

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
Table of Contents	N/A	Updated to reflect all section renumbering and newly added or renamed content.	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements • North Bluff Road Corridor Plan • Housekeeping update
Section 1: Purpose and Scope of the OCP	<ul style="list-style-type: none"> • Policies 1.1, 1.2 	Updated to include clarification on the new provincial requirement for municipalities, such as the need to review and update the OCP moving forward, to ensure it aligns with the latest Housing Needs Report	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements
Section 4: Context and Projections	<ul style="list-style-type: none"> • Policies 4.2, 4.3, 4.4, 4.5 	<ul style="list-style-type: none"> ○ <i>Population Growth</i>: Updated to reflect 2021 Census data and BC Stats Projections for White Rock by 2045. ○ <i>Housing Growth</i>: Updated to reflect housing starts between 2020 and 2024. Updates to also include a reference to SSMUH’s potential to contribute to housing growth. ○ <i>Employment Projections</i>: Updated to reflect 2021 Census data and include Metro Vancouver’s 2024 growth projections update information. ○ <i>Commercial Growth</i>: Updated to align with Metro Vancouver’s population forecasts, applying a per capita ratio of commercial floor space to estimate future demand. ○ <i>Office Growth</i>: Removed as the current data does not distinguish between office and general commercial uses. Previous projections relied on consultant reports that included assumptions about existing inventory and future office demand. 	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements: Updated to reflect 2021 Census data with updated growth projection estimates for each category

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
Section 5: Community Character	<ul style="list-style-type: none"> Overview; Policies 5.1.1, 5.1.2 	Updated to also reference newly introduced land use designations, i.e. Town Centre Transition Residential , Town Centre Transition Mixed-Use , Health District.	<ul style="list-style-type: none"> Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements North Bluff Road Corridor Plan
Section 6: Growth Management	<ul style="list-style-type: none"> Overview Figures 5 and 6 Objectives 6.3, 6.3.1, 6.3.2, 7.4.1 Figures 5 & 6 	Updated to also reference newly introduced land use designations, i.e. Town Centre Transition Residential , Town Centre Transition Mixed-Use , Health District.	<ul style="list-style-type: none"> Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements North Bluff Road Corridor Plan
Section 7: Land Use	<ul style="list-style-type: none"> Overview Figures 8, 9 <i>(revised)</i> Town Centre: Policies 7.1.1, 7.1.2, 7.1.3 <i>(new)</i> Town Centre Transition – Mixed-use <i>(new)</i> Town Centre Transition – Residential <i>(revised)</i> Urban Neighbourhood: Policy 7.6.6 <i>(new)</i> Mature Neighbourhood: 	<ul style="list-style-type: none"> Updated to refer to the new land use designation being introduced, i.e. Town Centre Transition Residential, Town Centre Transition Mixed-Use, Health District; updated housing starts information. Replaced existing maximum height and FAR figures with a new colour-coded format to improve clarity and ease of interpretation. Incorporated densities and heights in the Town Centre designation to reflect the Corridor Plan. Introduction of new designations as a result of the Corridor Plan: Town Centre Transition Residential, and Town Centre Transition Mixed-Use. Creation of a new Health District designation to support health and wellness services. Expansion of existing Neighbourhood Commercial designation to facilitate low-rise small-scale mixed-use areas located within primarily residential neighbourhoods to provide locally oriented services that support daily life and strengthen community connections. 	<ul style="list-style-type: none"> Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements - Health District designation introduced; updates to Urban Neighbourhood, Neighbourhood Commercial, and Mature neighbourhood as a result of the OCP updates. North Bluff Road Corridor Plan - One new land use designation is introduced, and two have been updated to reflect Council’s direction at the July 21, 2025, meeting to incorporate the North Bluff Road Corridor Plan.

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
	Policies 7.8.1, 7.8.3 • Neighbourhood Commercial: Policies 7.9.2, 7.9.4, 7.9.5 • Health District (<i>new</i>) • General: Policies 7.12.1, 7.12.3, 7.12.5	<ul style="list-style-type: none"> ○ Expansion of existing Urban Neighbourhood designation to support gentle residential intensification while maintaining compatibility with existing neighbourhoods within walking distance of the Town Centre and adjacent to Neighbourhood Commercial areas. ○ Updates to the Mature Neighbourhood designation to facilitate all types of permitted SSMUH typologies in White Rock. ○ Updated building form infographics associated with the updated designations. ○ Clarified language to reflect that densities are based on Gross Floor Area Ratio. ○ Clarification that allowable densities are based on post-dedication of land. 	
Section 8: Town Centre	<ul style="list-style-type: none"> • Overview 	<ul style="list-style-type: none"> ○ Updated text in the first paragraph in the overview section to reflect the tallest development in storeys in the City. 	<ul style="list-style-type: none"> • North Bluff Road Corridor Plan
Section 9: Waterfront	<ul style="list-style-type: none"> • Policy 9.1.1.e) 	<ul style="list-style-type: none"> ○ Replaced reference to “Strategic Transportation Plan” with the current “Integrated Transportation and Infrastructure Master Plan” (ITIMP) 	<ul style="list-style-type: none"> • Housekeeping Text amendment - to reference current plans in effect

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
<p>Section 10: Housing</p>	<ul style="list-style-type: none"> • Overview • Family Friendly Housing: Policy 10.1.1.b)(<i>new</i>), Policy 10.1.1.c) (<i>revised</i>) • Housing Choices Everywhere (<i>new sub-policies</i>) • New Non-Market and Affordable Rental Housing: Policies 10.2..1.a), b), c), d), f), h), i) (<i>new</i>) • New Market Rental Housing (<i>new</i>) 	<ul style="list-style-type: none"> ○ <i>Overview:</i> Updated text first and second paragraphs and Table 1.0 to reflect 2021 Census data. ○ Added a new sub-section titled “Housing Needs Report” to clarify new provincial requirements and information about the anticipated 5- and 20-year housing needs estimates for the City. ○ Under the <i>Family-Friendly Housing</i> policy - Revised bedroom mix percentages to establish distinct minimum requirements for two- and three-bedroom units in both rental and strata developments; introduced a policy encouraging townhouse podiums in residential developments greater than 3 storeys in height. ○ Removed the <i>age-friendly housing for people with disabilities</i> policy, as all multi-family developments are now required to be designed as adaptable units under the 2024 BC Building Code. ○ Updated the <i>Housing Choices Everywhere</i> policy to capture the variety of housing choices needed to meet the evolving needs of residents, to support affordability goals and meet the anticipated household growth. ○ Separated policies for new non-market and affordable rental housing from those for new market rental housing, creating two distinct categories to reflect housing diversity and respond to varied needs. ○ Deleted the <i>Affordable Housing Bonus</i> section and associated figure, as this has been added as policies to eligible designations under Section 7.0 Land Use. 	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements • North Bluff Road Corridor Plan

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
<p>Section 11: Environmental Management</p>	<p>N/A</p>	<ul style="list-style-type: none"> ○ Removed the electric vehicle policy on one EV charging station for every 10 parking spaces in new multiunit residential and mixed-use buildings, as this was incorporated as a regulatory requirement within the City’s Zoning bylaw in July 2018. ○ Removed the energy step code policy as the new 2024 edition of the BC Building Code has included step code requirements. 	<ul style="list-style-type: none"> ● Housekeeping Text Amendment
<p>Section 12: Transportation and Mobility</p>	<ul style="list-style-type: none"> ● Overview ● Policies 12.1.11, 12.2.6, 12.3.2, 12.3.8, 12.3.9, 12.6.1 – 12.6.4 (new) 	<ul style="list-style-type: none"> ○ Overview updated to reflect the City’s ITIMP ○ Policy introduced to prioritize patient safety and accessibility by implementing streetscape improvements to support the Health District Designation ○ New policies to strengthen active transportation links, to Transit, to the future Bus Rapid Transit (BRT) exchange, and the North Bluff Road Corridor Area ○ New policies introduced to enhance transit passenger amenities, advocacy, and require transportation demand management strategies as part of new development ○ New policies specific to improvements to the North Bluff Road Corridor 	<ul style="list-style-type: none"> ● Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements ● North Bluff Road Corridor Plan

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
Section 15: Infrastructure	<ul style="list-style-type: none"> • Objective 15.4; • Policies 15.4.1 – 15.4.4 (<i>new</i>) 	<ul style="list-style-type: none"> ○ New Objectives and associated policies are introduced to ensure there is appropriate infrastructure capacity and stormwater management systems in place to support both new and existing development within the North Bluff Road Corridor Area, such as the creation of a utilities servicing plan. Develop on-site drainage standards, DCC reviews and coordination with Metro Vancouver to assess their asset capacity. 	<ul style="list-style-type: none"> • North Bluff Road Corridor Plan
Section 18: Plan Administration & Alignment	<ul style="list-style-type: none"> • Sub-section 18.1 (<i>revised</i>) 	<ul style="list-style-type: none"> ○ Updated the list of plans and bylaws that require a critical review and update to align with the vision and policies of this OCP, such as the Zoning Bylaw, Subdivision and Development Servicing Plan 	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements • North Bluff Road Corridor Plan
Section 19: Monitoring, Evaluation & Actions	<ul style="list-style-type: none"> • Sub-Section 19.2 (<i>revised</i>) 	<ul style="list-style-type: none"> ○ Short-, medium-, and long-term actions, as well as ongoing initiatives, have been updated to align with the draft OCP policies. While several existing actions over the short to long term remain in place, new actions have been introduced for implementation across various timeframes. ○ Actions completed as part of the original 2017 OCP implementation have been removed. 	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements • North Bluff Road Corridor Plan
Section 21: Development Permit Areas (Form/Character/ Sustainability)	<ul style="list-style-type: none"> • Sub-sections 21.1, 21.2 (<i>revised</i>), 21.4, 21.7 (<i>new</i>) 	<ul style="list-style-type: none"> ○ Overview updated to reference the two new development permit areas: Town Centre Transition, Health District, and to clarify the different types and scales of development contemplated and regulated in these two new DPAs ○ Replaced the following graphic sketch under the ‘Pedestrian Realm and Landscape’ in the guideline section, within the Town Centre DPA, to reflect the 	<ul style="list-style-type: none"> • Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements • North Bluff Road Corridor Plan

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.

Amended OCP Section	Updated/New Sub-Section and Policies	Description of Changes	Rationale for Changes
		<p>scale of development as a result of the proposed updates: Diagram showing mixed-use building step-backs and pedestrian realm along Johnston Road.</p> <ul style="list-style-type: none"> ○ Creation of a Town Centre Transition DPA to establish design guidelines for new developments in the Town Centre Transition Residential and Mixed-Use designations. ○ Creation of a Health District DPA to establish design guidelines for new developments in the Health District designation. 	
Appendix A: Regional Context Statement	N/A	<ul style="list-style-type: none"> ○ The updated draft Regional Context Statement has been moved to the appendix to simplify future updates in response to any changes in Metro Vancouver’s Regional Growth Strategy. 	<ul style="list-style-type: none"> ● To comply with Local Government Act requirements.
Appendix B: Maps	<ul style="list-style-type: none"> ● Maps A and B 	<ul style="list-style-type: none"> ○ The Land Use Plan (Map A) and the Form and Character Development Permit Areas Map (Map B) have been updated to reflect new/revised land use designations along the North Bluff Road Corridor Area, including expansions to existing designations and their associated Development Permit Areas. 	<ul style="list-style-type: none"> ● Updates as a result of the OCP update 2025 project to meet Provincial Legislation requirements ● North Bluff Road Corridor Plan

Note: Text identified in purple under “Summary of Changes” is directly related to the North Bluff Road Corridor Plan integration as part of the OCP update 2025 project.