

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 12, 2026

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Follow-Up on Council Direction from the November 3, 2025 Meeting – Draft OCP Amending Bylaw No. 2511 (OCP Update 2025)

RECOMMENDATIONS

THAT Council:

1. Receive the January 12, 2026, corporate report from the Director of Planning and Development Services, titled “Follow-Up on Council Direction from the November 3, 2025, Meeting – Draft OCP Amending Bylaw No. 2511 (OCP Update 2025);”
2. Has, pursuant to Section 475(2) of the *Local Government Act* and Council Policy 512 – Official Community Plan Consultation, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:
 - a) The board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - b) The board of any regional district that is adjacent to the area covered by the plan;
 - c) The council of any municipality that is adjacent to the area covered by the plan;
 - d) First Nations;
 - e) Boards of education, greater boards and improvement district boards, and the provincial and federal governments and their agencies; andin that regard, it considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw;
3. Has, pursuant to Section 477(3) of the *Local Government Act*, considered “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511*” in conjunction with the City’s financial plan and waste management plans, as outlined in the corporate report from the Director of Planning and Development Services titled “City of White Rock Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates): Consideration for first and second readings – OCP Update 2025” presented at the October 20, 2025 Council meeting, and in that regard, considers that no further consideration of the Financial Plan and Waste Management Plans is required at this time;
4. Give first and second reading to “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511*;”

5. Direct staff to submit to the Metro Vancouver Regional District Board for consideration of acceptance, the Regional Context Statement that forms part of the Bylaw, as is required under section 448 of the *Local Government Act*;
6. Upon due consideration of Section 475 of the *Local Government Act*, direct staff to forward referrals of the Bylaw in accordance with Council Policy 512, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of this LGA Section; and,
7. Subject to granting second reading to the Bylaw, authorize staff to schedule a Public Hearing, and to provide notice of the Public Hearing pursuant to Section 466 of the *Local Government Act*.

EXECUTIVE SUMMARY

On October 20, 2025, following discussion on the draft OCP amendment Bylaw No. 2511 for consideration of first and second reading, Council passed the following resolution:

“THAT Council:

1. *Defer consideration of first and second readings of the Official Community Plan (OCP) Amendment No. 3 (Bylaw No. 2511) to the November 3, 2025, Council meeting; and*
2. *Direct staff to:*
 - *Prepare a plain-language public summary (1–2 pages) that clearly outlines the proposed OCP amendments, including key changes, height limits, density, land-use designations, and anticipated community impacts, for release prior to any Public Hearing.*
 - *Report back to Council by November 3, 2025, with a revised report incorporating the above summary for consideration.*
 - *Schedule a Community Information Meeting and launch a Talk White Rock online survey, using the plain-language summary, so that residents can review and ask questions prior to the Public Hearing targeted for December 1, 2025.”*

In response to Council’s resolution on November 3, 2025, staff put forward a corporate report that:

- Outlined a high-level scope of work for the additional public engagement related to the draft amendments proposed within the draft OCP amending Bylaw No. 2511;
- Identified the anticipated timeline associated with this additional phase of public engagement;
- Outlined the proposed communication and public notification methods to support this additional phase of public engagement; and,
- Detailed the financial implications associated with this additional public engagement process.

Following a discussion on the draft OCP amendment Bylaw No. 2511 for consideration of first and second reading at this meeting, Council passed the following motion:

“THAT Council direct staff to schedule an Open House, so the public may review the completed Official Community Plan prior to the required public hearing.”

This report provides a summary of the Community Information Meeting held on December 16, 2025, and brings the draft OCP amendment Bylaw No. 2511 back to Council for consideration for first and second readings.

Attachments A, D, F & G, included in this report, were originally included in the October 20, 2025 corporate report package to support Council’s consideration of the first and second readings of draft OCP amendment Bylaw No. 2511. Attachments B, C & E have been updated to reflect Council’s November 3, 2025, motion and capture minor format edits. Additionally, Attachment H includes the October 20, 2025 corporate report, and Attachment I includes the key summary themes document prepared for the Community Information Meeting.

- Attachment A – A detailed summary table of all proposed changes to the OCP.
- Attachment B – An updated copy of the draft OCP Amendment Bylaw No. 2511.
- Attachment C – A redlined version of the draft OCP, highlighting all proposed changes.
- Attachment D – Executive summary graphic outlining the key themes of amendments.
- Attachment E – A clean version of the draft amended OCP.
- Attachment F – North Bluff Road Corridor Plan.
- Attachment G – White Rock Affordable Housing Strategy.
- Attachment H – October 20, 2025 Corporate Report (cover) titled *“City of White Rock Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates): Consideration for first and second readings – OCP Update 2025.”*
- Attachment I – Key Summary Theme boards.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-269 July 29, 2024	THAT Council permit staff to prepare a scoping report for the North Bluff Corridor Study in concurrence with the OCP update Request for Proposal. CARRIED
2024-444 December 9, 2024	THAT Council receive for information the corporate report, titled ‘North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report’ dated December 9, 2024, from the Director of Planning and Development Services. CARRIED
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
2024-446 December 9, 2024	That Council directs staff to get quotes for the project scope noted within the corporate report titled North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report,

	<p>dated December 9, 2024, from the Director of Planning and Development Services; and award the work in order to proceed.</p> <p style="text-align: right;">CARRIED</p>
<p>2025-034 January 27, 2025</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled “Request for Approval - Affordable Housing Strategy (2024 – 2034).” 2. Approve the Affordable Housing Strategy, attached as Appendix A to this January 27, 2025 corporate report. 3. Direct the Housing Advisory Committee to work on the high priority/short-term initiatives in their 2025-2026 term as listed in Table 2.0 in this January 27, 2025 corporate report. <p style="text-align: right;">CARRIED</p>
<p>2025-133 April 28, 2025</p>	<p>THAT Council receive for information the corporate report dated April 28, 2025, from the Director of Planning and Development Services, titled “What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study”.</p> <p style="text-align: right;">CARRIED</p>
<p>2025-206 June 23, 2025</p>	<p>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”, including the On-Table updated information provided within Appendix A.</p> <p style="text-align: right;">CARRIED</p>
<p>2025-207 June 23, 2025</p>	<p>THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled “What We Heard Report (Engagement Round #2) – North Bluff Road Corridor Study.”</p> <p style="text-align: right;">CARRIED</p>
<p>2025-237 July 21, 2025</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive for information the corporate report dated July 21, 2025, from the Director of Planning and Development Services, titled “North Bluff Road Corridor Plan;” 2. Endorse in principle the North Bluff Road Corridor Plan, attached as Appendix A, and as generally described in this corporate report; and, 3. Authorize staff to prepare the materials needed to amend the City’s Official Community Plan (OCP) to include the proposed North Bluff Road Corridor Plan land use designations and development policies, in review and consultation with other city departments, and in conjunction with the bylaw amendments resulting from the OCP Update 2025 project. <p style="text-align: right;">CARRIED</p>
<p>2025-257 September 15, 2025</p>	<p>THAT Council receive for information the corporate report dated September 15, 2025, from the Director of Planning and</p>

	<p>Development Services, titled “What We Heard Report #2 (Phase II Engagement) – OCP Update 2025.”</p> <p style="text-align: right;">CARRIED</p>
<p>2025-HAC-019 October 1, 2025</p>	<p>THAT the Housing Advisory Committee receives the OCP 2025 Update materials presented by staff, as included in the meeting agenda package, for information.</p> <p style="text-align: right;">CARRIED</p>
<p>2025-294 October 6, 2025</p>	<p>THAT Council receive for information this corporate report dated October 6, 2025, from the Director of Planning and Development Services titled “What We Heard Report #3 - OCP Update 2025;” and,</p> <ol style="list-style-type: none"> 1. Direct staff to prepare the required By law to amend “Official Community Plan Bylaw, 2017, No. 2220” as detailed in this corporate report. <p style="text-align: right;">CARRIED</p>
<p>2025-321 October 20, 2025</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Defer consideration of first and second readings of the Official Community Plan (OCP) Amendment No. 3 (Bylaw No. 2511) to the November 3, 2025, Council meeting; and, 2. Direct staff to: <ul style="list-style-type: none"> • Prepare a plain-language public summary (1–2 pages) that clearly outlines the proposed OCP amendments, including key changes, height limits, density, land-use designations, and anticipated community impacts, for release prior to any Public Hearing. • Report back to Council by November 3, 2025, with a revised report incorporating the above summary for consideration. • Schedule a Community Information Meeting and launch a Talk White Rock online survey, using the plain-language summary, so that residents can review and ask questions prior to the Public Hearing targeted for December 1, 2025. <p style="text-align: right;">CARRIED</p>
<p>2025-337 November 3, 2025</p>	<p>THAT Council direct staff to remove 8.2.2 of the policy within the amending Bylaw 2511.</p> <p style="text-align: right;">CARRIED</p>
<p>2025-338 November 3, 2025</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive the November 3, 2025, corporate report from the Director of Planning and Development Services titled "Follow Up on Council Direction from the October 20, 2025, Meeting - Draft OCP Amending Bylaw No. 2511 (OCP Update 2025)"; 2. Has, pursuant to Section 475(2) of the Local Government Act and Council Policy 512 - Official Community Plan consultation, considered whether opportunities for consultation should be

	<p>early and ongoing, and specifically whether consultation is required with:</p> <ol style="list-style-type: none"> a. The board of the regional district in which the area covered 4 by the plan is located, in the case of the municipal official community plan; b. The board of any regional district that is adjacent to the area covered by the plan; c. The council of any municipality that is adjacent to the area covered by the plan; d. First Nations; e. Boards of education, greater boards and improvement district boards, and the provincial and federal governments and their agencies; <p>and in that regard, it considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw;</p> <p>3. Has, pursuant to Section 477(3) of the Local Government Act, considered "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511" in conjunction with the City's financial plan and Waste Management Plans, as outlined in the corporate report from the Director of Planning and Development Services titled "City of White Rock Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates": Consideration for first and second readings - OCP Update 2025" presented at the October 20, 2025 Council meeting, and in that regard, considers that no further consideration for the Financial Plan and Waste Management Plans is required at this time.</p> <p style="text-align: right;">DEFEATED</p>
<p>2025-339 November 3, 2025</p>	<p>THAT Council direct staff to schedule an Open House, so the public may review the completed Official Community Plan prior to the required public hearing.</p> <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

At the November 3, 2025, meeting, Council directed staff to schedule an open house to provide an opportunity to the public to view the draft OCP amendments prior to considering the bylaw for readings.

As noted in the November 3 corporate report, given the extent and complexity of the proposed OCP amendments and the importance of providing clear background and context from the seven-month engagement process to the community, additional time was required to ensure the summary is clear, accurate, and informative for the public. Due to limited staff capacity to undertake additional engagement activities while maintaining day-to-day divisional operations, staff engaged Urban Systems Ltd. to support the development of two-page summaries expanding each of the seven themes. These themes were originally presented to Council at the October 20,

2025 meeting in a 2-page executive summary. These key theme summaries, attached as Appendix I to this report, were displayed as poster boards at the community information meeting and were available as handouts for the attendees as well.

DISCUSSION

Community Information Meeting – Open House #4

On Tuesday, December 16, 2025, a Community Information Meeting, held in an open house format, was hosted by the City at the White Rock Community Centre from 4:00 p.m. to 8:00 p.m. The purpose of this engagement event was to provide the public with an opportunity to view the draft OCP updates ahead of the Council considering the draft OCP amendment bylaw for readings.

The Community Information Meeting was facilitated by City staff and featured a total of 15 information boards, with a minimum of 2 boards per theme, which was an expanded version of the 2-page *Executive Summary* document that was included as “Attachment D” as part of the October 20, 2025 report package (also see Attachment D to this corporate report). The draft OCP updates were categorized into seven key themes as listed below and as presented to Council at the October 20 Council meeting:

- Theme 1: Updating Our Growth Projections
- Theme 2: Creating Capacity to Meet Our Provincially Mandated Housing Needs
- Theme 3: How Provincial Changes Shape Local Planning
- Theme 4: Creating New and Updated Land Use Designations to Better Focus Growth
- Theme 5: Creating a Specialized Health District
- Theme 6: Supporting Increased Transit Use and Reduced Reliance on Private Vehicles
- Theme 7: Providing Clear Guidance on Built Form and Character

Staff were available throughout the event to engage with attendees, provide background information, and respond to questions. Attendees were invited to review the information boards and have direct discussions with staff.

Communication and Notification Methods

Previous engagement phases for the OCP Update 2025 project utilized a wide variety of public outreach methods, including both paid and free advertising. For the Community Information Meeting held, only free advertising is utilized, as no budget was allocated for paid advertising.

The following platforms were used for free advertising of this event:

- City website
- Talk White Rock
- Posters and Flyers at Civic Facilities
- Digital TV ads at Civic Facilities
- Digital Billboard advertisement (in front of Centennial Area on North Bluff Road)
- E-newsletters
- News & Announcements subscribers
- Social Media Posts across the City’s social media channels: Facebook, Instagram, X

Number of attendees

A total of 104 people signed in at the event. It was observed that there was a diverse range of community members, including homeowners, renters, seniors, new and long-term residents, young families, and multi-generational households who attended the event.

As this was an informational open-house event only, no written feedback was collected.

Updates to the draft OCP amendment Bylaw No. 2511

The following updates have been made to the draft OCP amendment bylaw document since the November 3, 2025 Council meeting:

- Current OCP Policy 9.2.2 (draft Policy 8.2.2 in the amending bylaw) has been removed based on Council direction. This policy referenced exploring the possibility of relocating City Hall to the Town Centre to establish a new civic centre with other potential civic facilities.
- Updated the draft height map legend (Figure 9) by correcting an error: replaced the double asterisk with a single asterisk for the height in the Lower Town Centre designation. The single asterisk indicates the height transition from 6 to 4 storeys along Johnston Road between Thrift and Roper Avenues.

Review of Zoning Bylaw for Planned Capacity

As a result of Bill 44 legislation, the *Local Government Act* now requires that the Official Community Plan and Zoning Bylaw must provide for at least the 20-year total number of housing units to meet anticipated housing needs included in the most recent housing needs report (HNR). Using the provincially mandated methodology, the 2024 interim HNR shows that the City must plan to accommodate 8,816 net new housing units over the next 20 years and 2,716 units over the next 5 years.

Staff have reviewed the current zoning bylaw and note that, in terms of planned unit capacity, the current Zoning Bylaw satisfies the required accommodation of the anticipated 20-year housing need for 8,816 units. When the City updated the Zoning Bylaw in June 2024, to comply with the legislation and allow up to 4 to 6 housing units on lots in established neighbourhoods in the form of semi-detached, rowhouse or houseplex residential buildings, the theoretical capacity within the Zoning Bylaw was increased. This theoretical SSMUH capacity would take many decades to develop, and as a result, a realistic uptake for the 20-year or 5-year term for SSMUH cannot be determined at this time. However, it provides development potential that results in incremental actual buildout over time. In terms of unit capacity, the current Zoning Bylaw satisfies the required accommodation of the 20-year housing need for 8,816 units.

Revised Anticipated Timeline of draft OCP approval process

Should Council give first and second reading to draft OCP amendment Bylaw No.2511, the anticipated timelines in the OCP update approval process are as follows, keeping in line with corporate report submission deadlines:

Draft Timeline	Activity
January 12, 2026	Corporate report to Council bringing forward the amended version of OCP amending Bylaw No. 2511 for first and second reading, and request for Council direction to schedule the public hearing for the OCP amending bylaw.

Draft Timeline	Activity
Mid-January 2026	<ul style="list-style-type: none"> Submit the OCP amending Bylaw No. 2511 to Metro Vancouver and Translink in accordance with the <i>Local Government Act</i> and forward the Regional Context Statement to Metro Vancouver for acceptance. Referral of OCP amending Bylaw No. 2511 to external agencies for comments.
Mid-February 2026	Collect external agencies' referral comments.
Mid-March 2026	Public Hearing for OCP amending Bylaw No. 2511.
Late-March 2026	Corporate report to Council bringing forward the OCP amending Bylaw No. 2511 for third reading.
Mid-April 2026	Corporate report to Council bringing forward the OCP amending Bylaw No. 2511 for adoption, subject to Metro Vancouver acceptance of the Regional Context Statement.

FINANCIAL IMPLICATIONS

To date, the OCP Update 2025 project has been undertaken using existing staff resources, with all associated costs of OCP bylaw preparation, consultation, and engagement covered under the existing Planning Division’s budget. At the November 3, 2025, meeting, based on information provided in that corporate report, Council awarded \$10,000 towards using a consultant to support the development of the key summary theme documents for each of the seven themes for the Community Information Meeting that was held on December 16, 2025.

LEGAL IMPLICATIONS

The legislation requires that all local government must have completed their first review and update of their OCP and zoning bylaws, based on the Interim Housing Needs Report, by December 31, 2025. However, Council direction to hold an additional public engagement event prior to consideration of the bylaw for readings has shifted the adoption timeline to early 2026.

Following the October 20, 2025 Council meeting, staff informed the Province and Metro Vancouver of Council’s direction for additional public engagement, and advised that an anticipated OCP adoption date could not be confirmed, as Council’s direction from the November 3rd meeting may impact the December 31, 2025, adoption timeline. In mid-December 2025, City staff met with staff from the Ministry of Housing to provide an update, noting that the Community Information Meeting was scheduled for December 16, 2025. City staff also noted that a follow-up update will be provided following Council’s decision on the consideration of the bylaw for readings.

Additionally, under the *Local Government Act*, municipalities are required to update their Regional Context Statement (RCS) within two years of when a new Regional Growth Strategy (RGS) has been adopted. Metro Vancouver adopted Metro 2050, Metro’s RGS, in February 2023. In light of new provincial legislation introduced in late 2023 and early 2024, and the associated timelines for compliance, Metro Vancouver acknowledged that member municipalities may submit their updated RCS by December 31, 2025, aligning with the deadline for housing-related OCP updates under provincial requirements. Metro Vancouver was advised of the delay in the OCP adoption timeline following the October 20, 2025 meeting.

Should Council give first and second reading to draft OCP amending Bylaw No.2511 as recommended within this corporate report, staff will follow up and update the Province and Metro Vancouver with the revised anticipated timelines in adopting the draft OCP amending bylaw, given that the legislated deadline of December 31, 2025, has already passed. This revised timeline, outlined earlier in this corporate report, would be based on MVRD’s acceptance of the RCS and the timing for subsequent OCP approval steps to be fulfilled following RCS acceptance.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

To date, early and ongoing consultation, followed in accordance with the *Local Government Act* (LGA) and Council Policy 512, was conducted with the community, Semiahmoo First Nation, School District No. 36, Fraser Health, Housing Advisory Committee, and Council throughout the OCP Update 2025 process.

Detailed summaries for each phase of past engagement, i.e. What We Heard Reports, for each of the projects can be found at:

- OCP Update 2025 project: [Public Engagement | Official Community Plan Update 2025 | Talk White Rock](#).
- North Bluff Road Corridor Study: [Public Engagement | North Bluff Road Corridor Study | Talk White Rock](#).

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Several city departments were involved in the development of the Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511. There are no anticipated interdepartmental implications associated with the consideration of the first and second readings of the *Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511*.

CLIMATE CHANGE IMPLICATIONS

There are no anticipated implications for climate change associated with the consideration of the first and second readings of the Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

There are no anticipated implications for Tree preservation and Tree canopy enhancement associated with the consideration of the first and second readings of the Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.

ALIGNMENT WITH STRATEGIC PRIORITIES

The OCP Update 2025 project 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.

RISKS

Should Council give first and second reading to draft OCP amending Bylaw No.2511 as recommended within this corporate report, staff will update the Province and Metro Vancouver regarding the revised anticipated timeline in adopting the draft OCP amending bylaw, based on MVRD’s acceptance of the RCS and the timing for subsequent OCP approval steps to be fulfilled following RCS acceptance, anticipated by early April 2026.

OPTIONS / ALTERNATIVES

Staff recommend that **Council consider first and second reading to Official Community Plan amending Bylaw No. 2511 and provide notice of a Public Hearing for Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.**

The following alternative options are available for Council’s consideration:

- Defer consideration of “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates);”

OR

- Direct staff to make changes as identified by Council to “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates);”

OR

- Reject “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates)”

CONCLUSION

In response to Council’s resolution at the November 3, 2025, Council meeting, this corporate report provides a summary of the additional public engagement phase held on December 16, 2025, i.e., the community information meeting.

Additionally, given the legislative requirement for municipalities to update their OCPs and Zoning Bylaws to permit the number of housing units needed over the next 20 years, and to include statements and map designations for residential development and housing policies related to each class of housing need outlined in the Interim HNR, staff recommend that Council consider first and second reading to Official Community Plan amending Bylaw No.2511 and provide notice of a Public Hearing for Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.

Respectfully submitted,

Reviewed and Approved by,

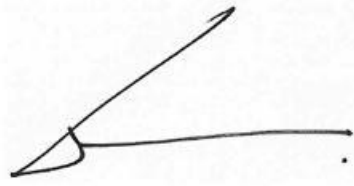


Neethu Syam
Planning Division Lead

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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a short vertical stroke at the end.

Guillermo Ferrero
Chief Administrative Officer

- Attachment A: Detailed Summary of OCP Changes Table
- Attachment B: Revised draft Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511
- Attachment C: Redlined version of draft OCP Amendment No.3
- Attachment D: Executive Summary of OCP Changes
- Attachment E: Clean version of draft OCP Amendment No.3
- Attachment F: North Bluff Road Corridor Plan
- Attachment G: White Rock Affordable Housing Strategy (2024-2034)
- Attachment H: October 20, 2025 Corporate Report (cover report) titled *“City of White Rock Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates): Consideration for first and second readings – OCP Update 2025”*
- Attachment I: Key Themes’ Summary Poster boards – December 16, 2025 Community Information Meeting