeable materials. On these smaller parcels, a parking requirement of 1 parking space per unit would likely either result in driveways that extend across most of the front yard and/or require building a garage that significantly reduces the livable space of a ground floor unit. This gives the opportunity to a homeowner/developer/architect/designer to come to the City with creative solutions to the urban built-form while taking into account the proposed limited off-street parking supply.

Subsequent Amendments

Due to the tight time frame that has been imposed by the Provincial Government to comply with SSMUH legislation, every effort has been made to ensure that there are no unintended

consequences from the changes to the current zoning format and regulations. However, there are always some housekeeping amendments that will be required to remove those anomalies.

- Variations

The proposed site standards in the Province's Policy Manual are of a generic format that may not always fit a proposed design for a particular parcel of land in White Rock. In these situations, a Development Variance Permit (DVP) can be sought by the applicant to deal with site-specific requirements.

- Design Guidelines

The policy manual recommends not requiring a Development Permit for SSMUH. However, staff recommend that a Development Permit for these types of development be necessary, more specifically, for residential lots that fall within the Environmental Development Permit Areas in the OCP, to ensure certain design standards are met through effective and safe design solutions. As part of the Phase Two work (see applicable section below), the consultant, along with staff, will review and propose updates to White Rock's Mature Neighbourhood Infill Development Permit Area guidelines in the OCP which apply to 88% of parcels impacted by SSMUH.

2.0 Required Consideration of Provincial Policy Manual and Site Standards

As discussed earlier in the report, the *Local Government Act* Section 481.3 (7) requires that Council must consider in preparing, amending, or adopting a zoning bylaw to permit the use and densities required in the SSMUH legislation, any applicable guidelines for SSMUH contained in the Provincial Policy Manual and Site Standards. Staff have dutifully considered the Policy Manuals and recommend against using the SSMUH site standard guidelines where there is not already alignment with existing City regulations. Appendix A attached to this report is a summary of each proposed zone, regulation and site standard created to comply with SSMUH and a rationale for the regulation and site standards considered against the site standards contained in Part 4 of the Province's Policy Manual⁶.

The Provincial guidelines are in place to support municipalities on a large scale and are written in a one-size-fits-all manner. As noted above, the variance process exists for lots with constraints that may not fit fully within the zoning but can otherwise demonstrate there would be minimal impact to varying the regulations.

3.0 Monitoring

The Province has advised that standardized housing designs for various forms of small-scale multi-unit housing will be released in the summer of 2024. These standardized designs are intended to streamline the construction approval process and be available for developers when applying for building permits. After staff have an opportunity to review these designs, additional amendments to the Zoning Bylaw may be proposed to allow applicants to use some or all of those designs, if applicable. Staff will note that given the complex site topography and protected areas in White Rock, these sample designs may not apply to all types of SSMUH development. In the interim, site-specific variances could be sought by an applicant, if required.

As SSMUH is implemented, staff will monitor the outcomes and suggest improvements or changes to the Zoning Bylaw in the future, as necessary, based on tangible construction outcomes and the development experience over time. Staff will also monitor any other

⁶ [Provincial Policy Manual and Site Standards](#)

implications of the SSMUH zoning and parking regulations (e.g., infrastructure, parking, and financial impacts), and report back to Council in the future, as required.

4.0 Public Hearings

On November 25, 2021 Bill 26 received royal assent, which amended the *Local Government Act* and removed the requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan (OCP). This change did not prohibit the holding of public hearings in this scenario, just made it optional. Bill 44 amended the *Local Government Act* further to prohibit public hearings "a zoning bylaw proposed for the sole purpose of complying with section 481.3 [zoning bylaws and small-scale multi-family housing]". Accordingly, a Public hearing will not be held for the Zoning Bylaw 2024, No. 2506.

In the change that came along with Bill 26, there was an additional amendment to the *Local Government Act* that requires public notice if a public hearing is not held or prohibited. The proposed zoning bylaw amendments to fulfill SSMUH requirements require that a public notification be undertaken before the Council provides first reading of the bylaw. Prior to Council considering the proposed new zoning bylaw for first reading on June 10th as noted within staff's recommendation contained in this report, the public notification will be posted on the City of White Rock website and in the newspaper. A notice of Council consideration has been prepared where the draft Zoning Bylaw will be considered for readings and is scheduled to be advertised on May 30th and June 6th respectively.

C. COMMUNICATION STRATEGY

Since the introduction of Bill 44, staff have engaged with a consultant and internal departments to assess the impact of SSMUH in White Rock. Community engagement on SSMUH has not taken place to date due to the limited timeline for staff to review, analyze and prepare recommendations in order to meet the June 30, 2024, deadline.

In order to inform the public of the bylaw changes in response to the Provincial housing legislation, staff are proposing a communication strategy that utilizes both digital and print tools to reach a wide audience as follows:

1.0 Digital Approach

- City Website:
 - Create a primary webpage for information related to SSMUH and other legislation introduced by the Province in the Fall of 2023. This will include an FAQ section as well.
 - Design an interactive community map which will include the new SSMUH density that will be in effect by June 30, 2024. This map will be a visual device that will enable residents to gain insight into the updated densities within their surrounding residential vicinities, as well as explore the potential for redevelopment on their respective properties.
- City Connects E-Newsletter: This can be used to inform SSMUH updates.
- Press Releases: These can be utilized to communicate the key changes.
- Social Media: Various platforms will be utilized.

2.0 Print Approach

- Newspaper: A quarter-page print Ad in the Peace Arch News
- Handout: To support reoccurring inquiries, a handout will be prepared to aid the general public and development community in understanding the changes.

The proposed level of engagement detailed in the communication strategy will be limited to informing the public on the Zoning Bylaw updates relating to SSMUH only. Furthermore, public feedback will be monitored following the initial implementation of SSMUH as part of the broader Zoning Bylaw Update to be completed by 2025. SSMUH zoning provisions will be revisited and amended as necessary, prior to the final adoption of a new OCP and Zoning Bylaw by the end of 2025.

Additionally, staff will note that a notice of Council consideration has been prepared where draft Zoning Bylaw 2024, No. 2506 will be considered for readings, and will be available to the public and Council effective May 28th.

Transit Oriented Areas (TOA) and Designation of Transit Oriented Development (TOD) Areas

Currently, White Rock has not been identified as having a TOD area to designate. Areas within 400m of Bus Exchanges that meet a specified list of criteria will be required to designate a Transit Oriented Area, with minimum density requirements under the legislation.

At this time, the White Rock Bus Exchange (Johnston/152nd & North Bluff/16th Avenue area) has not been identified by the Province as requiring a TOA designation. Upgrades to this Bus Exchange in the future could trigger the requirement to designate the area. Future densities within the 400m range would be required to meet the following minimums:

- Within 200m or less from the bus exchange – 4.0 FAR & 12 storeys
- Within 200m to 400m from the bus exchange – 3.0 FAR & 8 storeys

Additionally, as transit services expand within the South Surrey & White Rock area, other transit-oriented designations may be triggered. Ultimately, within all areas, the City is not restricted from designating higher densities and FARs and retains the ability to negotiate with developers for densities that are above and beyond the “as of right” densities required by the Province (including the SSMUH).

The Mayor’s Council has prioritized the Bus Rapid Transit (BRT) as part of their *10-year priorities plan*⁷. Bus Rapid Transit, or BRT, is a high-frequency rapid transit service with dedicated bus lanes and rail-like stations. Up to nine BRT and RapidBus priority corridors have been identified. The Mayors’ Council identified King George Boulevard, Langley–Haney Place, and Metrotown–North Shore as the first three corridors to advance to further planning, engagement, and implementation. The King George Boulevard BRT corridor is intended to run up to Semiahmoo Town Centre. Staff anticipate there may be a future impact on White Rock as it relates to TOAs, however, this has not been confirmed by the Province at this time.

Staff would like to note that the legislation requires Council to consider TOD legislation even though the City of White Rock is not captured within an identified TOA at this time and hence has been included in the staff recommendations.

⁷ [Transport 2050: 10-Year Priorities for Translink](#)

PHASE TWO - WORK FOR 2024-2025 RELATING TO BILL 44 IMPLEMENTATION

There were several legislative requirements that the Provincial Government introduced in the fall of 2023 besides SSMUH that impacted Local Governments in the area of planning, reporting requirements to the Province, and development approval processes. Phase Two of implementing Bill 44 requirements will involve updates and amendments.

- Update Parking requirements;
- Review and Update the Mature Neighbourhoods Infill Development Permit Area Guidelines and associated Development Procedures ;
- Review the draft Development Procedures Bylaw and identify sections to update in order to streamline the delivery of SSMUH prior to advancing to Council;
- Review the new Amenity Cost Charge (ACC) program which replaces the current Community Amenity Contribution program (CAC)

Bill 16

Municipalities are generally not permitted to use density bonusing towards achieving the minimum number of SSMUH units required by the legislation. This means that the City cannot require road dedications within the zoning requirements. This will negatively impact the priorities of other City departments, such as land acquisition for the creation of separated boulevards and bicycle lanes.

However, on April 25th, the BC government passed *Bill 16, the Housing Statutes Amendment Act, 2024*, which supports the recent legislative changes intended to increase the supply of housing in BC. According to the Province, this bill provides local governments with new additional authorities that will allow them to continue to secure important outcomes outside of rezonings, increasing transparency and certainty in the development approval process. Some of the changes include:

- Establishing a new authority for inclusionary zoning that will let local governments require affordable housing and new developments, subject to appropriate financial analysis, consultation and guardrails to ensure homes get built.
- Providing municipalities with clear authorities to protect tenants who are evicted as a result of redevelopment, including financial assistance or help finding alternate housing.
- Expanding local government authorities to secure important site-level infrastructure like wider sidewalks, protected bike lanes and other infrastructure that is important to building complete communities.
- Establishing a density bonus framework to parallel the inclusionary zoning, with similar requirements for financial analysis, consultation and reporting.

At this point in time, this Bill has not been included in any departmental work plan as it will affect more than one area of the City. Staff will return to Council on this matter once there has been an opportunity to review the new legislation.

KEY TIMELINES: Short- and Long-Term Actions

The Province has set a deadline of June 30, 2024, when a local government must comply with the SSMUH requirements. This staff report brings forward bylaw amendments for Council consideration. A Public Hearing is prohibited from being held per LGA Section 464.

A number of other implementation items are being prepared and include the following key dates and timelines. Staff notes that some of these legislative changes are detailed below and are action items for Local Governments:

Before June 30, 2024	Final adoption of new Zoning Bylaw 2024, No. 2506
June 30, 2024	Written notice to be provided to the Minister of Housing re: adoption of Zoning Bylaw 2024, No. 2506.
TBD	Local Governments have been awaiting Provincial instructions on the Housing Needs Report since January 2024. Upon receipt, the update will commence.
June/July 2024	Province to provide zoning bylaw and OCP update instructions (based on Housing Needs Reports) to local governments.
January 1, 2025	Interim Housing Needs Report is to be adopted
Before February 24, 2025	Submit updated Regional Context Statement (RCS) to reflect Metro 2050 (regional growth strategy) to the Metro Vancouver Regional Board for consideration
December 31, 2025	Municipalities to have completed their first comprehensive review and update of the City's Official Community Plan and Zoning Bylaw to align with the interim Housing Needs Report

Please note that these actions are based on the current legislative landscape and may need to be adjusted as new information becomes available or as the landscape evolves. Ongoing monitoring and adjustments will be necessary.

IN-STREAM APPLICATIONS

The SSMUH Policy Manual provides some guidance regarding options for in-stream development applications, although they do not prescribe a specific process or approach. For applications that are in process to allow uses that will become permitted as-of-right, local governments in smaller jurisdictions may wish to consult with applicants to determine how they would like to proceed. For larger jurisdictions, it is recommended that a Council policy be created⁸.

Out of 115 active development application files, 34 files relate to rezoning. Of these 34 files, 12 single-family, duplex & triplex development applications have not proceeded to Council, and 5 single-family and duplex applications have received third reading, for a total of 17 in-stream applications that now qualify for SSMUH density. Staff recommend that a detailed policy is likely not needed in White Rock given the relatively small number of in-stream applications. Since bylaw changes will not be effective until June 30, 2024, these in-stream zoning applications can proceed under the current White Rock Zoning Bylaw, 2012, No.2000 regulations with no impact.

Pending a zoning bylaw update to incorporate legislative changes is approved by Council (anticipated for June 10, 2024), applications will proceed in the normal course of staff review and Council approval under the existing Zoning Bylaw.

Should these applicants wish to move ahead with their application up to the point of the third reading and in advance of the anticipated zoning changes and under the existing zoning bylaw, associated bylaws will need to be filed on or before the effective date of the new regulations and

⁸ [Provincial Policy Manual and Site Standards](#)

a new bylaw reflecting the new zoning regulations would need to be introduced for required readings and adoptions. Given staff's capacity to meet the short timeline of the June 30, 2024 deadline, staff do not foresee these applications being presented to Council for final adoption prior to SSMUH regulations being implemented. As this is largely an administrative process, there will be no impact on applicants, as the new zones will be more progressive. Staff will work with applicants on a case-by-case basis to determine how they wish to proceed.

FINANCIAL IMPLICATIONS

As a result of the Provincially legislated timeline for implementation, the required updates to the City Zoning regulations, Housing Needs Report, and Official Community Plan must be prioritized ahead of other previously planned policy and procedure work.

The Province has allocated \$51M to be distributed between local governments across the province. The City has received \$246,896 in funding from the Province of BC to assist with the implementation of the housing legislation with detailed guidelines supplied by the province establishing parameters for the specific use of these funds.

Due to the limited staff capacity in the Planning Division and in order to maintain current service levels, staff retained the services of a consultant to assist in the review of the Zoning Bylaw and related works to meet the June 30th SSMUH implementation deadline. Staff also anticipate that it will be necessary to retain the services of consultants, and are in the process of recruiting additional staff to accommodate the significant work that needs to be undertaken during 2024-2025.

Council has allocated an additional budget in the amount of \$200,000 to support staff capacity and consulting needs in addition to the funding provided by the Province.

Financial impacts to the City resulting from the legislative changes are anticipated in the long term as well. Staff expect that there will be an ongoing operational impact as a result of the legislated reviews and updates (e.g., 5-year OCP and HNR updates, development applications, secondary suite legalization and construction, and building permits) which is anticipated to necessitate additional staffing resources in the planning and building divisions.

Staff will continue to monitor resource implications related to the implementation of the housing legislation and will report back to Council, as required.

LEGAL IMPLICATIONS

It is mandatory that the City achieve compliance with the province's requirements for regulation implementation and bylaw updates no later than June 30, 2024. Typically, by legislation, local governments cannot enact new zoning regulations that do not comply with that government's Official Community Plan (LGA s. 478 (2)). However, zoning bylaw updates required to ensure that the City is in compliance with the SSMUH legislation are excluded from the provisions of s. 478 of the LGA until December 31, 2025.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

This staff report provides an update on Provincial housing initiatives and is provided as information in addition to seeking Council endorsement of the Communication Strategy (Section C above) and the Province's Policy Manual. The Strategy has been proposed and is intended to share information on Provincial Housing legislation with the community and provide access to information.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering Review

In order to better understand the impacts of SSMUH zoning on utility infrastructure upgrades, Engineering has engaged a consultant to support in the preparation of a build-out analysis based on the required zoning bylaw updates. At this time, Engineering is looking to answer the three big questions as it relates to the future built-out population for SSMUH as follows:

- Determine if there is sufficient capacity in the water treatment plant
- Determine if there are general areas in the City that cannot service SSMUH from a water, drainage and sanitary perspective and recommend further study, if required
- Determine if the aquifer capacity is sufficient to support future built-out population or if further study is required

The findings from this work will support future master plan updates, and DCC program updates and will inform future Financial Plans. There is a possibility that limitations on development may apply for property owners wishing to develop where there may be inadequate infrastructure or capacity deficiency due to SSMUH. These locations will be further determined through this work and refined with future studies as required.

The 2021 census identified that the average household size is 1.9 person/unit in White Rock. Engineering will utilize this population/unit estimate to complete mapping that will inform this infrastructure analysis work and will report back to Council with any significant findings.

Building Bylaw Review

In addition to the changes to the Zoning Bylaw, amendments to the City of White Rock “Building Bylaw 2012, No. 1928 may be required.

Staff will continue to liaise with other City departments throughout the implementation and monitoring phase of the Bill 44 implementation. Staff will also work to develop an understanding of the uptake that is to be expected and the immediate demands on services that will result from implementing these legislative changes.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

As noted in the January 29, 2024 staff report, Staff reached out to the Ministry to better understand the implications of the new regulations as they relate to the City’s Tree Protection Bylaw, as White Rock is one of several BC municipalities with tree bylaws. In summary, Ministry staff noted that:

- Tree protection bylaws cannot be used to restrict the permitted density in a zoning bylaw. This means that although a tree protection bylaw may be in place, the property must be allowed to have the applicable Small-Scale Multi-Unit Housing built.
- If a tree-cutting bylaw prevents all of the uses permitted by the applicable zoning bylaw OR the density permitted by the zoning bylaw, then the council must either compensate the owner or provide a development permit, development variance permit or other method that allows an alternative means for the parcel to be used for a permitted use or developed to the permitted density.

Staff note that a review of the City's Tree Protection Bylaw will be required to practically implement SSMUH in White Rock. This work will be undertaken as part of Phase Two of Bill 44 implementation.

ALIGNMENT WITH STRATEGIC PRIORITIES

The new legislation is ultimately in alignment with Council's strategic priority of *Housing & Land Use* where a key action item is to encourage missing "middle housing" (e.g. duplexes, triplexes, small townhouses, coach houses) through infill development in established neighbourhoods to provide for more housing options for families.

Additionally, one of the main objectives within Council's strategic priority *Organization & Governance* is to improve permit processing times. The new legislation will eliminate the requirement for landowners to go through a rezoning process to increase the density of low-density single-family lots, thereby reducing time and process prior to building permit applications. However, the required timeline for meeting the short and long-term actions will shape the 2024 & 2025 departmental work plan for the Planning division and will impact other areas of the organization, which will necessitate a review of the anticipated timing of work to complete Council's strategic priority projects.

RISKS

If the required amendments by SSMUH legislation to the City zoning are not adopted and implemented no later than June 30, 2024, the Provincial Government has advised the following:

*"Local governments that do not comply with the legislative requirements for SSMUH by the compliance deadline of June 30, 2024, may be subject to a ministerial order that overrides their zoning bylaw to permit the use and a minimum density of use required to be permitted under SSMUH. In these cases, the minister will first give notice and provide an opportunity for the local government to make the amendments. The Local Government Zoning Bylaw Regulation may be used to establish specific conditions to override the non-compliant single-family and duplex zoning bylaw provisions. A ministerial order will remain in place until the affected local government adopts zoning that is compliant with the SSMUH legislation."*⁹

Staff have developed zoning regulations intended to reflect the community's character while also meeting the obligation to consider the Province's policy guidelines. The Province has provided an opportunity for flexibility in their zoning regulations which has enabled the City to develop context-specific regulations for White Rock. If the City does not take this opportunity to endorse the work undertaken by staff and the consultant to consider and fulfill the provincial requirements, the Province may then directly apply the one-size-fits-all standards without consultation.

Given the time the Province has imposed on local governments, it does not provide the opportunity for in-depth discussion and debate that Council has historically had the opportunity to undertake with legislative changes.

ALTERNATIVES

Staff recognized there are given the risk, there are limited alternatives and have worked to address potential outcomes. Staff recognize that further amendments to the Zoning Bylaw, 2024, No. 2506, will be necessary in the future.

⁹ [Provincial Policy Manual and Site Standards](#)

CONCLUSION

The Provincial Government enacted legislation in the fall of 2023 to increase the housing supply in British Columbia rapidly. These proposed changes have considered the White Rock context and meet the provincial requirements and the legislated June 30th, 2024 provincial deadline.

Respectfully submitted,



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



Neethu Syam
Planning Division Lead

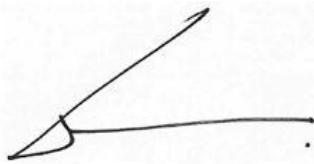
Reviewed and approved by:



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Staff Analysis and Rationale for Proposed Zones based on the Province's Policy Manual and Site Standards

Appendix B: Consultant's Report – SSMUH Recommendations

Appendix C: Existing Zone Map identifying Restricted Zones (SSMUH) Under Bill 44

Appendix D: Map identifying properties subject to SSMUH legislation and Prescribed Bus Stops

Appendix E: Local Government Act, *Zoning bylaws and small-scale multi-family housing* Section 481.3 (1)

Appendix F: Map identifying proposed SSMUH zones (based on lot area)