



Housing Advisory Committee

Minutes

May 21, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Gail Bartels, Community Member
Tom Devlin, Community Member
Rick Mann, Community Member
Pat Petrala, Community Member
Gary Quinn, Community Member
Mandeep Sandhu, Community Member

COUNCIL: Councillor David Chesney, Chairperson
Councillor Bill Lawrence, Vice-Chairperson

GUEST: David Sisk, Small Housing BC (left at 5:02 p.m.)

ABSENT: Laurel Tien, Community Member

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

PUBLIC: 2

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:03 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2025-HAC-010: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the May 21, 2025 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2025-HAC-011: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the April 16, 2025 meeting as circulated.

Motion CARRIED

4. **GENTLE DENSITY DISCUSSION WITH SMALL HOUSING BC**

David Sisk from Small Housing BC was in attendance to provide a presentation outlining the concept of gentle density, explaining its significance, and identifying who stands to benefit from it. The presentation also highlighted Small Housing's mission and initiatives as a non-profit organization, and examined common barriers that hinder the development of gentle density housing.

A roundtable discussion followed, providing Committee members with the opportunity to pose additional questions to Mr. Sisk, and to explore potential applications of gentle density within the context of White Rock.

Mr. Sisk left the meeting at 5:02 p.m.

5. **HOME RECYCLING INSTEAD OF DEMOLITION**

The Chairperson invited committee member G. Quinn to provide an overview of a *Peace Arch News* article he had previously shared with the Committee, which considers the concept of home recycling and/or relocation as an alternative to complete demolition during property redevelopment.

Staff noted that the City follows Metro Vancouver Regional District requirements for material disposal during home deconstruction but does not currently impose any additional regulations. While some municipalities mandate further recycling efforts, implementing similar measures would likely increase administrative burden and costs for developers.

Staff responded to questions regarding regulations for increasing square footage through home renovations, as an alternative to full demolition and rebuilding.

6. OTHER BUSINESS

None

7. INFORMATION

7.1 COMMITTEE ACTION AND MOTION TRACKING

Corporate Administration updates the action and motion tracking document after each meeting and provides it to the Committee for information purposes.

8. 2025 MEETING SCHEDULE

Staff noted that the Planning and Development Services Department is expected to have a heavy workload in June due to work focused on other Council Strategic Priorities. As such, they recommended postponing the next meeting until July, when they will be better positioned to provide information for Committee discussion.

Motion Number 2025-HAC-012: It was MOVED and SECONDED

THAT the Housing Advisory Committee approves the cancellation of the June 18, 2025 meeting.

Motion CARRIED

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


- ~~June 18, 2025;~~
- July 16, 2025;
- September 17, 2025;
- October 15, 2025; and,
- November 19, 2025.

All meetings are scheduled to take place in the Gallery Room at White Rock Community Centre from 4:00 p.m. to 6:00 p.m.

9. **CONCLUSION OF THE MAY 21, 2025 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:12 p.m.

Councillor Chesney, Chairperson



Janessa Auer, Committee Clerk

Unapproved