

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 20, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: 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

RECOMMENDATIONS

THAT Council:

1. Receive the October 20, 2025, 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;”
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 “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” report 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*.
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EXECUTIVE SUMMARY

This report initiates the implementation process for the updates to the Official Community Plan (OCP). It presents the proposed updated version of the Official Community Plan Bylaw No. 2220, which reflects extensive feedback from residents, referral agencies, and public engagement. This report recommends that Council consider granting first and second reading to amended Official Community Plan Bylaw No. 2511 and authorize staff to schedule and provide notice of a Public Hearing for Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.

The 2025 OCP Amendment Bylaw is presented to achieve the following three key objectives:

1. Meet new provincial housing legislative requirements;
2. Update the Regional Context Statement (RCS), which is Appendix A of “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511” (OCP) for consistency with the Metro Vancouver Regional District (MVRD) Regional Growth Strategy (RGS), i.e. Metro 2050; and,
3. Integrate the land uses designations and associated development policies within the North Bluff Road Corridor Plan, as endorsed by Council on July 21, 2025, as part of this OCP update 2025 process.

The following is a list of attachments included as part of this corporate report:

- Attachment A – A detailed summary table of all proposed changes to the OCP.
- Attachment B – A 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

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. <p style="text-align: right;">CARRIED</p>
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. <p style="text-align: right;">CARRIED</p>
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. <p style="text-align: right;">CARRIED</p>
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, dated December 9, 2024, from the Director of Planning and Development Services; and award the work in order to proceed. <p style="text-align: right;">CARRIED</p>
2025-034 January 27, 2025	THAT Council: 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>
2025-206 June 23, 2025	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 style="text-align: right;">CARRIED</p>
2025-237 July 21, 2025	THAT Council: 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;”

	<p>2. Endorse in principle the North Bluff Road Corridor Plan, attached as Appendix A, and as generally described in this corporate report; and,</p> <p>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> <p style="text-align: right;">CARRIED</p>
2025-257 September 15, 2025	<p>THAT Council receive for information the corporate report dated September 15, 2025, from the Director of Planning and Development Services, titled “What We Heard Report #2 (Phase II Engagement) – OCP Update 2025.”</p> <p style="text-align: right;">CARRIED</p>
2025-HAC-019 October 1, 2025	<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>
2025-294 October 6, 2025	<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> <p>1. Direct staff to prepare the required Bylaw to amend “Official Community Plan Bylaw, 2017, No. 2220” as detailed in this corporate report.</p> <p style="text-align: right;">CARRIED</p>

BACKGROUND

Current Official Community Plan

The Official Community Plan (“OCP”) is the City of White Rock’s most important guiding document that sets the community vision and long-term community direction. The purpose of the OCP is to establish policies that guide decisions on community planning and land use management. “Official Community Plan Bylaw No. 2220, 2017” was adopted by Council in October 2017 and, as a living document, has evolved over time. In 2021, the OCP was amended to reduce permitted building heights and densities in the Town Centre, Town Centre Transition and Lower Town Centre Areas. These changes influenced the scale of development allowed within these key growth areas.

New Provincial Legislative Requirements

In November 2023, as part of the Government of British Columbia’s Homes for People Action Plan, the province passed legislation intended to increase the supply, selection, and affordability for people to gain housing in British Columbia. To date, the City of White Rock has undertaken the following required steps to meet the new legislative requirements:

- **Part I** - On **June 27, 2024**, Council adopted the Zoning Bylaw, 2024, No. 2506 to allow more density to permit additional housing units, or “small-scale multi-unit

housing” (SSMUH), in residential zones that are otherwise restricted to single-family or duplexes.

- On **October 21, 2024**, Council adopted amendments to the OCP to allow for the uses and densities permitted by SSMUH legislation.
- **Part II** - On **November 21, 2024**, Council received and endorsed updates to the City’s Housing Needs Report (2021) to include new provincial requirements, including using the province’s new standardized methodology to calculate long-term housing needs. Using this methodology, it is estimated that the City of White Rock will need 8,816 new housing units over the next 20 years.

As part of this series of updates, the next required step per provincial legislation requires the City’s OCP and Zoning Bylaw to be reviewed and updated, as necessary, by December 31, 2025, to facilitate the following:

- To ensure there is sufficient housing capacity to accommodate the long-term housing needs identified in the 2024 Interim Housing Needs Report;
- To allow for the additional SSMUH typologies permitted within the City’s Zoning Bylaw as of May 2025;
- Include housing policies respecting each class of housing needs required to be addressed in the most recent Housing Needs Report (HNR) (per section 473.1(4) of the LGA):
 - Affordable housing;
 - Rental housing;
 - Special needs housing;
 - Seniors’ housing;
 - Family housing;
 - Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness; and
 - Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transport.

North Bluff Road Corridor Plan (“Corridor Plan”)

The City conducted a Corridor Study to assess the long-term land use and density in Uptown (*town centre and town centre transition designations*) along North Bluff Road in consultation with Surrey’s approved Semiahmoo Town Centre Plan. This study was one of [Council’s Strategic Priorities](#) under “Housing and Land Use.”

North Bluff Road is a shared corridor between the City of White Rock and the City of Surrey, forming a critical interface with Surrey’s Semiahmoo Town Centre Plan Area. Located adjacent to a future Bus Rapid Transit (BRT) exchange at Semiahmoo Town Centre, the Corridor Plan Area is well-positioned to support transit-oriented growth. To plan for this future growth, the City undertook the North Bluff Road Corridor Study, per Council direction, to reassess land uses in the area.

Building on feedback gathered during the two phases of public engagement for this Corridor Study, along with input from City staff, and in alignment with provincial legislation, regional planning policies, municipal strategic goals, development market trends, and technical planning analysis, the finalized land use concept plan for the North Bluff Road Corridor Study area was developed.

On July 21, 2025, Council endorsed and approved the [North Bluff Road Corridor Plan](#) (see ‘Appendix F’) and directed staff to prepare materials needed to amend the City’s OCP to include the proposed North Bluff Road Corridor Plan land use designations and development policies, in conjunction with the bylaw amendments resulting from the OCP Update 2025 project.

Regional Context Statement

A Regional Context Statement (“RCS”) is intended to demonstrate alignment between a municipality’s Official Community Plan and the Regional Growth Strategy (“RGS”) of the Regional District (Metro Vancouver) to which it belongs. White Rock’s RCS outlines how local objectives expressed in the OCP reflect and align with Metro Vancouver’s goals, as expressed in the Metro Vancouver Regional Growth Strategy. Both the OCP and the RCS are legislatively required to contain not only detailed policies that speak to housing strategies and action plans consistent with the land use designation but must also address risks associated with climate change and natural hazards, integrating emergency management and appropriate planning standards, guidelines and best practices for the community.

On February 24, 2023, Metro Vancouver updated their RGS, *Metro 2050*. The amended RGS includes new policies that are required to be addressed through the RCS of member municipalities within the next two years. As per section 448 of the *Local Government Act*, Council must submit any amendments to the RCS for acceptance by the Metro Vancouver Regional District Board. 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, to align with the deadline for housing-related OCP updates under provincial requirements. To support this process, City staff have been providing regular updates to Metro Vancouver through ongoing staff-level regional meetings.

OCP Update 2025 project

Having completed Parts I and II, the City has undertaken the legislated OCP update (Part III) to comply with the new provincial requirements per Council direction at the December 9, 2024, meeting, where the project scope was introduced to Council.

Community Engagement

Over a seven-month period, from February to September 2025, the City has engaged the White Rock community on the conceptual update for the OCP. The engagement was broken down into three phases, which included an online survey, 7 pop-up engagement events, and 3 open houses. In total, approximately 610 participants have been involved in the OCP Update process to date. This count includes individuals who attended multiple engagement events and may have been considered more than once. During this period, input received through the engagement process has been incorporated into the 2025 draft version of the OCP document. A summary of all the OCP engagement activities for this project can be found at the [Official Community Plan Update 2025 | Talk White Rock](#) webpage.

Early and Ongoing Consultation

Section 475 (2) in the LGA and Council Policy 512 *Official Community Plan Consultation* requires the City to consider whether the opportunities for consultation should be early and ongoing, and specifically to consider whether consultation is required with:

- (i) 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;
- (ii) the board of any regional district that is adjacent to the area covered by the plan;
- (iii) the council of any municipality that is adjacent to the area covered by the plan;

- (iv) First Nations;
- (v) boards of education, greater boards and improvement district boards; and
- (vi) the Provincial and federal governments and their agencies.

Invitations to participate in early project engagement were provided to the Semiahmoo First Nation and School District No. 36. It is noted that the What We Heard Reports, along with information and a link to the recently endorsed North Bluff Road Corridor Plan, were enclosed in each submission. In each of these invitations, staff provided a response time frame. The city did not receive a response from Semiahmoo First Nation or School District No.36 at the time of preparing this report.

Prior to the launch of the 2025 OCP update project, staff initiated work to revise the existing Regional Context Statement (RCS) to meet the legislated deadline for RCS amendments, previously set for February 2025. In response, staff from the Metro Vancouver Regional District (MVRD) provided correspondence outlining key areas requiring updates to ensure alignment with Metro 2050, the region's official growth strategy. Their feedback helped guide the necessary revisions to bring the RCS into conformity with Metro's Regional Growth Statement.

DISCUSSION

Draft Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Appendix B) details the proposed amendments to the OCP that are aligned with the province's requirements. Additionally, the proposed amendments also incorporate land use designation amendments and policy updates per the endorsed North Bluff Road Corridor Plan (in consultation with Surrey's approved Semiahmoo Town Centre Plan). A detailed summary of all OCP changes is provided in a table format, provided as 'Appendix A', in addition to a red-lined copy of the OCP is included as 'Appendix C' to this report for ease of reference. Appendix A within the draft OCP contains the Regional Context Statement, which has been revised to bring it into alignment with *Metro 2050*, Metro Vancouver's Regional Growth Strategy. This is also being brought forward for Council's consideration as part of this report.

In direct response to this feedback, and in alignment with Bill 44 requirements and Council direction to integrate the North Bluff Road Corridor Plan into this OCP amendment bylaw, comprehensive revisions have been incorporated throughout the updated draft OCP Bylaw No. 2511. The objectives, policies, and actions have been carefully reviewed and refined to reflect the community's priorities, as identified through public consultation for the OCP update, and to incorporate policy recommendations from the North Bluff Road Corridor Plan. All feedback has been considered, and corresponding amendments have been systematically organized within the relevant sections and subsections, and policies of the proposed amendment to the OCP.

Proposed 2025 OCP Amendments

The proposed amendments have been integrated into the draft OCP document and have been broken down in greater detail within 'Appendix A', included as part of this corporate report. It includes a detailed summary of changes with accompanying rationale for the updates to each of the updated OCP sections. The amendments contained within the draft OCP bylaw (Appendix B) are summarized below under seven overarching themes, reflecting the extensive range of feedback received through public consultation, and technical information reviewed and

considered in informing the updates to the revised draft OCP:

1. Updated Growth Projections

- Data and growth projections have been updated based on the 2021 census data, Latest BC stats and projection estimates for including Housing, Employment, and Commercial.

2. Created Capacity to Meet Our Housing Needs

- Updates have been made to ensure the OCP has the capacity to meet the community's housing needs as outlined in the 2024 interim Housing Needs Report.
- New policies and future actions have been introduced to enhance housing affordability in the community, developed in alignment with the City's Affordable Housing Strategy. These include clearly defined independent policy provisions for non-market and affordable housing, as well as secured market rental housing.
- Existing housing policies, such as housing choices for everyone and family-friendly housing, have been updated to better reflect and respond to the diverse housing needs of the community.

3. Implemented New Provincial Housing Legislation requirements for SSMUH

- Updates have been made to provide more housing choices and affordability in our mature neighbourhoods while addressing projected household growth.
- Gentle infill housing opportunities now include secondary suites, accessory dwelling units, single-detached, semi-detached buildings, rowhouses and houseplexes.

4. Created New Land Use Designations to incorporate the North Bluff Road Corridor Plan

- Policies have been updated to focus growth in the Town Centre
- Two new land use designations have been introduced: Town Centre Transition–Mixed Use and Town Centre Transition–Residential, as endorsed in the North Bluff Road Corridor Plan.
- New policies regarding uses, building types, height and density, density bonusing for affordable housing, and urban design have been included.

5. Created a Specialized Health District

- A new land use designation has been created to support health-related and compatible land uses (e.g., clinics, wellness centres, childcare centres) based on extensive community feedback and support received during the OCP update 2025 public engagement phases, and as also recommended within the North Bluff Road Corridor Plan.

6. Supported Increased Transit Use & Reduced Reliance on Private Vehicles

- Updates have been made to better align the OCP with the Integrated Transportation and Infrastructure Master Plan (ITIMP) and to implement Transportation Demand Management (TDM) strategies for all new development to encourage transit use and reduce reliance on private vehicles.
- Policies address collaboration with TransLink, creating a TDM bylaw, and North Bluff Road Corridor improvements.

7. Provide Clear Guidance on Built Form & Character

- Developed a new Development Permit Areas (DPAs) for the Town Centre Transition and Health District to ensure growth and development reflect community values and character.
- Policies address: Buildings, public realm and landscaping, parking and functional elements

‘Appendix A’, included with this report, provides a comprehensive summary of all proposed updates to the draft OCP. It outlines the rationale for each change and details the revised and newly introduced objectives, policies, and figure references. ‘Appendix C’ provides a redlined version of the draft OCP to clearly illustrate the specific revisions made.

Affordable Housing Strategy (“AHS”)

Council approved the City’s first Affordable Housing Strategy at the January 27, 2025, Council Meeting. The City undertook the creation of an Affordable Housing Strategy (“AHS”) to respond to the City’s profound housing needs and to provide more diverse housing options that address housing gaps identified in the City’s Housing Needs Report (HNR) completed in 2021 and most recently updated in 2024. The AHS provides a roadmap on how the city plans to contribute to improving affordable housing opportunities when addressing the urgent need to increase housing supply, diversity, and affordability. The goal of an Affordable Housing Strategy is to establish long and short-term actions to result in the integration of affordable housing into the framework of the City’s development approval process. A copy of the AHS is included as ‘Appendix G’.

Proposed housing policies in the draft OCP amending Bylaw No. 2511 align with several short and long-term actions and initiatives listed under the various strategic priorities within the AHS and range from regulatory, policy, and financial measure in particular, to expanding the market rental and non-market housing.

Height and Density Maps

The existing maximum density (gross FAR) and height maps in the OCP (Figures 9 and 10 in the current OCP) have been updated to reflect the new land use designations introduced through the North Bluff Road Corridor Plan. This Plan envisions building heights ranging from 16 to 22 storeys within the Town Centre, and 6 to 15 storeys in the Town Centre Transition areas.

In alignment with the OCP Bylaw adopted in 2017, established planning principles, and best practices in urban design, the updated figures illustrate the intended transitions in height and density across these areas. It is important to note that no changes have been made to heights or densities for designations outside the scope of the Corridor Plan - specifically, the Lower Town Centre and Urban Neighbourhood areas remain unchanged.

The revised height and density figures now provide clear, parcel-specific guidance through a colour-coded format. Figures 1 and 2 below have been incorporated into the draft OCP to

support this update.



Figure 1: Maximum gross FAR permitted in the Town Centre, Town Centre Transition and Lower Town Centre areas.



Figure 2: Maximum building height permitted in the Town Centre, Town Centre Transition and Lower Town Centre areas

Status on the proposed King George Boulevard Bus Rapid Transit (BRT) Corridor

In October 2023, the Mayors’ Council on Regional Transportation endorsed three BRT corridors for the region: King George Boulevard, Langley-Haney Place, and Metrotown–North Shore. King George Boulevard, along with the Langley-Haney Place, are moving from corridor planning into concept design, targeting dedicated bus lanes on roughly 75% and 90% of their corridors, respectively.

Per a City of Surrey staff report dated September 15, 2025, TransLink, in partnership with the City of Surrey, has completed the 10% design phase for the King George Boulevard BRT project. This phase evaluated multiple alignment and station location options along the corridor from Surrey Central to Semiahmoo Town Centre, with input from Surrey City staff on traffic

operations, street scape, and business access considerations. On September 15, 2025, Surrey Council endorsed Translink to proceed with the 30% BRT concept design and analysis, including refinement of design options, traffic operations review, and stakeholder engagement. For ease of reference, Figure 3.0 below is a snippet from the [City of Surrey's corporate report](#), which highlights the design options recommended by Surrey for Translink to advance to the 30% design stage for the location at 152 Street: 16 Avenue/North Bluff Road to 18 Avenue.

Semiahmoo Town Centre



Figure 3.0

White Rock staff have reached out to Translink requesting an update on the BRT planning process and if the City can expect a formal referral during their stakeholder engagement phase. At the time of this report's preparation, staff have received confirmation from Translink that the City of White Rock will be engaged as they head into the Concept design for the King George Boulevard BRT corridor.

Adoption Procedures

Section 477 of the *Local Government Act* specifies that an Official Community Plan must be adopted by bylaw. After first reading of the bylaw adopting the Official Community Plan, the following needs to be considered:

- a) First, consider the proposed Official Community Plan in conjunction
 - o its Financial Plan; and
 - o any Waste Management Plan under the Environmental Management Act that is applicable in the municipality.
- b) Next, if the proposed Official Community Plan applies to agricultural land, refer the plan to the Provincial Agricultural Land Commission for comment; and
- c) Next, hold a public hearing on the proposed Official Community Plan.

Financial Plan

After the first reading of an official community plan amendment bylaw, Section 477 of the LGA requires Council to consider the amendment in conjunction with its financial plan. Staff have

reviewed the 2025 OCP Amendment Bylaw in relation to “White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534” and do not anticipate that the 2025 OCP Amendment Bylaw will result in financial issues.

However, it is important to note that a substantial portion of the City’s waste management costs are administered by Metro Vancouver and remains outside the City’s direct control. Additionally, the implementation of the proposed OCP policies, such as infrastructure improvements and new land use designations, will have future financial implications, which will be addressed through the City’s budget and planning processes. Further, Development Cost Charges (DCCs) will be collected on future development, helping to offset the financial impact of new service upgrades associated with new development.

Waste Management Plans

After the first reading of an official community plan amendment bylaw, Section 477 of the LGA requires Council to consider the amendment in relation to MVRD’s current Integrated Solid Waste and Resource Management Plan. Staff do not anticipate that the 2025 OCP Amendment Bylaw will raise issues with the waste management plan. However, the implementation of the proposed OCP policies, such as infrastructure improvements and new land use designations, will have future implications which will be addressed through the updates to the infrastructure master plan.

For context, Metro Vancouver has not updated their Integrated Solid Waste and Resource Management Plan in over a decade. The Regional District is now undertaking the development of a new plan that identifies opportunities to accelerate waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy. As part of this update, member jurisdictions, including the City of White Rock, are actively engaged in the public consultation process to help shape the revised plan. More recently, staff provided feedback on the potential strategies and actions to include in the updated solid waste management plan.

Bylaw Referrals

In accordance with Section 475 of the *Local Government Act*, should the proposed 2025 OCP Amendment Bylaw receive first and second readings, the bylaws will be referred to the MVRD Board, Translink, the Semiahmoo First Nation, and School District No. 36.

Public Hearing Process

In accordance with section 464 of the *Local Government Act* (LGA), a public hearing is required before third reading and adoption of an OCP amendment bylaw. If Council authorizes staff to schedule a public hearing for the OCP Amendment Bylaw No. 2511, notice of the Public Hearing will be issued as per section 466 of the LGA, including advertisements in the local newspaper. Staff tentatively anticipate the public hearing to be held in December 2025.

Timeline and Next Steps

The anticipated timing for next steps in the OCP update process includes:

Draft Timeline	Activity
October 20, 2025	Corporate report to Council bringing forward the 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.
October 21, 2025	Submit the OCP amending Bylaw No. 2511 to Metro Vancouver and Translink in accordance with the <i>Local Government Act</i> and

Draft Timeline	Activity
	forward the Regional Context Statement to Metro Vancouver for acceptance. Referral of OCP amending Bylaw No. 2511 to external agencies for comments.
November 21, 2025	Collect external agencies' referral comments
December 1, 2025	Public Hearing for OCP amending Bylaw No. 2511
December 1, 2025	Corporate report to Council bringing forward the OCP amending Bylaw No. 2511 for third reading
December 15, 2025	Corporate report to Council bringing forward the OCP amending Bylaw No. 2511 for adoption, subject to Metro Vancouver acceptance of the Regional Context Statement.

Some components of this timeline are dependent on other levels of government, such as Metro Vancouver. If their actions and reviews take longer than anticipated, the draft timeline will need to be adjusted accordingly. If submission of documents to Metro Vancouver is delayed, staff do not anticipate that OCP amending Bylaw No. 2511 will be adopted prior to December 31, 2025, to meet the provincially mandated deadline.

Updates to Council Policy 511 – Density Bonus/Community Amenity Contributions (CAC) policy

Following first and second reading, staff will review and revise the Community Amenity Contribution (CAC) Policy to ensure alignment with the proposed density and height maximums outlined in draft OCP amending bylaw No. 2511. The updated policy will be presented to Council for consideration at the time of bylaw adoption.

Zoning Bylaw-related updates

These Zoning Bylaw updates are required to ensure compliance with legislation mandating that the City’s Zoning Bylaw supports the housing needs identified in the City’s Interim Housing Needs Report (2024). The updates are also enabled by the proposed amendments to the Official Community Plan currently under consideration. This work is currently underway and will be brought forward to Council following consideration of the OCP.

FINANCIAL IMPLICATIONS

Staff have reviewed the 2025 OCP Amendment Bylaw in relation to “White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534” and do not anticipate that the 2025 OCP Amendment Bylaw will result in financial issues. However, it is important to note that a substantial portion of the City’s waste management costs is administered by Metro Vancouver and remains outside the City’s direct control. Additionally, the implementation of the proposed OCP policies, such as infrastructure improvements and new land use designations, will have future financial implications, which will be addressed through the City’s budget and planning processes.

All associated costs with OCP bylaw preparation, consultation and engagement are being covered under the existing Planning Division’s budget.

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.

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 has 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.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The engagement opportunities for this OCP Update 2025 project were undertaken in three phases, which resulted in 11 engagement activities, including pop-up engagements, an online survey, a question-and-answer section on the dedicated project webpage, and open houses, that took place during the spring and summer of 2025.

All three planned public engagement phases for this project have been completed. Throughout the City's process to update the OCP, community input and feedback were sought, summarized, and incorporated into policy, helping to shape a draft policy update to the OCP. At each stage, public engagement summaries were shared with Council for their consideration. Summaries for each phase of past engagement, i.e. What We Heard Reports, can be found at [Public Engagement | Official Community Plan Update 2025 | Talk White Rock](#).

Links to the October 20, 2025, agenda package item with staff report and attached draft OCP Bylaw No. 2511 for Council's consideration have been shared through the dedicated project webpage on talkwhiterock.ca, the City's online public engagement platform.

Consistent with previous OCP updates, and in accordance with the *Local Government Act* (LGA) and Council Policy 512, early and ongoing engagement 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.

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 opt not to proceed with first and second readings of draft Official Community Plan (OCP) Amendment Bylaw No. 2511 at this time, staff will be required to notify the province and relevant external agencies, including Metro Vancouver and TransLink. Such changes will result in delays to the approval process, thereby impeding the ability to adopt the draft OCP amending bylaw by the legislated deadline of December 31, 2025.

OPTIONS / ALTERNATIVES

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

1. 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
2. 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
3. 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

This report presents the Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 for Council’s consideration of first and second reading. This bylaw is intended to achieve the following three key objectives:

- Meet new provincial housing legislative requirements;
- Update the Regional Context Statement (RCS), which is Appendix A of “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511” (OCP) for consistency with the Metro Vancouver Regional District (MVRD) Regional Growth Strategy (RGS), i.e. Metro 2050; and,

- Integrate the land uses designations and associated development policies within the North Bluff Road Corridor Plan, as endorsed by Council on July 21, 2025, as part of this OCP update 2025 process.

In addition, the report also includes recommended resolutions to fulfill the requirements of the *Local Government Act* with respect to consultation and consistency with the City's financial plan and waste management plans. This report also requests that Council authorize staff to schedule, and provide notice of, a public hearing for the Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.

Respectfully submitted,



Neethu Syam
Planning Division Lead

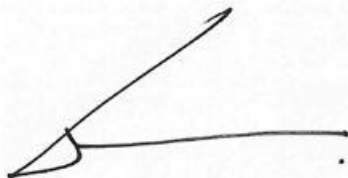
Reviewed and Approved by,



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: Detailed Summary of OCP Changes Table
- Appendix B: Draft Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511
- Appendix C: Redlined version of draft OCP Amendment No. 3
- Appendix D: Executive Summary of OCP Changes
- Appendix E: Clean version of draft OCP Amendment No. 3
- Appendix F: North Bluff Road Corridor Plan
- Appendix G: White Rock Affordable Housing Strategy (2024-2034)