

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION

Municipality	City of White Rock
Housing Target Order Date	July 1, 2024
Reporting Period	July 1, 2024 – June 30, 2025
Date Received by Council Resolution	July 21, 2025
Date Submitted to Ministry	
Municipal Website of Published Report	Provincial Housing Targets White Rock, BC (whiterockcity.ca)
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Anne Berry Director of Planning and Development Services aberry@whiterockcity.ca 604-541-2293
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (name, position/title, email, phone)

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	125	16	109	133

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	0	-	0	0
One Bedroom	29	-	29	34
Two Bedroom	70	-	70	83
Three Bedroom	10	-	10	13

Four or More Bedroom ¹	15	-	15	35
Units by Tenure				
Rental Units ² – Total	11	0	11	29
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	11	-	11	29
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	114	16	98	104
Units by Rental Affordability				
Market	0	0	0	0
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

**Note: Refer to “notes on methodology” under section 7 for comments on bedroom counts information at demolition.*

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

The City is taking a number of housing policy actions that should result in a land use planning policy framework that should lead to the delivery of dwelling units being created in the City of White Rock in the short and long term:

1. Zoning Bylaw updates (related to Bill 44 legislation):

Reporting Period 1.2 update: 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:

- Introducing new definitions and further refinements to existing definitions as they relate to SSMUH development.
- 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.
- Changes to accessory uses to streamline the permitted uses and refine the permitted uses based on staff use of these provisions
- Further clarification on inclusions and exemptions to residential gross floor area calculation to provide more flexibility in building design.
- **Completion Date:** Adopted on April 28, 2025
- **Alignment with Housing Target:** Introducing more gentle density options throughout traditionally low-density neighbourhoods, which helps to add to the diverse housing supply available in White Rock.
- **Staff Report:** [Housekeeping to Zoning Bylaw after SSMHU.pdf \(escribemeetings.com\)](#)
- **Bylaw:** [Zoning Amendment Bylaw 2517 - Housekeeping amendments \(Bylaw for Council\)\(1\).pdf \(escribemeetings.com\)](#)

2. **OCP updates** *(related to Bills 44 and 47 legislation)*

The City approved updates to 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. 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.

- **Completion Date:** Council adopted the OCP updates on October 21, 2024.
- **Alignment with Housing Target:** Supporting gentle density throughout traditionally low-density neighbourhoods, which helps to add to the diverse housing supply available in White Rock.
- **Staff report:** [Consideration of first and second reading for OCP Bylaw update \(Bylaw 2519\) - DPA guidelines updates related to SSMUH.pdf \(escribemeetings.com\)](#)
- **Bylaw:** [Bylaw 2519 - Draft OCP amending Bylaw No.2519.pdf \(escribemeetings.com\)](#)

3. **Interim Housing Needs Report** *(related to Bill 44 legislation)*

The City completed the Interim Housing Needs Report (HNR) to include the three additional items, a requirement of the Bill 44 legislation. The anticipated 5-year and 20-year housing needs for the City are 2,780 units and 8,816 units, respectively.

- **Completion Date:** Council endorsed the Interim HNR on November 4, 2024.
- **Staff report:** [Interim Housing Needs Assessment and Report .pdf \(escribemeetings.com\)](#)
- **Interim Housing Needs Report:** [2024 Interim Housing Needs Report.pdf \(whiterockcity.ca\)](#)

4. New Affordable Housing Strategy

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 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.

The AHS establishes 21 specific affordable housing actions and 60 initiatives for six (6) strategic priorities. The actions are focused on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the City, aimed at addressing White Rock's housing needs over the next 10 years. The draft AHS also includes an implementation plan, which prioritizes each of the 60 initiatives to be completed within a short-to-long-term timeframe.

- **Completion Date:** Approved on January 27, 2025
- **Alignment with Housing Target:** Over the next 10 years, the implementation of this strategy will support the development of additional non-market housing through various policies and bylaw initiatives. These efforts align with achieving the housing unit breakdown supplementary guidelines for White Rock's housing targets.
- **Staff Report:** [filestream.ashx.pdf \(escribemeetings.com\)](#)
- **Approved Affordable Housing Strategy -** [Appendix A - Final draft White Rock Affordable Housing Strategy \(2024-2034\).pdf \(escribemeetings.com\)](#)

5. Application to CMHC Housing Accelerator Fund (Second Intake)

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. (The City was unsuccessful in the 2023 HAF application).

Report Period 1.2 Update: *The City was notified by CMHC on March 5, 2025, that its application to the Fund was unsuccessful.*

- **Completion Date:** Council endorsed the 2024 HAF application on November 25, 2024. The City submitted the second intake application to CMHC by the August 2024 deadline, as submissions were permitted in advance of Council endorsement of the application.
- **Staff report:** [Housing Accelerator Fund Application - Second Intake.pdf \(escribemeetings.com\)](#)

6. Developed a program to reduce Building Permit review wait times through third-party contracted services

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. Specifically, since 2022, the City has experienced a high volume of building permit applications combined with vacancies in the Building Division, which were challenging to fill. This situation resulted in unsatisfactory permit review wait times, necessitating increased resources in the Division. The City recognizes that applicants face financial burdens, difficulties booking construction trades, and supply chain challenges. They rely on swift application processing to plan their construction schedules.

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.

By directing the use of contracted services, the City was and continues to be able to expedite permit delivery, reducing the burden on applicants and staff while supporting economic growth and supporting the creation of housing units faster. The program's flexibility allows it to be utilized on an as-needed basis.

Reporting Period 1.2. Update: The City continues to use the support of third-party contracted services, which have been supported in the review of several Building Permit applications for larger projects in the past year. One of the major residential projects currently being reviewed by them is identified under the Development Pipeline (1.b.) under Section 8.0.

- **Action Status:** Complete & ongoing
- **Staff report:** [Building Permit Application Processing Update Report.pdf \(escribemeetings.com\)](#)

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

N/A

**Note: Refer to "notes on methodology" under section 7 for comments on applicable actions taken in the last 12 months to achieve housing targets.*

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	1	2	32	35
New Units	1	0	56	57
Unit Breakdown				
Units by Size				
Studio	0	0	0	0

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One Bedroom	0	0	4	4
Two Bedroom	0	1	12	13
Three Bedroom	0	0	3	3
Four or More Bedroom ¹	2	1	13	16
Units by Tenure				
Rental Units ² – Total ²	0	0	27	27
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	0	0	27	27
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	1	2	29	32
Units by Rental Affordability				
Market	0	0	0	0
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

**Note: Refer to “notes on methodology” under section 7 for comments on units by rental affordability.*

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	RZ – 11; DP – 10; BP – 19	N/A
Proposed Units	RZ – 39; DP – 0; BP – 25	N/A

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

FOLDER NO.	UNITS	PROPOSAL	REASON FOR WITHDRAWAL
ZON00012 / MIP00011	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	These nine (9) development proposals were withdrawn by

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ZON00022 / MIP00016	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	<p>applicants after the City of White Rock adopted <i>Zoning Bylaw, 2024, No. 2506</i> on June 27, 2024, to comply with the Provincial Government's Small-Scale Multi-Unit Housing (SSMUH) Legislation.</p> <p>On October 21, 2024, the City also adopted changes to the OCP to exempt Form and Character DPs for SSMUH development with up to 4 dwelling units, in addition to amendments to comply with the Provincial Government's Small-Scale Multi-Unit Housing (SSMUH) Legislation.</p>
ZON00035 / MIP00022	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00039 / MIP00024	3	Combined Rezoning and delegated Development Permit (form and character) to allow for a triplex.	
ZON00047 / MIP00031	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00049 / MIP00027	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00051 / MIP00034	2	Combined Rezoning and delegated Development Permit (form and character) to allow for a duplex.	
ZON00052 / MIP00029	3	Combined Rezoning and delegated Development Permit (form and character) to allow for a triplex.	
ZON00057 / MIP00032	3	Combined Rezoning and delegated Development Permit (form and character) to allow for a triplex.	<p>The property was sold prior to completing work on this application. The new owner did not wish to proceed with the existing application and hence it was closed out. A new application is currently being processed.</p>
ZON00048	2	Rezoning application to facilitate a two-lot subdivision (form and character). The associated subdivision folder was also closed out.	
ZON0005 / MJP00011	18	Combined Rezoning and non-delegated Development Permit (form and character) to allow for a four-storey multi-family development with 18 dwelling units.	

BP021549	1	Construction of a single-family home	These Applications were cancelled at each applicant's request.
BP021246	1	Construction of a single-family home	
BP021279	1	Construction of a single-family home	
BP021206	1	Construction of a single-family home	
BP021410	1	Construction of a single-family home	
BP021624	2	Construction of a single-family home with a secondary suite	
BP021152	1	Construction of a single-family home	These twelve applications expired because the applicants did not provide the required information to progress their respective Building Permit applications toward issuance.
BP020967	1	Construction of a single-family home	
BP021215	2	Construction of a single-family home with a secondary suite	
BP020868	1	Construction of a single-family home	
BP021276	1	Construction of a single-family home	
BP020938	1	Construction of a single-family home	
BP021224	2	Construction of a single-family home with a secondary suite	
BP020802	1	Construction of a single-family home	
BP021308	1	Construction of a single-family home	
BP020966	2	Construction of a single-family home with a secondary suite	
BP021621	2	Construction of a single-family home with a secondary suite	
BP021284	2	Construction of a single-family home with a secondary suite	
BP021426	1	Construction of a single-family home	

**Note: Refer to “notes on methodology” under section 7 for comments on withdrawn or not approved housing development applications.*

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

NOTES ON METHODOLOGY

- **Regarding Section 3**
The City historically has not collected bedroom information when issuing demolition permits. The City is working towards collecting this information for the 2025/2026 reporting period.
- **Regarding Section 4**
The actions taken listed under Section 4 have all been initiated and/or completed in the last 12 months. They may not yet have had a direct impact on the number of dwelling units completed within that same period. It is anticipated that, cumulatively, all these actions will have significant impacts on the number of net new units completed within the full five years of the Housing Target Order.
- **Regarding Section 5**
Units by affordability: Unless a project is being delivered in partnership with a third-party housing provider, such as BC Housing, the City typically does not know whether rental units will be provided at below-market rates (as defined in this report form), and to what extent.
- **Regarding Section 6**
Further to the applications which have been formally cancelled or withdrawn, due to the state of construction costs, applicants at various points in the development approvals process have put their applications on hold to redesign their projects with more (smaller) units, less parking or are awaiting results of ongoing policy projects that has potential for base heights and densities to be increased that may impact their development application. Additionally, building permit applicants are delaying collecting their ready permits due to financing issues and the possibility of more favorable conditions in the immediate future.

OTHER INFORMATION

- The City does not track rental affordability based on the definition provided for Below Market. Rather, the City tracks unit rental affordability in response to varying needs in the community and each development project's ability to offer diverse solutions. However, the City requires new affordable rental housing to be included in projects seeking densities and heights exceeding the established OCP limits. Affordable Rental Housing is defined in the OCP as follows:

New Affordable Rental Housing is defined as being intended to be affordable for very low and low-income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

1. DEVELOPMENT PIPELINE

As of June 30, 2025, there were 457 residential units that had 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).

These projects are at various stages in the approvals pipeline—some at the building permit review stage, while others still require Council or delegated staff approval. As a result, the estimated proposed unit totals may change. If completed and pending any Council approvals, and depending on market conditions, the combined 1,444 units could contribute to future housing supply, including in future reporting years and/or after June 30, 2029.

Some notable projects at different stages are highlighted below:

a. Housing Projects with Issued Building Permits (under construction):

- **1485 Fir Street: 80 units**
Construction of a 6-story apartment building of 80 units (including 25 replacement rental and 4 affordable rental) continues to advance, with occupancy expected in the coming years.
- **1500 Foster Street (Tower III): 130 units**
The three 25-storey mixed-use (residential/commercial) towers at the 1500 Foster Street site are being constructed as a phased development. Tower I (113 units) and Tower II (105 units)

were completed and received occupancy in 2022. Construction of Tower III is a residential building with 130 units, continues to advance, with occupancy expected in the coming years.

- **1539 Maple Street: 53 Townhouse units**

Construction of a three-story townhouse complex comprising a total of 53 townhouse units, split between 5 blocks, continues to advance, with phase-wise occupancy expected in the coming years.

b. Housing Projects with Issued Development Permits (not yet issued Building Permits):

- **1453 Stayte Road: 20 units**

A housing project that includes 20 townhouse units that has an issued development permit. The BP application for this project is currently under review.

- **1454 Oxford Street (Tower 1): 78 units**

The two towers (Tower A – 21 storeys; Tower B – 24 storeys) at the 1454 Oxford Street site are to be constructed as a phased development. Tower A is expected to provide 78 strata apartments. Tower B is seeking to reduce the existing approved units into smaller units, which has resulted in the need for a zoning bylaw amendment.

c. Housing Projects with active Rezoning and/or Development Permits (conditional approval):

- **1454 Oxford Street (Tower B) – 82 additional units**

A rezoning housing project to amend the existing CD-46 zone to allow for the increase in units from 43 to 125 units for Tower B. Project at third reading.

- **15654/64/74 North Bluff Rd, 1593 Lee Street, and 1570/80 Maple Street: 50 units**

A rezoning, development permit housing project which comprises 50 residential units. Project at third reading.

- **15704, 15724, 15728, 15738, 15748, 15758, 15770 North Bluff Road: 87 units**

A rezoning, development permit housing project which comprises 87 residential units. Project at third reading.

- **1441/43/45/65 Vidal St and 14937 Thrift Avenue: 139 units**

A rezoning, development permit housing project which comprises 139 purpose-built market rental units, of which 10% of the units (14 units) are provided as affordable rental housing. Project at third reading. Housing Agreement bylaw adopted.

- **1363 Johnston Road – 10 units**

A rezoning, development permit mixed-use project which also includes 10 strata housing units. Project at third reading.

- **1164 Elm Street – 7 units**

A rezoning, development permit housing project which comprises 7 townhouse units. Project at third reading.

- **1589 Maple Street – 78 units**

A rezoning, development permit housing project which comprises 78 strata units, of which 20% of the units (i.e. 16 units) are provided as affordable rental housing. Project at third reading.

d. Housing Projects with active Rezoning and/or Development Permits (under review):

- **1464 Vidal Street – 28 units**
A rezoning, development permit 6-storey housing project which comprises 28 market rental units, of which 10% (3 units) are provided as affordable rental housing.
 - **15869/15855 Pacific Avenue – 49 units**
A rezoning, development permit 3-storey housing project which comprises 49 townhouse units.
2. In addition to the approved development and building permit applications since the Housing Target Order date (July 1, 2024) outlined in Section 5 above, the City also has 67 approved building permit applications issued prior to July 1, 2024, comprising an estimated 375 new units (estimate does not include demolitions) 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.
3. **Occupancy permits issued between the draft order date and the HTO effective date**
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 their Occupancy Permits. For example, the 26-storey mixed-use development at 1588 Johnston Road, SOLEIL, which had a unit count of 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 these occupancy permits to meet the housing targets order's effective date.
4. **North Bluff Road Corridor Study**
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.
- 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.
- Reporting Period 1.2. Update:*** The Corridor Study project is nearing completion. As part of Phases 1 & 2, several Public engagement activities were completed, including an online survey, stakeholder interviews, and two open houses. At the most recent 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.
- 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.

- **Action Status:** Ongoing
- **Milestone Date:** Final Land Use Concept Plan presentation to Council in July 2025
- **Alignment with Housing Target:** This aligns with achieving the housing target by exploring increased capacity for more supply and diverse forms of housing. It also allows for more market and non-market rental units by creating more opportunities for densities at which these unit types can be achieved. Overall, the new OCP is anticipated to create the capacity to accommodate 20 years' of housing need.
- **Project Webpage:** [North Bluff Road Corridor Study | Talk White Rock](#)
- **Staff report (latest):** [What We Heard Report \(Engagement Round 2\) - North Bluff Road Corridor Study.pdf \(escribemeetings.com\)](#)

5. OCP Update 2025 Project - Incorporating Provincial Legislative Changes in the OCP

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 the December 31, 2025 mandated deadline.

- **Action Status:** Ongoing
- **Milestone Date:** Second Open house held on June 26, 2025, where broad housing policy concepts were presented to the community for input.
- **Project Webpage:** [Official Community Plan Update 2025 | Talk White Rock](#)
- **Staff report (latest):** [OCP Update 2025 - Progress Report 1, What We Heard Report 1\(1\).pdf \(escribemeetings.com\)](#)
- **Alignment with Housing Target:** 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.

6. New Development Procedures Bylaw

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").

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.

Report Period 1.2 Update: *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.*

- **Action Status:** Ongoing
- **Alignment with Housing Target:** Streamlining development application processes will allow for the acceleration of the construction of homes.
- **Staff report:** [Consideration of first and second readings for Bylaw No. 2485 - White Rock Development Procedures Bylaw 2024.pdf \(escribemeetings.com\)](#)
- **Draft Bylaw:** [Bylaw 2485 - White Rock Development Procedures Bylaw, 2024, No. 2485.pdf \(escribemeetings.com\)](#)

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.