



Housing Advisory Committee

Minutes

September 26, 2024, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Greg Duly, Community Member
TJ Dhillon, Community Member
Shari Green, Community Member
Rick Mann, Community Member (arrived at 4:14 p.m.)
Bhagwant Virk, Community Member

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

ABSENT: Sharon Greysen, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Janessa Auer, Committee Clerk

PUBLIC: 1

1. **CALL TO ORDER**

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

2. **ADOPTION OF AGENDA**

Motion Number 2024-HAC-014: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the September 26, 2024 meeting as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number 2024-HAC-015: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the June 19, 2024 meeting as circulated.

Motion CARRIED

4. BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT

The Director of Planning and Development Services provided a brief update regarding the status of action items and recommendations from previous minutes.

5. AFFORDABLE HOUSING FRAMEWORK

5.1 STRATEGIC PRIORITY TWO - INCORPORATE INCLUSIONARY ZONING IN WHITE ROCK

The Director of Planning and Development Services introduced discussion around the next three (3) strategies by clarifying that, following this meeting, the next steps for staff will be to pull together all the Committee feedback that has been provided during review of the five (5) strategic priorities from the framework. This feedback will be incorporated into an updated Affordable Housing Strategy document that will be presented to the Committee for review and approval at the November meeting.

R. Mann arrived at 4:14 p.m.

The Committee engaged in a roundtable discussion regarding Strategic Priority Two (2), *Incorporate Inclusionary Zoning in White Rock*, during which time the following points were noted:

- Many developers may prefer to develop affordable units within their projects rather than use a cash-in-lieu option; however, it was suggested that the City may want to look at having some flexibility in how this can be achieved, in order to make this option more motivating for developers. Staff noted that they would be open to receiving feedback from developers should the City move forward with the creation of an Inclusionary Zoning Bylaw.

- Concern was noted around the risk of a new Inclusionary Zoning Bylaw conflicting with elements of the City's Tenant Relocation Policy. Staff confirmed that this is an important consideration, and if any new bylaws or policies are enacted, it will be part of staff's process to ensure they do not conflict with elements of any other existing City regulations.

5.2 STRATEGIC PRIORITY THREE - MAXIMIZE USE OF CITY RESOURCES AND FINANCIAL TOOLS

The Chairperson introduced Strategic Priority Three (3), *Maximize Use of City Resources and Financial Tools*, and invited members to provide feedback during a roundtable discussion.

Staff confirmed that they will incorporate the following feedback/ suggestions within the final document:

- *Initiative 1.3*: Include Semiahmoo First Nation as an additional land partner to explore opportunities with;
- *Actions 2 and/or 3*: Incorporate details regarding the Municipal Financing Authority;
- *Initiative 4.1*: Include further details regarding DCC waivers and offsets; and,
- Review of terminology and definitions to ensure consistency throughout the entire final document.

5.3 STRATEGIC PRIORITY FIVE - BUILD CAPACITY WITH NON-PROFIT HOUSING AND SERVICE PROVIDERS

The Chairperson introduced Strategic Priority Five (5), *Build Capacity with Non-Profit Housing and Service Providers*, and invited members to provide feedback during a roundtable discussion.

The idea of the City proactively maintaining communications with potential non-profit partners was explored, to ensure that they are aware of the City's interest in affordable housing partnership opportunities that may arise going forward. Staff noted that the updated Affordable Housing Strategy document can include a statement noting that the City will commit to making contact with these potential partners on a regular basis.

The Affordable Housing Partnership Seminar that was facilitated by the City in 2022 was also discussed, with members noting that it was well-received by many attendees, and that it might be beneficial to organize another seminar in the near future and on an annual basis going forward.

Motion Number 2024-HAC-016: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council direct staff to report back on the feasibility of planning and facilitating an Affordable Housing Seminar to be scheduled within the next six (6) months.

Motion CARRIED

6. OTHER BUSINESS

A brief discussion occurred regarding municipal CACs (Community Amenity Contributions) vis-à-vis legislation.

The Chairperson noted that the First United Church is working on completing their development project next to City Hall, and that they may be interested in an opportunity to partner with the City to provide a warming centre for the community. Staff confirmed that this information will be shared with the City's CAO, who is currently reaching out to various community groups to explore possible partnerships for this type of initiative.

7. 2024 MEETING SCHEDULE

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

- 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.

It was noted that cancelling the October meeting would allow the required time for staff to incorporate Committee feedback regarding all five (5) strategies in the draft Affordable Housing Framework for the purpose of presenting a finalized document for the Committee's review and approval at the November meeting.

Motion Number 2024-HAC-017: It was MOVED and SECONDED


THAT the Housing Advisory Committee approve the cancellation of the October 16, 2024 meeting.

Motion CARRIED

8. CONCLUSION OF THE SEPTEMBER 26, 2024 HOUSING ADVISORY COMMITTEE MEETING

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

Councillor Bill Lawrence,
Chairperson



Janessa Auer, Committee Clerk