



Housing Advisory Committee

Minutes

June 19, 2024, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: TJ Dhillon, Community Member
Shari Green, Community Member
Sharon Greysen, Community Member
Rick Mann, Community Member

COUNCIL: Councillor Bill Lawrence, Chairperson (non-voting)
Councillor Elaine Cheung, Vice-Chairperson (non-voting)

ABSENT: Greg Duly, Community Member
Bhagwant Virk, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:05 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2024-HAC-011 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the June 19, 2024 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number: 2024-HAC-012 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the April 18, 2024 meeting as circulated.

Motion CARRIED

4. **BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT**

The Director of Planning and Development Services noted that everything in the action tracking document has been either endorsed or completed at this time.

5. **OVERVIEW OF DRAFT ZONING BYLAW AMENDMENTS TO ADDRESS BILL 44 - SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)**

The Director of Planning and Development Services provided an overview of the draft bylaw amendments resulting from Provincial housing legislation around small-scale, multi-unit housing (SSMUH), supported by a PowerPoint presentation.

Staff confirmed the following information:

- The definition of a "unit" within SSMUH has not been provided by the Province. Municipalities will have flexibility with this in terms of what it includes.
- Both the Development Cost Charges (DCC) Bylaw and the Tree Protection Bylaw will be reviewed following the implementation of the new Zoning Bylaw. The Official Community Plan (OCP) will also need to be amended to align with SSMUH legislation.
- Currently within SSMUH amendments, the stratification of lots is not permitted. Staff will investigate this further, and an amendment may come forward to permit this when the updated OCP is brought forward to Council.

The Committee engaged in a roundtable discussion. Concerns were noted with SSMUH changes with respect to site coverage and permeability, especially in terms of weather events, as well as the lack of parking requirements for properties identified within the prescribed bus stop area. While these regulations are mandated by the Province, concerns were noted with a “one-size-fits-all” approach.

6. AFFORDABLE HOUSING FRAMEWORK

6.1 STRATEGIC PRIORITY FOUR - FACILITATE AND STRENGTHEN PARTNERSHIP OPPORTUNITIES

The Planning Division Lead provided an overview of the supporting document included in the meeting's agenda package, which suggests potential actions and initiatives in support of Strategic Priority number four (4), *Facilitate and Strengthen Partnership Opportunities*, to be included in the Affordable Housing Strategy.

The Committee provided feedback during a roundtable discussion, encouraging partnerships through a variety of avenues, including:

- Working with the BC Builds program through the creation of a White Rock Housing Trust;
- Consideration of the creation of a specialized economic zone (to incentivize builders for affordable housing); and,
- Continued work and advocacy with the Provincial and Federal governments.

Action Item: Staff to bring forward Strategic Priority #4 - Action 2.3 as part of the discussion for the Financial Tools section of the Strategy.

7. OTHER BUSINESS

None

8. **2024 MEETING SCHEDULE**

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

- July 17, 2024;
- September 26, 2024;
- October 16, 2024; and,
- November 20, 2024.

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

Motion Number: 2024-HAC-013 It was MOVED and SECONDED

THAT the Housing Advisory Committee direct that the July 17, 2024 meeting be canceled.

Motion CARRIED

Staff noted that the cancellation of the July meeting would allow more time to prepare the next group of strategies, which will be brought forward to the Committee at the September meeting.

9. **CONCLUSION OF THE JUNE 19, 2024 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:35 p.m.



Councillor Bill Lawrence,
Chairperson

Debbie Johnstone, Deputy
Corporate Officer