

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** July 21, 2025

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Housing Target Progress Report – Year 1 (Reporting Period 1.2)

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**RECOMMENDATIONS**

THAT Council:

1. Receive the July 21, 2025, Corporate Report from the Director of Planning and Development Services, titled “Housing Target Progress Report – Year 1 (Reporting Period 1.2).”
  2. Direct staff to forward “Housing Target Progress Report – Year 1 (Reporting Period 1.2)” as attached as Appendix B to the July 21, 2025, Corporate Report to the Provincial Government’s Housing Targets Branch in accordance with the *Housing Supply Act*.
  3. Direct staff to publish the “Housing Target Progress Report – Year 1 (Reporting Period 1.2)” attached as Appendix B to the July 21, 2025, Corporate Report on the City’s Webpage.
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**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with the City’s Housing Target Progress Report for the July 1, 2024, to June 30, 2025, reporting period (Year 1).

The Housing Target Order sets out the total five-year housing target of 1,067 units (75% of 1,422 units) to be met by June 30, 2029, along with annual cumulative housing targets, housing targets performance indicators and progress reporting dates.

Annual reporting periods run from July 1 until June 30, and the City has 45 days following the end of each reporting period to prepare progress reports. An interim progress report was required at the six-month mark of the first reporting year and was received by Council on January 27, 2025. The first annual progress report (reporting period 1.2) must be received by Council no later than August 14, 2025. The completed annual progress report for Year 1 can be found in Appendix B.

The province requires the City to track net new housing units, defined as completed units with Occupancy Permits (OP) received **minus** demolished units in the same period. For a unit to be counted in the reporting, it needs to have completed construction and should have received its occupancy permit within the reporting period. To date, **133 net new units (70.4%)** of the required 189 net new housing units for Year 1 have been completed of the Housing Target Order.

## **BACKGROUND**

On November 2022, the *Housing Supply Act, S.B.C. 2022, c.38* received Royal Assent and came into force by the *Housing Supply Regulation, B.C. Reg. 133/2023* on May 31, 2023. This gave the province new authorities to set housing targets in municipalities through the issuance of Housing Target Orders.

On June 26, 2024, the province announced the second cohort of 10 municipalities selected for housing targets and the City was notified that it had been selected as part of the second cohort. The first cohort of ten municipalities was announced on May 31, 2023.

The City received its draft Housing Target Order on May 16, 2024, and was provided with 30 days to respond to the draft order. The City formally responded to the draft order on June 14, 2023.

The City of White Rock received its official Housing Target Order (Ministerial Order No. M201) on June 26, 2024, which sets out a five-year housing target and associated reporting requirements for the City. The City's five-year housing target of 1,067 is the minimum number of net new completed housing units required to comply with the Housing Target Order. It should be noted that the provincial target for the City is the 75% threshold of the total Provincial Housing Needs Estimate of 1,422 units, with the expectation that the City will complete, at minimum, 1,067 units between July 2024 and June 2029. Table 1.0 below summarizes the annual housing targets for the City of White Rock for the 2024 - 2029 period.

**Table 1: City of White Rock Housing Target Order by reporting year**

Year	Reporting Period	Net New Units per year	Cumulative Targets (75%)
First 6 months	July 1, 2024 – December 31, 2024 (interim report)	No target	-
1	July 1, 2024 – June 30, 2025	+189	189
2	July 1, 2025 – June 30, 2026	+198	387
3	July 1, 2026 – June 30, 2027	+209	596
4	July 1, 2027 - June 30, 2028	+225	821
5	July 1, 2028 – June 30, 2029	+246	1,067

The Housing Target Order was also accompanied by a letter from the Minister of Housing that includes specific unit breakdown guidelines that address the number of units by size, tenure (owned, rented), rental affordability (below market<sup>1</sup> and market) and the number of supportive rental housing units with on-site support<sup>2</sup> for the City (Appendix C). Although not currently a requirement, the province is recommending that municipalities consider these specific targets. The unit breakdown guidelines are provided in Table 2.0 below.

**Table 2: Provincial unit breakdown guidelines related to housing targets for White Rock**

Units by Size	Total
Studio/One Bedroom	638
Two Bedroom	184
Three or More Bedroom	243
Units by Tenure	Total

<sup>1</sup> **Below Market:** Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per unit size.

<sup>2</sup> **Supportive rental units with On-Site Supports:** Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.

Rental Units	567
Owned Units	500
<b>Rental Affordability</b>	<b>Total</b>
Below Market	302
Market	264

<b>Supportive Rental Units</b>	<b>Total</b>
With On-site supports	18

Currently, it is not mandatory to provide information for the unit mixes by size, tenure, and affordability proposed by the province.

### Evaluation and Reporting

In addition to the proposed housing targets, the Housing Target Order also requires progress reporting, timing and performance indicators. The reporting cycle started on the date of the Order. Housing Progress reports must be received by Council resolution within 45 days after the end of each reporting period, as shown in Table 3.0 below, and set out in Schedule C of the Order (Appendix A):

**Table 3: Housing Target Progress Reporting Cycle**

Year	Reporting Period	Due Date
First 6 months	July 1, 2024 – December 31, 2024 (interim report)	February 14, 2024
1	July 1, 2024 – June 30, 2025	August 14, 2025
2	July 1, 2025 – June 30, 2026	August 14, 2026
3	July 1, 2026 – June 30, 2027	August 14, 2027
4	July 1, 2027 - June 30, 2028	August 14, 2028
5	July 1, 2028 – June 30, 2029	August 14, 2029

The first progress report, covering the interim reporting period, was received by Council on January 27, 2025, and submitted to the province shortly thereafter. On April 2, 2025, the City received a letter from the Minister of Housing (Appendix D) acknowledging receipt of the interim progress report, and commending the City for its work to date in addressing housing supply, in addition to encouraging the City to implement a full suite of actions and initiatives to increase diverse housing supply.

### Housing Target Progress Report – Reporting Period July 1, 2024, to June 30, 2025, Fulfillment Requirements

Legislative Requirement	Action
Progress Report Forms must be posted on the municipal website	Post the report on the City of White Rock website
Progress Report Forms	Submitted to the Minister of Housing

### ANALYSIS

Staff have compiled the data for this reporting period 1.2 and completed the first annual Housing Target Progress Report form, spanning from July 1, 2024, to June 30, 2025, which is attached as Appendix B to this corporate report.

The following summarizes key progress report sections to share Year 1 progress:

### Net New Units

This section asks for a count of net new units during the reporting period, calculated as completions (i.e. ready for occupancy) **minus** demolitions.

Between July 1, 2024, and June 30, 2025, a total of 169 units were completed and 36 were demolished. This results in **133 net new completed units** in Year 1 of reporting (see Table 4.0 below). The Year 1 target is 189 net new units, meaning **70.4% of the target units were completed** during Year 1.

**Table 4: Projects issued Occupancy in Year 1 of Housing Target Progress Reporting**

<b>Housing Projects with Occupancy Permits issued: July 1, 2024, to June 30, 2025</b>						
	<b>Studio</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed+</b>	<b>Total</b>
<b>1350 Johnston Road (MONACO)</b>	0	26	61	10	0	97
<b>Single Family/ Duplex Housing</b>	0	0	2	3	38	43
<b>Secondary Suites</b>	0	8	21	0	0	29
<b>Occupancy Subtotal</b>	0	33	84	13	38	<b>169</b>
<b>Demolitions*</b>	-	-	-	-	-	<b>36</b>
<b>Total</b>						<b>133</b>

*\*Bedroom breakdown for Demolitions is unavailable, but ongoing efforts are being undertaken to ensure this information is available for the 2025/2026 reporting period.*

Since the Housing Target Order came into effect on July 1, 2024, the City has seen one mixed-use development at 1350 Johnston Road, which includes a multi-family residential component, reach occupancy, as shown in Table 4.0 above. This site previously housed 'Deals World,' a commercial establishment, and its demolition does not count toward the loss of residential units. As a result, all 97 residential units within the new MONACO development at this site are considered net new units.

Additionally, staff noted that legalizing existing unpermitted secondary suites or other housing types does not count toward the total housing target unit totals, and therefore, those units have been excluded from the overall unit count.

It must be noted that between receiving the draft housing order on May 16, 2024, and the official housing target order effective date of July 1, 2024, several small and large-scale development projects received Occupancy Permits. For example, the 26-storey mixed-use development at 1588 Johnston Road, SOLEIL, which includes 177 residential units, received its occupancy permit during this timeframe. However, since these permits were issued before the Housing Target Order's effective date of July 1, 2024, they cannot be counted towards the targets. It's important to note that the City could not withhold issuing this occupancy permit to meet the housing targets order's effective date. Staff noted this information as part of the interim period reporting to the province as well.

In considering the broader context, it is important to acknowledge that White Rock, due to its limited geographic area, is a small and urban city. As such, the City does not share the same starting point or upward growth trend as many larger and more rapidly expanding municipalities in the province. Several of these municipalities already had substantial development projects underway prior to the introduction of the Housing Target Order, along with established policies, systems, staffing, and resources to support new housing delivery. In comparison, while White Rock has several redevelopment projects in the pipeline, under construction, or under review that could yield results in the near term, these outcomes may not be fully realized within the first one or two years of the Target Order. Nevertheless, the City has made considerable progress over the

past year, with a notable increase in the number of housing units currently under review and consideration. With the current multi-family development projects under construction, it is anticipated that the Year 2 target shall be achieved, unless cancelled by applicants.

#### Approved Development Applications – Year 1

As of the Year 1 reporting period, the City has achieved approximately 70.4% of the required 189 net new housing units. Under approved development applications, the City has 57 approved net new units that have either completed their rezoning with adoption, received a development permit, or building permit, as shown in Table 5.0 below; this is an increase over the 47 approved units noted in the 6-month interim report. The approved BPs during this reporting period were for either single-family or two-unit residential developments, similar to the six-month reporting period as well.

During this reporting period, only one (1) rezoning application<sup>3</sup> received final adoption, and two staff-delegated Minor (environmental) development permits<sup>4</sup> were approved. While the rezoning application is anticipated to result in one net new dwelling unit through the creation of an additional lot, the approved Minor (Environmental) Development Permits are not expected to generate any net new units, as existing dwellings are proposed to be demolished and replaced with new single-family homes on the same lots.

**Table 5: Approved Housing Development Applications (Year 1)**

Approved Housing Development Applications				
	Adopted Zoning	Approved Development Permit	Building Permit Issued	Total
Applications	1	2	32	35
Net New Units	1	0	56	57

All projects for which building permits have been issued and where the site is actively being prepared for construction, at a minimum, are anticipated to be ready for occupancy in the next four years, based on current market conditions. Staff anticipate that all 57 units that have building permits will be completed within the five-year housing supply target timeline. On the contrary, for projects that have only completed the rezoning process, the timeline for these units to achieve occupancy remains unclear at this time.

Staff note that the data in Table 5.0 above **excludes** projects that received a building permit before the Housing Target Order effective date (July 1, 2024), as well as projects in the development application phase that haven't reached these milestones during the reporting period. Consequently, the data does not represent the City's full development pipeline, which is explained in further detail in the following section.

#### Development Pipeline

The City currently has a number of redevelopment applications in the pipeline, including development applications under review and approved building permits, that have the potential to generate net new housing units. These projects could contribute to White Rock's future housing

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<sup>3</sup> On March 10, 2025, Council granted final adoption to the rezoning application for the property located at 15733 Thrift Avenue. The rezoning was to facilitate the subdivision of the subject property into two lots, each intended to accommodate the development of a single-family dwelling.

<sup>4</sup> On March 10, 2025, Council granted final adoption to the rezoning application for the property located at 15733 Thrift Avenue. The rezoning was to facilitate the subdivision of the subject property into two lots, each intended to accommodate the development of a single-family dwelling.

supply, including in upcoming reporting years and beyond June 30, 2029 (5-year target order deadline). A summary of the City's development pipeline is listed below:

- As of June 30, 2025, a total of 457 residential units received 'conditional approval,' i.e. third reading. Prior to receiving final adoption/approval, applicants must satisfy the conditions of approval. Applicants are only prepared to satisfy approval conditions when they are ready to proceed with a project. The City routinely hears from applicants wishing to extend their applications until more favorable economic conditions exist.
- An additional 78 "in-stream" applications as of June 30, 2025, that are excluded from the counts noted above in this section, that the City expects to advance through the application process, comprising an estimated 987 new proposed units (this total does not factor in the units to be demolished and is a gross estimate only). The breakdown of these in-stream applications is as follows:
  - 168 estimated new units from 52 BP applications under review, and
  - 819 estimated new units from 26 development applications under planning review (excludes fee-simple subdivision applications).
- The City also has 67 approved building permits that received a building permit before the Housing Target Order effective date (July 1, 2024), comprising an estimated 375 new units that may be built in the coming years. This total estimated unit count is subject to change if an applicant chooses not to proceed through to BP, construction, or the completion process.

The City has observed typically, from the issuance of development permits to project completion, the total number of units, unit mix, and tenure for development applications tend to frequently change. These changes are observed to stem from variations in market demand, changes in financing or investment plans, and unexpected construction issues or delays. As a result, certain attributes such as bedroom counts at demolition, unit tenure and affordability have not yet been integrated into the City's formal data collection and tracking systems for rezoning, development permits, or building permits.

To address the data requirements outlined in the Province's Housing Targets Order, ongoing efforts are underway to enhance the collection and monitoring of this information as it relates to applications and permit issuances. This includes exploring updates to existing development application forms to require applicants to provide key data, such as proposed unit tenure and affordability, number of bedrooms and/or units being demolished etc., at the time of submission. This will ensure more complete and consistent progress reporting in the future.

The City will continue to monitor progress on a regular basis to identify and remove barriers to enabling new housing development.

#### Withdrawn Applications

Over this reporting period, projects that would have yielded 64 new units were withdrawn by applicants from the development approvals process. Of this, 18 strata units were from a single project, which changed as a result of the applicant's interest in pursuing increased density and height. A new application has been resubmitted that would provide 28 new rental housing units. The remaining cancelled or withdrawn applications were single-detached, duplex dwellings or secondary suites.

Following the adoption of the new zoning bylaw to align with the Province’s small-scale multi-unit housing legislation, several owners withdrew their applications, as their proposals no longer required a zoning amendment or a development permit for form and character. Additionally, some applications expired due to applicants not submitting the necessary information to advance their proposals toward permit issuance. No projects were denied approval over this period.

#### City Initiatives to Support the Housing Target Order: Completed and Ongoing Actions

Over the past 12 months, the City of White Rock has completed several key actions and initiatives, along with many ongoing projects currently underway, to support and enhance housing development in the City, including the following:

COMPLETED ACTIONS	Completion Date
<p><b>1. OCP Updates</b> <i>(related to Bill 44 and 47 legislation):</i></p> <p>Updated the OCP Development Permit Areas and guidelines to comply with SSMUH legislation. Additionally, as part of this update, Council also approved Development Permit (Form and Character) exemptions for SSMUH developments with four or fewer dwelling units – this aims to streamline processes and encourage the construction of more missing middle housing forms throughout the City.</p>	October 21, 2024
<p><b>2. Interim Housing Needs Report:</b></p> <p>The City completed the Interim Housing Needs Report (HNR) to include the three additional items, a requirement of Bill 44 legislation. The anticipated 5-year and 20-year housing needs for the City are 2,780 units and 8,816 units, respectively.</p>	November 4, 2024
<p><b>3. Application to CMHC Housing Accelerator Fund (Second Intake):</b></p> <p>Council supported the City’s application to the Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund to assist local governments in undertaking initiatives that speed up permit approvals and increase housing supply; however, the City was unsuccessful in the 2023 HAF application.</p> <p>On March 5, 2025, the City was notified by CMHC that it was unsuccessful in its 2024 application to the fund as well.</p>	November 25, 2024
<p><b>4. New Affordable Housing Strategy</b></p> <p>Over the past 1.5 years, the City’s Housing Advisory Committee undertook the creation and framework development of the City’s first long-term Affordable Housing Strategy (AHS). The draft AHS was endorsed by the Committee on December 3, 2024, and was approved by the Council on January 27, 2025. Council also directed the Housing Advisory Committee to work on the high-priority/ short-term initiatives in their 2025 – 2026 term.</p>	January 27, 2025



COMPLETED ACTIONS	Completion Date
<p><b>5. Zoning Bylaw updates</b> <i>(related to Bill 44 and 47 legislation):</i></p> <p>Council adopted Zoning Bylaw No. 2506 on June 27, 2024, to incorporate Small Scale Multi-Unit Housing regulations for the City of White Rock, as required by Provincial Legislation. Following the implementation of the bylaw, staff received feedback regarding the challenges within definitions and terminology, the lack of the ability to develop in a financially sustainable model, and the desire to re-implement certain types of floor area exclusions. This feedback has been taken into consideration, and several refinements were made. These revisions were presented in the form of a draft bylaw to Council for Bylaw readings on April 14, 2025. Below are key amendments that were proposed:</p> <ul style="list-style-type: none"> <li>• Introducing new definitions and further refinements to existing definitions as they relate to SSMUH development.</li> <li>• Introducing two new types of uses in the RS-1 and RS-2 SSMUH zones in White Rock: Semi-Detached Residential Building, and Rowhouse Building. These two uses can be achieved on a lot through conventional subdivisions, i.e. party wall agreements. This will allow developers to build homes in a manner that meets the needs of the community.</li> <li>• Changes to accessory uses to streamline the permitted uses and refine the permitted uses based on staff use of these provisions</li> <li>• Further clarification on inclusions and exemptions to residential gross floor area calculation to provide more flexibility in building design.</li> </ul>	<p>April 28, 2025</p>
<p><b>6. Developed a program to reduce Building Permit review wait times through third-party contracted services</b></p> <p>The City experienced an increase in application volume following the pandemic, along with challenges in staff recruitment and retention, which became significant for a small organization with limited staff like White Rock.</p> <p>In January 2023, Council directed staff to issue a Request for Proposal (RFP) for temporary contracted building permit application review services. This initiative aimed to reduce the volume of applications awaiting review and permit issuance. In March 2023, Council awarded the contract to Pontem Consulting Group Ltd. on a time-limited basis, with a budget of \$150,000 for these services. The program was implemented in March 2023. The initial trial was determined successful by October 2023, and ongoing funding for 2024 was included and approved in the 2024 budget discussions.</p>	<p>Services used during July 1, 2024 – June 30, 2025.</p>



COMPLETED ACTIONS	Completion Date
By directing the use of contracted services on an as-needed basis, the City was to be able to expedite permit delivery, reducing the burden on applicants and staff while supporting economic growth and the creation of housing units faster.	

ONGOING ACTIONS
<p><b>7. Continuing to utilize third-party contracted services to reduce Building Permit review wait times through the program developed</b></p> <p>The City continues to use the support of third-party contracted services, on an as-needed basis, which have been supported in the review of several Building Permit applications for larger projects in the past reporting year. One of the major residential projects currently being reviewed by them is identified under the Development Pipeline (1.b.) under Section 8.0 within the Province’s Housing Target Progress Report form attached as Appendix B to this staff report.</p>
<p><b>8. OCP Update 2025 Project - Incorporating Provincial Legislative Changes in the OCP</b></p> <p>Staff is currently working on updating the City’s OCP to incorporate the SSMUH legislation. The OCP Update 2025 project review will also provide an opportunity to plan for how the City’s 20-year supply of housing needs, as determined by the interim housing needs report, can be met. This project should be completed by December 31, 2025, the provincially mandated deadline.</p> <p>This will align with achieving the housing target by exploring increased capacity for more supply and diverse forms of housing. It also allows for OCP Housing Policy updates that shall further expand on existing rental and non-market housing policies, which are part of the housing unit breakdown supplementary guidelines for White Rock’s housing targets. Overall, the OCP Update project is anticipated to create the capacity to accommodate 20 years of housing needs.</p>
<p><b>9. North Bluff Road Corridor Study</b></p> <p>One of Council’s Strategic Priorities is to assess the long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, to evaluate the potential for increasing height and densities as it relates to the Semiahmoo Town Centre Plan in the City of Surrey.</p> <p>At the December 9, 2024, meeting, in addition to providing support for an expanded boundary for the study area, Council also expressed their desire to fast-track this project from the then anticipated project completion date of October 2025. To that end, Council directed staff to obtain direct quotes for the project scope and proceed with awarding the work, thereby avoiding potential delays associated with the RFP process. As a result, the completion date for the Corridor Study was advanced to the end of July 2025.</p> <p><b>Reporting Period 1.2. Update:</b> The Corridor Study project is nearing completion. As part of Phases 1 &amp; 2, several Public engagement activities were completed, including an online survey, stakeholder interviews, and two open houses. At the most recent</p>

ONGOING ACTIONS
<p>open house on May 27, 2025, the community was presented with three alternative land use scenarios featuring varied building heights and densities. These scenarios were shaped by feedback gathered during Phase 1 of engagement.</p> <p>At this time, the preferred land use concept plan is being developed. This plan will incorporate input from the second open house along with ongoing technical analysis. The preferred concept plan, along with draft policy directions, is expected to be presented to Council in July 2025. The results of the study will also inform additional policy updates, which, if directed by Council, may be incorporated into the ongoing OCP Update project to be completed prior to the mandated December 31, 2025, deadline.</p>
<p><b>10. New Development Procedures Bylaw</b></p> <p>One of the objectives within Council’s strategic priority is to review the City’s existing Planning Procedure Bylaw for opportunities to streamline the planning approval process. Since mid-2023, the City has been engaged in this project, undertaking an in-depth review of existing development application processes to stay current with evolving provincial legislation and to align with best practices. The new Bylaw is more comprehensive, yet shorter than the current Planning Procedures Bylaw, and aims to make the application review process transparent and efficient by establishing clear steps and requirements for both staff and applicants. Further, the proposed Bylaw reflects best practices in application processing and aligns with changes to provincial regulations outlined in the Local Government Act (“LGA”).</p> <p>The Development Procedures Bylaw received Second Reading by Council on December 9, 2024. Key outcomes associated with this project are anticipated to include improved process efficiency and faster development application processing timelines to help reduce development costs and expedite the delivery of new homes of all types. A comprehensive review of existing development application fees is currently underway, including the introduction of fees for new application types. This review is being conducted alongside an assessment of other bylaws that may be affected by the implementation of the new procedure bylaw. Staff is preparing to bring the bylaw forward to Council for third and final reading in Fall 2025.</p>

## Next Steps

Due to high construction costs, several applicants have paused their development applications to redesign projects with more, smaller units, reduced parking, or to await potential policy changes that could increase base heights and densities. Subsequently, only 133 net new units were completed - 56 units short of the Year 1 target of 189. However, additional completions are anticipated in Year Two.

Three multi-family projects have a high probability of completion before June 2026, encompassing 263 new units, as shown in Table 6.0 below. The cumulative target for the first two years under the provincial Housing Target Order is 387 units. Assuming the City maintains a similar demolition rate to 2024, and all projects are completed on schedule, it is expected that the net new units target will be met in 2026.

**Table 6: Housing Project completions anticipated in 2025-2026**

<b>Anticipated Projected Completions (2025-2026) - City of White Rock</b>						
	<b>Project Address</b>	<b>Project Name</b>	<b>Housing Type Estimates</b>			
			<b>Ownership</b>	<b>Market Rental</b>	<b>Below-market/ Affordable rental</b>	<b>Non-Market Rental</b>
<b>1.</b>	1485 Fir Street	Multi-Family building	0	76	4	0
<b>2.</b>	1539 Maple Street	SOUL townhouses	53	0	0	0
<b>3.</b>	1500 Foster Street	Foster Martin – Tower III	130	0	0	0

### **FINANCIAL IMPLICATIONS**

The ongoing requirements for Housing Target Progress Reports to fulfill legislative requirements necessitate staff time and resources that would otherwise have been directed to other White Rock projects and Council's strategic priorities.

### **LEGAL IMPLICATIONS**

The City of White Rock is required to complete, publish and submit its first Housing Target Progress Report by August 14, 2025, in accordance with the *Housing Supply Act, S.B.C. 2022, c.38*, the *Housing Supply Regulation, B.C. Reg. 133/2023*, and the *Order of the Minister Responsible for the Housing Supply Act, Ministerial Order No. M201*.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The Housing Target Progress Report – Reporting Period 1.2 supports Council's strategic priority to support housing inventory. It also provides a snapshot of the current housing approvals and construction in the City of White Rock.

### **ALTERNATIVES**

The following options are available for Council's consideration:

1. Defer consideration to endorse the July 21, 2025 Corporate Report "*Housing Target Progress Report – Year 1 (Reporting Period 1.2)*", and instruct staff to provide further information and revisions;

**OR**

2. Decline to consider the "*Housing Target Progress Report – Year 1 (Reporting Period 1.2)*".\*

\* **Staff Note:** Option 2 may result in further action required by the Province to complete the *Housing Target Progress Report – Reporting Period 1.1 (Six-Month update)*.

## **CONCLUSION**

This report, titled “*Housing Target Progress Report – Year 1 (Reporting Period 1.2)*,” contains the required data to fulfill the requirements for the first annual reporting period Housing Target Progress Report for the City of White Rock. During the first annual reporting period, 133 net new units have been completed in White Rock. This is 70.4% of the Year 1 target of 189 net new units. While the completed housing units are currently lagging the 5-year target, the City has been granting development/building approval and undertaking significant policy and procedural work that is consistent with achieving the target over time.

This report, with the recommendation contained in this report, fulfills the *Housing Supply Act* requirements with respect to the Housing Target Progress Reporting Period from July 1, 2024, to June 30, 2025.

Respectfully submitted,

Reviewed and Approved by,



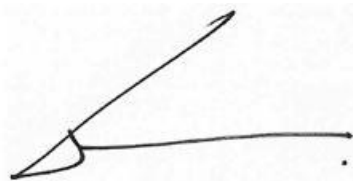
Neethu Syam  
Planning Division Lead



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

## **Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: White Rock’s Housing Target Order - Ministerial Order No. M201
- Appendix B: Completed Housing Target Progress Report Form – Year 1 (Reporting Period 1.2 (July 1, 2024, to June 30, 2025))
- Appendix C: Unit breakdown guidelines (HTO)
- Appendix D: Letter from the Ministry of Housing in response to the City’s six-month housing target progress report