

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 4, 2024
TO: Mayor and Council
FROM: Anne Berry, Director, Planning and Development Services
SUBJECT: Interim Housing Needs Assessment and Report

RECOMMENDATIONS

THAT Council:

1. Receive the November 4, 2024, Corporate Report from the Director of Planning and Development Services, titled “Interim Housing Needs Assessment and Report”.
 2. Approve the proposed amendments to the 2021 Housing Needs Report that is attached to this corporate report as “Appendix A”;
 3. Endorse and append the “Interim Housing Needs Report” attached as Appendix A to the November 4, 2024 Corporate Report to the “2021 Housing Needs Report” in fulfilment of the *Local Government Act*; and,
 4. Direct staff to publish the “Interim Housing Needs Report” attached as Appendix A to the November 4, 2024 Corporate Report on the City’s webpage.
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EXECUTIVE SUMMARY

The Province passed legislation in December of 2023 in order to facilitate an increase to the supply, diversity, attainability, as well as, affordability of housing for local governments with populations over 5,000 as part of the Province’s Homes for People Action Plan.

SSMUH legislation mandates Local Governments in BC to permit more housing density, as well as a variety of housing forms in neighbourhoods that have been predominantly single-family or duplex lots and in the case of the City of White Rock also along frequent transit stops. SSMUH housing forms include the following forms in the City of White Rock:

- One-unit residential;
- Registered secondary suites;
- Houseplex – up to six units; and
- Accessory Dwelling Unit (ADU)

Part of Phase Three for work related to the Bill 44 Implementation which is scheduled for 2024-2025 is the completion of an interim housing needs assessment before the end of 2024.

BACKGROUND

On June 30, 2025, the City of White Rock received an Order from the Minister of Housing under the *Housing Supply Act*. The Housing Target Order represents 75% (i.e. 1,067 units) of the total Provincial Housing Needs Estimate of 1,422 units for the City of White Rock. More specifically, the Housing Targets set out in Ministerial Order No. M201 states:

1. *The five-year housing target for the City of White Rock is 1,067 units, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.*
2. *The above housing targets reflect 75% of the total Provincial Housing Needs Estimate for the City of White Rock.*
3. *For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows:*
 - a. *Year 1: 189;*
 - b. *Year 2: 387;*
 - c. *Year 3: 596;*
 - d. *Year 4: 821; and*
 - e. *Year 5: 1,067.*

Under Bill 44, all local governments are required to complete an Interim Housing Needs Report (HNR) by January 1, 2025. The Interim Housing Needs Report must only include three new, additional items:

1. The number of housing units required to meet current and anticipated needs for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
3. A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Local governments may fulfill this requirement by updating their most recent Housing Needs Report to include these three items, or by completing an entirely new Housing Needs Report¹. The City of White Rock is updating its most recent Housing Needs Report (2021) in order to be compliant with the Provincial Legislation which is attached as **Appendix “A”**. In addition, the legislation has a public reporting requirement when an Interim Housing Needs report is completed. This public reporting requirement is outlined below:

1. Receive the report at a council meeting that is open to the public; and
2. Publish the report on an internet site that is publicly and freely accessible².

¹ [Housing Needs Reports - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/soc/housing/housing-needs-reports)

² Ibid

Calculation Method – Current and Anticipated Housing Needs

To calculate the current and anticipated housing need for over 5 and 20 years the province requires the HNR Method. The HNR Method consists of six components which are as follows:

1. Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing);
2. Supply of units to reduce homelessness;
3. Supply of units to address suppressed household formation;
4. Supply of units needed to meet household growth over the next 5 or 20 years;
5. Supply of units needed to meet at least a 3% vacancy rate; and,
6. Supply of units needed to meet local demand. This component is only included for municipalities.³

The Interim Housing Needs Assessment can be calculated in one of two prescribed ways. These prescribed methods are as follows:

1. **HNR Calculator** – This is an online tool developed by UBC’s Housing Assessment Resource Tools (HART) that is called the HNR Calculator; or
2. **HNR Method independently** – The province has developed the HNR Method Technical Guidelines that provide comprehensive support to calculate the 5 and 20 housing numbers using Excel.⁴

The HNR Method can be applied using Excel (using the HNR Method Technical Guidelines) or the HNR Calculator which was not available until mid-July 2024. On an opt-in basis, Metro Vancouver offered support to member jurisdictions to compile the required data sources needed to calculate each of the six components of the HNR and apply the HNR Method Technical Guidelines provided by the Province using Excel. At the July 29, 2024 Regular Council meeting, Council made a motion that staff opt-in to the Metro Vancouver opportunity.

However, the City of White Rock will be using the HNR Calculator method to calculate the current and anticipated housing needs for the interim housing need assessment as this is the method recommended by the Province. Staff reviewed the Excel calculations provided by Metro Vancouver, and the data results from the HNR Calculator and can confirm that they are the same. The HNR Calculator method is fully compliant with the Province’s prescribed methods. The calculations provided by Metro are useful and will be used for internal planning purposes going forward. For Council’s information, the results from Metro Vancouver are attached to this report as Appendix “B”.

³ Ibid

⁴ Ibid

Table 1 below shows the results from the HNR Calculator for the 5-year and 20-year housing needs.

Table 1

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Needs	206.19	824.78
B. Persons Experiencing Homelessness	45.28	90.56
C. Suppressed Household Formation	195.52	782.07
D. Anticipated Growth	1,979.81	5,706.89
E. Rental Vacancy Rate Adjustment	22.57	90.26
F. Additional Local Demand	330.31	1,321.24
Total New Units – 5 years	2,780	
Total New Units – 20 years		8,816

Table 2 below provides a comparison between the HNR Calculator's 5-year requirements and the 5-year housing targets set out in the Provincial Housing Target Order issued by the Province to the City of White Rock on June 25, 2024.

Table 2

Housing Target Order 5-year	HNR Calculator 5-year	Difference
1,067 new housing units (75% of total Provincial Housing Needs Estimate)	2,780 new housing units	1,713 units

Need for Housing in Close Proximity to Transportation

Another component to the Interim Housing Needs Assessment is the requirement to include “a statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation”.⁵

Staff is recommending that the City of White Rock 2021 Housing Needs Report be amended to include a statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation. The proposed amendment to the City of White Rock 2021 Housing Needs Report is attached as **Appendix “A”**. The proposed amendment reflects the changes to the Zoning Bylaw that permits additional density within 400m of a prescribed bus stop and the policies contained in the OCP that encourage and support additional density within the Town Centre which is within 400m of prescribed bus stops.

Actions taken to Reduce Housing Needs

The City of White Rock has undertaken the following actions to reduce housing needs:

- Affordable Housing Strategy and Action Plan (2022);
- Revised Affordable Housing Strategy Framework (January 2024);
- The Housing Advisory Committee (HAC) has undertaken the framework and is preparing the draft Affordable Housing Strategy;

⁵ Ibid

- Updated the Zoning Bylaw to be compliant with SSMUH legislation to facilitate small-scale multi-unit housing (June 2024);
- Updated the OCP Development Permit Areas and guidelines to comply with SSMUH legislation. These updates will facilitate more efficient development approvals for SSMUH forms of housing (October 2024);
- Prioritizing development approvals that include rental and affordable rental components;
- Council has directed staff to undertake the North Bluff Corridor Study to evaluate the potential for increasing height and densities as it relates to Semiahmoo Town Centre Plan in the City of Surrey;
- Working on an update to the City’s Planning Procedures Bylaw.

Interim Housing Needs Report Fulfillment requirements

To fulfill the legislative requirements of the Interim Housing Needs Report, there is a Public Notification Requirement. Table 3 below indicates this process.

Table 3

Legislative Requirement	Action
Receive the report at a council meeting that is open to the public	Council pass a resolution to accept the November 4, 2024 report and recommendations contained in the report.
Publish the report on an internet site that is publicly and freely accessible	Post the report on the City of White Rock website

LEGAL IMPLICATIONS

This report and the recommendations in this report comply with the *Local Government Act* regarding the requirement to update the “2021 Housing Needs Report” no later than January 1, 2025.

ALIGNMENT WITH STRATEGIC PRIORITIES

The interim update to the “2021 Housing Needs Report” will support Council’s strategic priority to support housing inventory that will meet the diverse needs of the residents of the City of White Rock.

ALTERNATIVES

The following alternative options are available for Council’s consideration:

1. Defer consideration to endorse and append the “Interim Housing Needs Report” attached as Appendix A to the November 4, 2024 Corporate Report, and instruct staff to provide further information and revisions; **OR**
2. Decline to consider the “Interim Housing Needs Assessment and Report” November 4, 2024 Corporate Report *

***Staff Note: Option 2 may result in further actions required by the Province to complete the interim HNR.**

CONCLUSION

This report entitled Interim “Housing Needs Report Update” contains the interim housing needs assessment and amendments to the city’s “2021 Housing Needs Report” for Council endorsement. This report, with the recommendation contained in this report fulfill the Local Government Act requirements with respect to updating the City’s “2021 Housing Needs Report “.

Respectfully submitted,



Wendy Cooper, M.Sc., MCIP, RPP
Planner
Reviewed and Approved by,



Neethu Syam
Planning Division Lead



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

Comments from the Chief Administrative Officer

I concur with the recommendation(s) of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Interim Housing Needs Report (October 2024) - Amendment to “2021 Housing Needs Report”

Appendix B: Metro Vancouver – White Rock HNR calculations results using HNR Method prepared in Excel