

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 23, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: OCP Update 2025 Progress Report Number #1, What We Heard Report #1

RECOMMENDATION

THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled “OCP Update 2025 Progress Report Number 1, What We Heard Report #1.”

EXECUTIVE SUMMARY

The purpose of this corporate report is to provide an update to Council on the activities undertaken by city planning staff with respect to the OCP 2025 update, which includes the online survey. In addition, the details of the public information sessions undertaken by city planning staff are provided. The report will also provide the next steps for the project.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-445 December 9, 2024	THAT Council endorse the proposed combined project scope and process for the Corridor Study and the OCP Review (Provincial Updates) 2025 Project, as described in this corporate report. CARRIED

INTRODUCTION/BACKGROUND

The purpose of this report is to summarize the activities undertaken by City Planning staff to date regarding the Official Community Plan (OCP) Update 2025 since Council endorsed the update at the December 9, 2024, Regular Council meeting. The report also outlines the responses received to date and is intended for informational purposes only.

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. This was the implementation of Small-Scale Multi-Unit Housing (SSMUH) legislation that mandated 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. The City completed this phase of SSMUH legislation with the changes to the Zoning Bylaw that allowed for additional density and a variety of housing forms. An additional component of Bill 44 required the City to complete an Interim Housing Needs Report (HNR). The HNR provided the anticipated 5-year and 20-year housing needs for the City, which are 2,780 new units and 8,816 new units, respectively. After the completion of the Interim Housing Needs Report (HNR), an update to the City's OCP is required no later than 31st December 2025, to ensure there is sufficient housing capacity within the OCP to accommodate the long-term housing needs identified in the Interim Housing Needs Report (2024).

The purpose of this corporate report is to update Council on the activities undertaken by City Planning Staff to date regarding the OCP update 2025 since Council endorsed the update at the December 9, 2024, Regular Council meeting. The following details the activities to date:

Public Communication Activities

- February 18, 2025, OCP Update 2025 City webpage launched.
- February 18, 2025, OCP Update 2025 project webpage was launched on the City's public engagement platform Talk White Rock (www.talkwhiterock.ca), which included the following elements:
 - Details of the Official Community Plan (OCP) function/purpose.
 - An overview of why the city is updating the OCP.
 - How the public can participate.
 - Link to the online survey that closed on April 30, 2025, at 4:30 p.m.
 - Timeline of the project and events.
 - Links to city documents that are related to the OCP Update 2025.
 - Other helpful links.
 - Contact information for staff members responsible for the OCP Update 2025 work.
- February 18, 2025, Community Online Survey launched on Talk White Rock. The online survey provided an opportunity for the community to provide input on a variety of topics that will aid in developing draft policy updates for the OCP Update 2025. The survey was made available through the following methods:
 - Talk White Rock.
 - City Hall – paper format and QR code that linked to Talk White Rock.
 - White Rock Community Centre – paper format and QR code linked to Talk White Rock.
 - Pop-Up Engagements – paper format and QR code that linked to Talk White Rock. The following is a list of dates and locations of the Pop-Up Engagements:
 - February 21, 2025 – White Rock Library.
 - February 22, 2025 – Kent Street Activity Centre at the Bake and Book sale.
 - March 19, 2025 – White Rock Library.
 - March 21, 2025 – Centennial Area at the White Rock Whalers Game.
 - April 3, 2025 – North Bluff Open House - White Rock Community Centre.
 - April 11, 2025 – Memorial Plaza.
 - April 27, 2025 – Farmers Market - Miramar Plaza.

Date	Location	Hours Spent	Surveys Filled out	People Engaged With
2/21/2025	White Rock Library	4	4	21
2/22/2025	Kent Street Activity Centre at the Bake and Book Sale	4	5	30
3/19/2025	White Rock Library	4	3	21
3/21/2025	Centennial Area at the White Rock Whalers Game	4	2	16
4/3/2025	North Bluff Open House – White Rock Community Centre	4	3	23
4/11/2025	Memorial Park Plaza	3	1	6
4/27/2025	Farmers Market – Miramar Plaza	4	6	18

Survey Response Types

The data below shows more detail on the responses received and engagement with our survey site.

Response Type	Total
Webpage Visits	1660
Surveys Submitted	343
- Online Submission	266
- Paper Copies	77
Submitted During Pop-up Events	24

Next Steps

The next steps involve analyzing survey data received and presenting what was heard to the community at an upcoming Open House. Part of this Open House will include conceptual housing policies based on the results of the survey outcomes through the lens of Bill 44. These conceptual policies will be presented on boards for the community members to provide their comments and thoughts.

The Open House is proposed to be at the White Rock Community Centre in mid-June and will be hosted by city planning staff.

This will include the following:

Activity	Purpose
Presentation boards	Provide the community with the results of the community engagement survey.
Interactive Boards	Provide the community with the opportunity to provide their feedback on the potential policy options.
Next Steps	Ensuring the community is informed of the next steps in the project.

Public Notification

- City website
- Talk White Rock
- Social media
- Flyers at Civic Facilities

What We Heard Report

The *What We Heard* report provides a summary of how City Planning Staff communicated with the community and what engagement activities were undertaken with respect to the OCP Update 2025. The *What We Heard* report provides data on the survey results as well as the attendance at each of the public engagement events. The *What We Heard* report will be posted on the OCP Update 2025 TalkWhiteRock page on June 24, 2025.

FINANCIAL IMPLICATIONS

To date, city planning staff have undertaken the OCP Update 2025 within existing department resources; therefore, no additional financial impacts.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

From the number of people who have interacted with City Planning Staff at the planned events and pop-up events, as well as the number of surveys that have been completed, it would indicate that there is significant interest in the OCP Update 2025. The first part of the OCP Update 2025 was to bring community awareness and provide information on how to follow the project.

ALIGNMENT WITH STRATEGIC PRIORITIES

The OCP Update 2025 is in alignment with the **2023-2026 Council Strategic Priorities** “Housing and Land Use”. This priority has two objectives, which are:

1. Enable appropriate market housing builds to address inventory shortages and build tax revenue.
2. Increase in below-market rental housing inventory.

The OCP Update 2025 will review whether the current housing and land use policies within the OCP are supporting and enabling these priorities to be achieved.

CONCLUSION

The report has provided Council with an overview of the activities that City Planning Staff have undertaken to date on the OCP Update 2025. In addition, the report provides a high-level summary of the responses received from the survey. Finally, the report provides the next steps that City Planning Staff will undertake for the OCP Update 2025. Bill 44 made changes to the *Local Government Act* by addition section 473.1 which mandates Council by the end of 2025 to update the statements and map designations included in the OCP for at least the 20-year total number of housing units required to meet anticipated housing needs as identified in the Interim Housing Needs Report (2024).

Respectfully submitted,



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

Reviewed by,



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Planning Division Lead

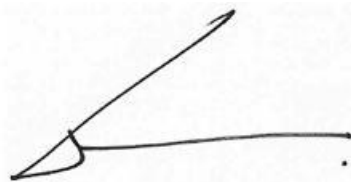
Approved by,



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

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer