

Proposed OCP Updates (2025)

Key Themes with Summaries

WHITE ROCK
City by the Sea

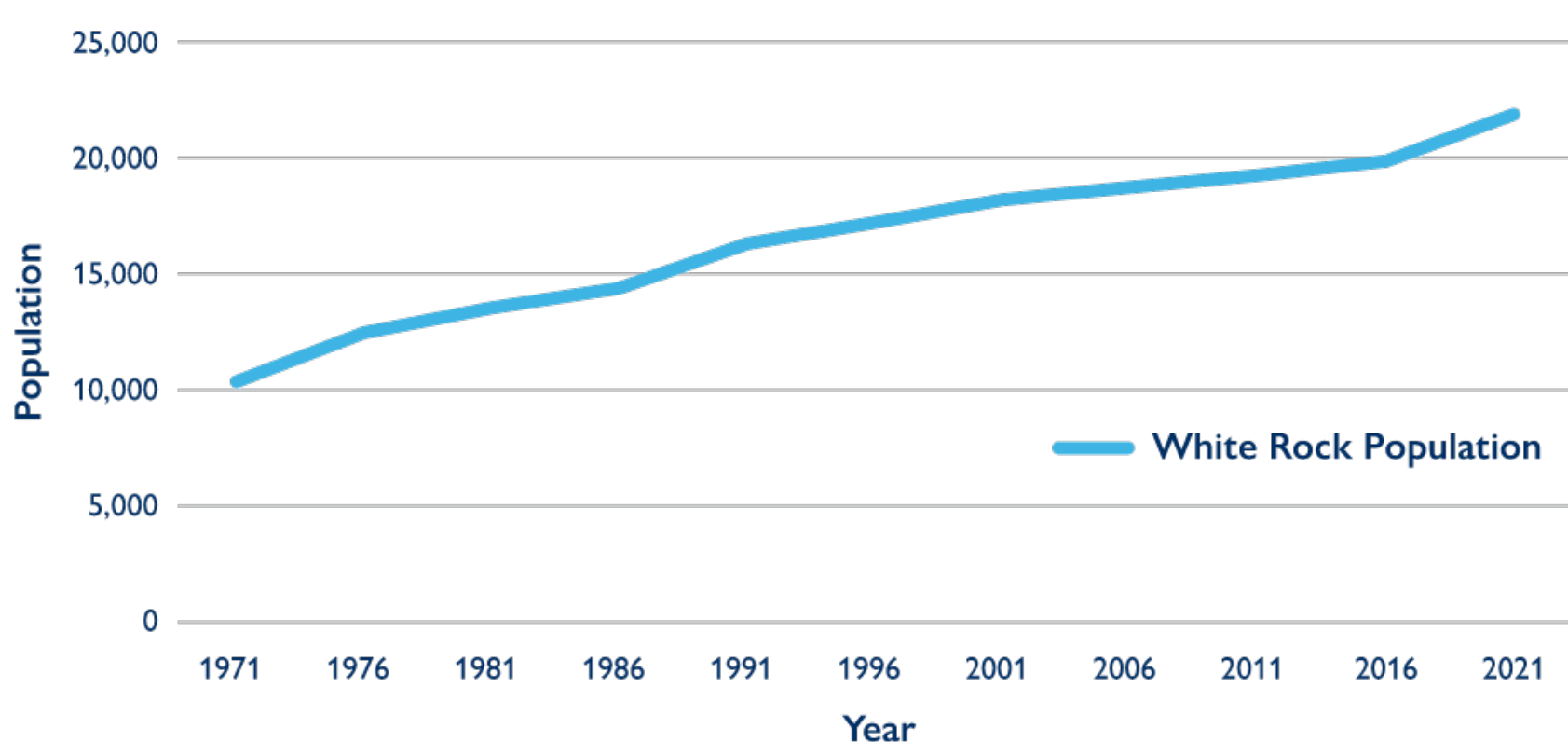
Theme 1

Updating Our Growth Projections

White Rock's population, housing, employment, and commercial growth forecasts are being updated to ensure the OCP reflects current trends and realistic growth expectations. The updated forecasts have been informed by 2021 Census data and Metro Vancouver's 2024 growth projections.

Population Growth

- White Rock's population grew from 19,952 (2016) to 21,939 (2021) which equates to an average annual growth rate of 1.9% and is considered a steady to moderate increase.
- The broader South Surrey–White Rock area grew faster, by about 2.9% per year.
- By 2045, White Rock's population is projected to reach 23,900–27,300 people.



Housing Trends

- Between 2020 and 2024, White Rock saw 1,043 new homes built—about 209 units per year.
- Apartments made up most of White Rock's new homes (84%), highlighting a shift toward higher-density living.
- By 2045, another 4,300–5,100 homes are expected, mostly in multi-unit buildings. This mix supports a range of housing options for people of all ages and incomes.



Local Jobs

- The number of people working in White Rock grew from 8,700 (2001) to 10,000 (2021).
- By 2045, local jobs could grow to 10,600–11,800, keeping pace with population growth.
- Most jobs will continue to be in retail, services, and healthcare, supporting the needs of residents.



Commercial and Retail Space

- White Rock currently has about 739,000 sq. ft. of retail and service space, mostly in the Town Centre.
- By 2045, growth could support 52,000–145,000 sq. ft. of new retail and service space.
- Future demand could support 48,000–54,000 sq. ft. of grocery store space, helping meet daily needs close to home.



WHY THIS UPDATE MATTERS

- ✓ Equips the City with the data necessary to plan for a well-balanced mix of housing, employment, and commercial services.
- ✓ Strengthens the need to grow strategically within a limited land base.
- ✓ Helps guide decisions for transportation, infrastructure, and community services.

Theme 2

Creating Capacity to Meet Our Provincially Mandated Housing Needs

The proposed updates to the OCP are to ensure the City of White Rock can accommodate its provincially mandated housing needs over the next 20 years. These proposed updates are informed by the City’s 2024 Housing Needs Report, which identifies the number of homes required and highlights key areas of unmet need.

Housing Needs Report

Housing Needs Reports help communities understand their current and future housing needs. The Province requires municipalities to prepare these reports every five (5) years to:



- Understand changing demographics and housing pressures
- Identify current and future housing needs
- Guide local policies and zoning decisions

Following provincial legislation, White Rock completed an interim update to its Housing Needs Report in 2024, building on the City’s 2021 Housing Needs Report. The following is the result of this interim update:

- Provides current information on anticipated 5- and 20-year housing needs;
- Guides the Official Community Plan 2025 updates; and
- Ensures the City has sufficient land to accommodate housing over the next 20 years.



Housing Needs in White Rock

- Housing affordability continues to be a major challenge in the City. In 2021, 32.4% of White Rock households spent over 30% of their income on housing (higher than the regional 29.8%).



- According to the 2024 Housing Needs Report, White Rock needs:

- **2,780 new homes over the next 5 years**
- **8,816 new homes over the next 20 years**

Component	5-year Need	20-year Need
Extreme Core Housing Need	206.19	824.78
Persons Experiencing Homelessness	45.28	90.56
Suppressed Household Formation	195.52	782.07
Anticipated Household Growth	1,979.81	5,706.89
Rental Vacancy Rate Adjustment	22.57	90.26
Additional Demand	330.31	1,321.24
Total New Units—5 years		2,780
Total New Units—20 years		8,816

How the OCP Responds

The proposed updates to the housing section include revised introductory text reflecting 2021 Census data, a new section clarifying provincial requirements and outlining anticipated 5- and 20-year housing needs, and revised or newly added policy language within both existing and new housing sections. The new policies and sub-policies are highlighted on the following two informational boards for reference.



Theme 2

How the OCP Responds

Updates to the City's existing *Family-Friendly Housing* policy section:

- a. Encourage townhouse podiums in residential buildings to create more family-friendly options at street level;
- b. Providing a mix of two- and three-bedroom units in all rezoning applications for residential and mixed-use developments with more than 20 dwelling units, as follows:
 - i. Residential strata developments: a minimum of 15% of units as three bedrooms and a minimum of 35% of units as two bedrooms; and/or
 - ii. Rental developments: a minimum of 10% of units with three bedrooms, and a minimum of 30% with two bedrooms.



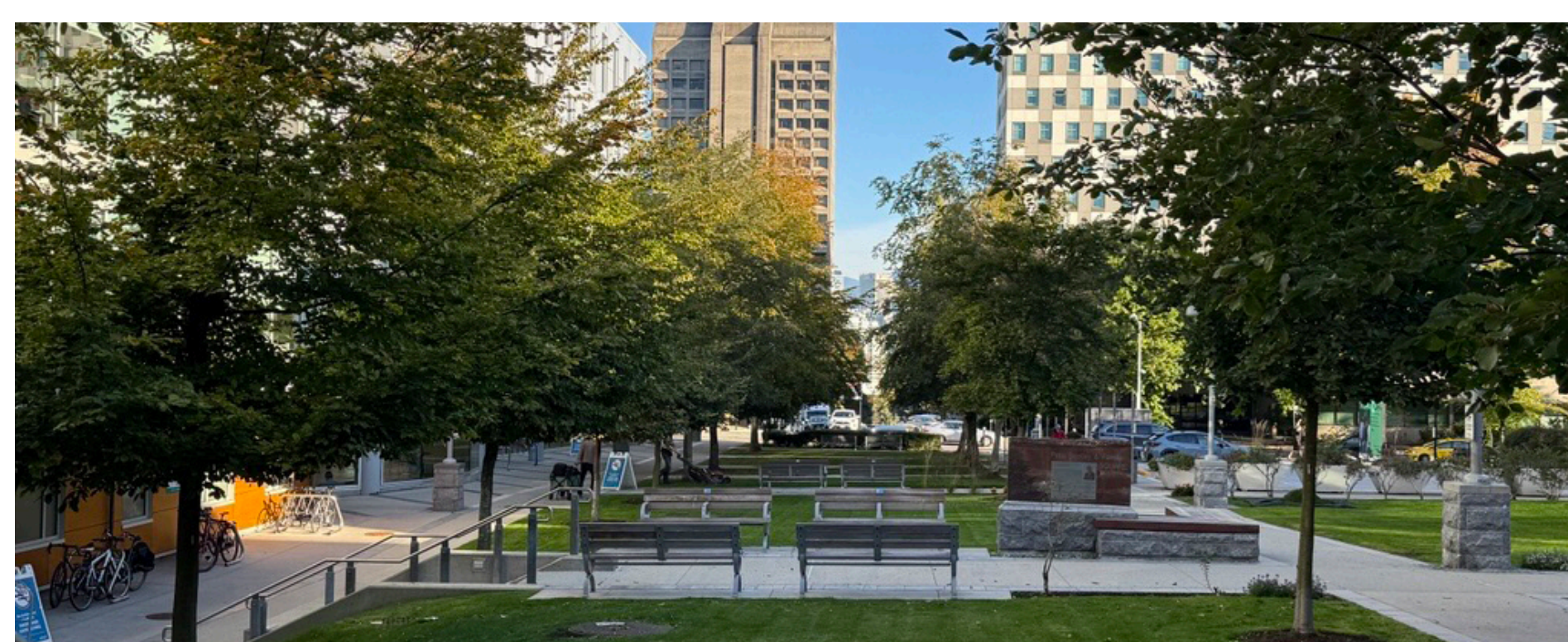
Expansion of the existing *Housing Choices Everywhere* policy section:

- a. Focusing residential densities in the Town Centre and Town Centre Transition areas but ensuring that housing choices are distributed throughout the city in all neighbourhoods;
- b. Encourage a range of housing types within each of White Rock's neighbourhoods, including small scale multi-unit, missing middle, seniors-oriented, rental, affordable, family-sized, and housing with supports;
- c. Exploring density bonusing, where permitted, to encourage market rental, affordable rental housing and non-market housing for development particularly, but not limited to, over 6 storeys;
- d. Monitoring the uptake of small-scale multi-unit housing (SSMUH) typologies to ensure they continue to align with the City's need for Missing Middle Housing;

- e. Encourage new multi-unit and mixed-use developments to include usable open space and play areas on-site, especially in locations without nearby parks or recreation facilities;
- f. Support innovative or non-traditional forms and models of housing, such as modular housing, adaptive re-use, co-ops or cohousing.

Updates to the existing *New Non-Market and Affordable Rental Housing* policy section:

- a. Developing a target non-market and/or affordable rental housing contribution policy for new developments in the Town Centre and Town Centre Transition areas;
- b. Requiring developments that result in the loss of existing rental units to provide tenant compensation in accordance with the City's Tenant Relocation Policy, or Tenant Protection Bylaw once adopted, in addition to ensuring a minimum of 5% of the new units are delivered as Affordable Rental Housing;
- c. Maintaining and periodically reviewing the City's Tenant Relocation policy, or Tenant Protection Bylaw once adopted;
- d. Encouraging the creation of seniors-focused housing opportunities in transit-accessible areas that are adaptable and affordable;
- e. Facilitating and supporting development of new non-market and affordable rental housing, housing with supports, and housing for groups with specific needs on lands owned by community groups, non-profit associations, and faith-based organizations;
- f. Identifying opportunities to work with senior levels of government and other partners to assist in increasing the supply of permanent, affordable, and supportive housing units for persons at risk of and/or experiencing homelessness.



Introduction of a stand-alone policy section for New Market Rental Housing:

- a. Support the creation of new market rental housing and protect existing rental stock by:
 - i. Encouraging the retention, renewal, expansion and creation of purpose-built rental housing;
 - ii. Requiring new purpose-built rental housing to be secured for 60 years or the life of the building, whichever is greater;
 - iii. Developing a Rental Protection mechanism to preserve existing rental housing, reduce redevelopment impacts on rental supply, and support the creation of new rental and affordable housing to meet community needs;
 - iv. Maintaining and periodically reviewing the City's Tenant Relocation policy, or Tenant Protection Bylaw once adopted;
 - v. Considering community amenity contribution reductions for developments that include secure market rental units;

- vi. Supporting the addition of ancillary rental housing on institutional sites, such as places of worship, where additional development can be accommodated;
- vii. Requiring a minimum one-to-one replacement of the existing rental dwelling units when an existing rental building is proposed for redevelopment, with the average unit size of the replacement units at least 80% that of the units being replaced; and/or
- viii. Reviewing parking requirements to determine the extent to which they can be relaxed for new rental housing within walking distance (i.e. 400-800 metres of real travel distance) of frequent transit service and/or commercial areas.

Introduction of a policy with respect to the affordable rental housing definition for Existing and Previously Approved Developments:

- a. Despite the present definition of affordable rental housing in Section 10 Housing, zoning applications which have received third reading under a prior determination of affordable rental housing may be considered for approval. Additionally, Projects with applications submitted prior to 2021 may be approved with at least 5% of the affordable rental units secured at average rents for a period of 10 years, instead of 20% below average for the life of the building.

WHY THIS UPDATE MATTERS

- ✓ To meet provincial requirements, ensuring the OCP reflects White Rock's most pressing housing needs as identified in the 2024 Housing Needs Report.
- ✓ Enables a diverse mix of housing types, including affordable and family-sized units.
- ✓ Provides sufficient land and capacity to accommodate projected housing growth over the next 20 years.



Theme 3

How Provincial Changes Shape Local Planning

The Province enacted Bill 44 in November 2023 as part of the broader *Homes for People Action Plan* to address the housing crisis. Bill 44 requires municipalities to update zoning and land use to allow small-scale multi-unit housing (SSMUH) in areas traditionally designated for single-family or duplex homes.

The proposed OCP updates are being put forth to comply with this provincial legislation, which requires amendments to housing policies by December 31, 2025, to ensure alignment with the Zoning Bylaw. While this update is provincially mandated, it also provides an opportunity to better support the community's current and future needs.

Homes for People (Provincial)

Bill 44 is part of BC's Homes for People Action Plan, which aims to create more homes, faster, and improve affordability. The plan has four goals:



1. Unlock more homes, faster;
2. Deliver better and more affordable homes;
3. Support people with the greatest housing need; and
4. Create a fair and balanced housing market.

Small-Scale Multi-Unit Housing ("SSMUH")

Under Bill 44, White Rock must permit a wider range of housing types on residential lots formerly designated for single family and duplexes. Single-family and duplex lots across the City can now support:

- 3–6 unit homes, depending on lot size, access to services, and proximity to a prescribed bus stop.



SSMUH Typologies

- Multiple SSMUH housing typologies, such as:
 - Secondary suites
 - Detached accessory dwelling units (ADUs), (e.g. garden suites or coach houses)
 - Semi-detached homes
 - Rowhouses
 - Houseplexes

What This Means for White Rock

These updates allow more homes in more places, introduce flexible housing types, and helps White Rock grow gradually while meeting housing needs. Residents are likely to see a variety of housing types emerge in areas previously characterized by single-family homes. Existing lots may include:

- A single-family home with a secondary suite
- An accessory detached dwelling unit
- 3–6 unit houseplexes, rowhouses, or semi-detached homes



WHY THIS UPDATE MATTERS

- ✓ Ensures OCP policies support small-scale multi-unit housing (SSMUH) and align with the Zoning Bylaw and provincial legislation.
- ✓ Expands housing options to meet the needs of current and future residents.
- ✓ Enables more housing choices within existing mature neighbourhoods.
- ✓ Supports gradual, context-sensitive infill in established areas.

Theme 4

Creating New and Updated Land Use Designations to Better Focus Growth

The OCP update proposes focusing future growth in strategic areas to advance a “City of Centres,” consistent with the recently Council-approved North Bluff Road Corridor Plan, where residents can access daily needs, services, and transit.

Proposed OCP Updates Related to the North Bluff Road Corridor Plan:

Growth is now concentrated in the Town Centre, along with **two new land use designations**:

- Town Centre Transition–Mixed Use (*new*)
- Town Centre Transition–Residential (*new*, replaces the existing town centre transition designation)

No changes are proposed to the existing Lower Town Centre land use designation.

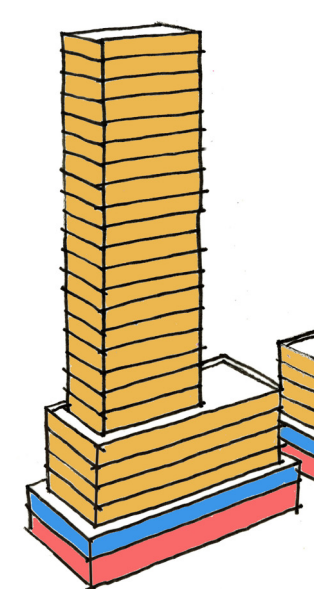
The tallest buildings and highest densities are located around Johnston and North Bluff Roads, with heights and densities gradually stepping down toward surrounding neighbourhoods. This approach:

- Reinforces White Rock’s existing growth pattern;
- Improves access to transit and services; and
- Strengthens the Town Centre as a hub for public, cultural, and economic life.

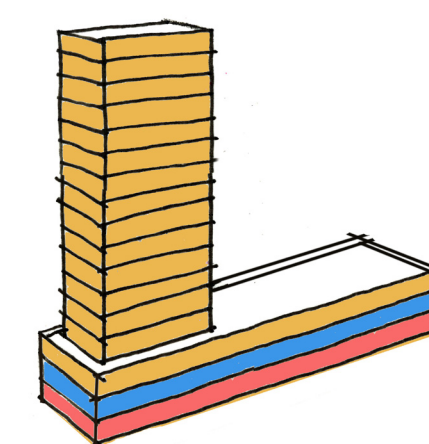


Town Centre (*existing*)

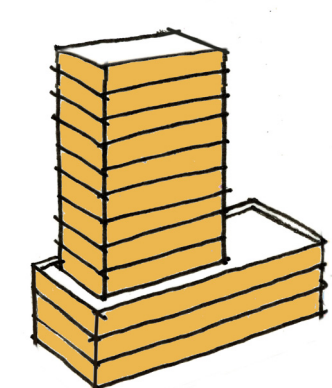
- **Purpose:** Centre for cultural, civic, economic, and public life and the focus of majority of future growth
- **new Height:** Up to 16 storeys; limited bonus up to 22 storeys
- **new Density:** Up to 4.0 gross FAR; bonus up to 5.0 gross FAR
- **new Policies:**
 - **Uses and Building Types**—Allow mixed-use (commercial/ residential/ civic), multi-unit residential, and civic uses in a range of mid-rise to high-rise buildings.
 - **Affordable Housing Bonus**—Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 12 storeys or higher.



Town Centre mixed-use (North Bluff Road)



Town Centre mixed-use (Johnston Road)

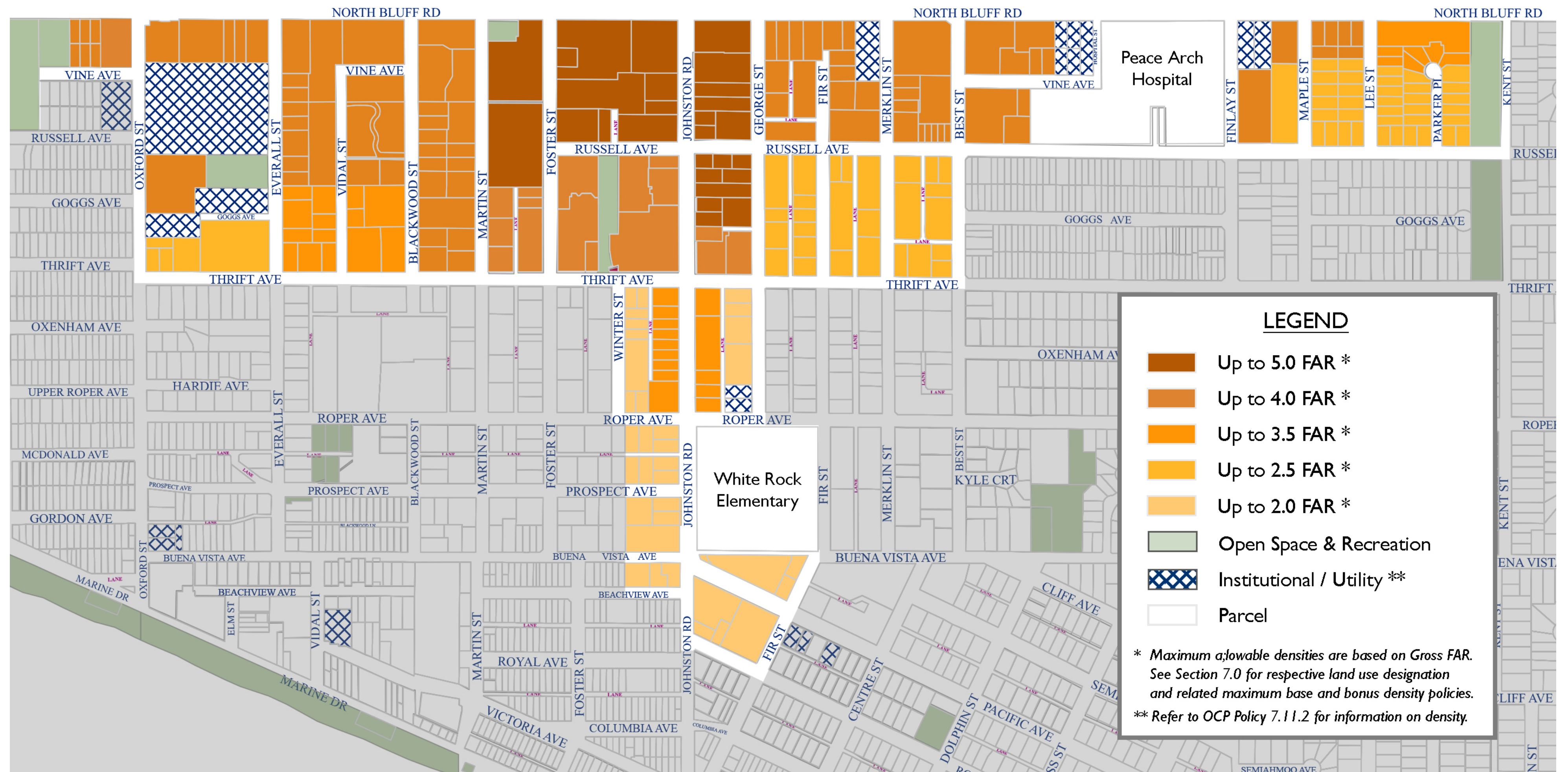


Town Centre residential

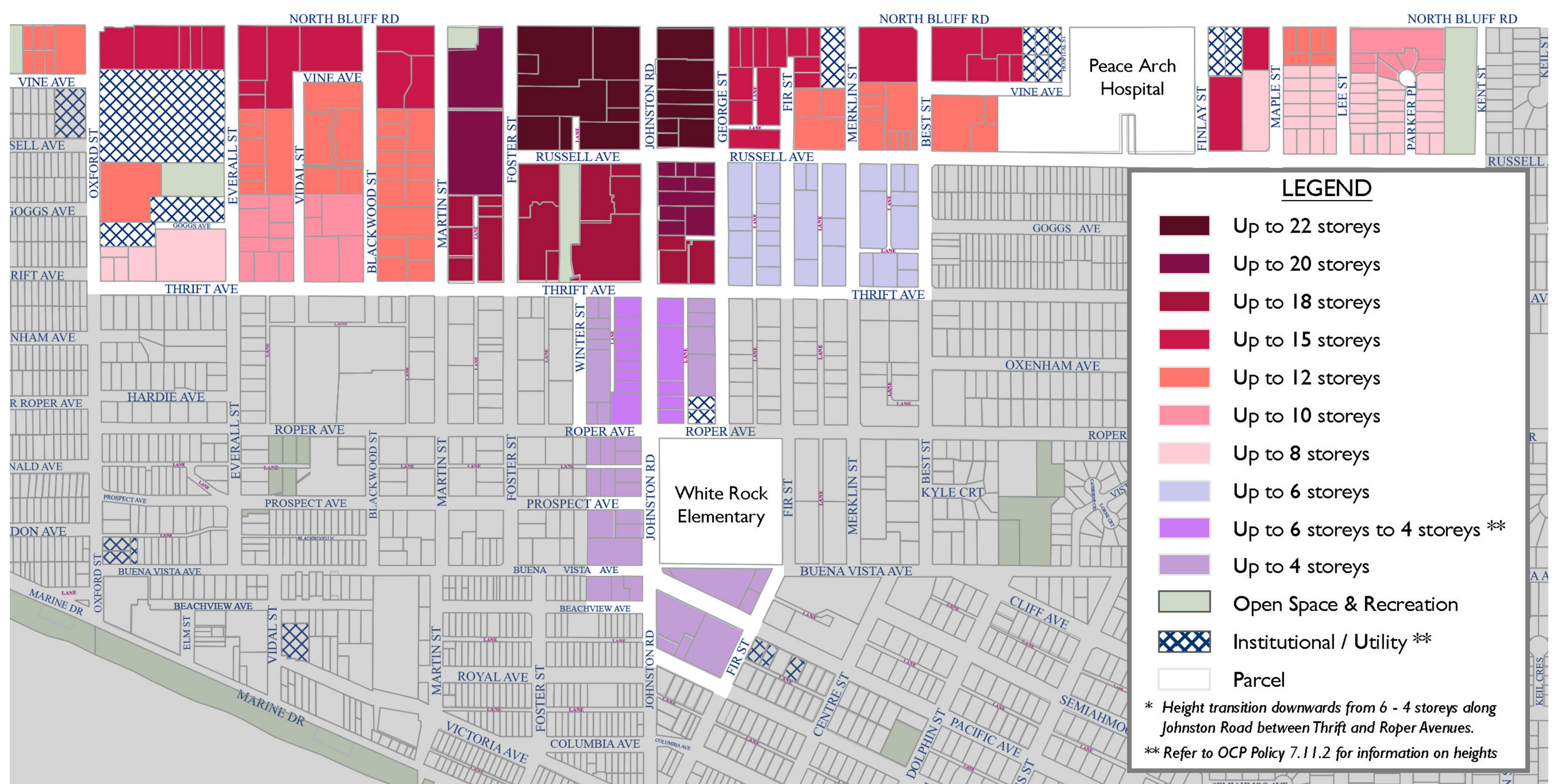


Theme 4

Updated Maps for Maximum Densities and Building Heights



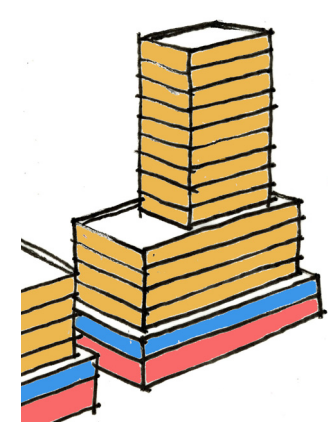
Maximum Density (Gross FAR) in the Town Centre, Town Centre Transition–Mixed Use, Town Centre Transition–Residential and Lower Town Centre Areas



Maximum Building Heights in the Town Centre, Town Centre Transition–Mixed Use, Town Centre Transition–Residential and Lower Town Centre Areas

Town Centre Transition—Mixed Use

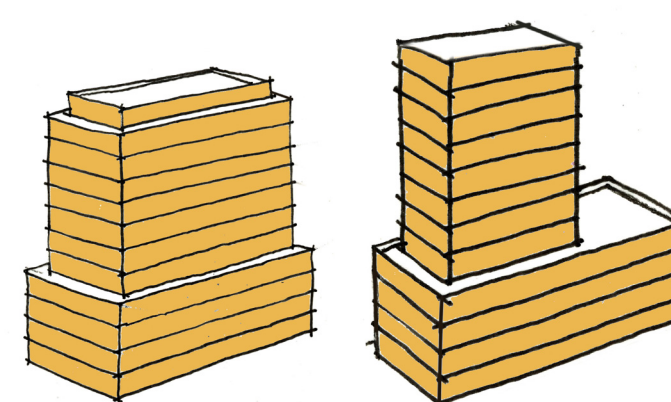
- **Purpose:** Mix of residential, commercial, and civic uses; gradual transition between high-density Town Centre and surrounding residential areas.
- **Height:** Up to 6 storeys; bonus up to 15 storeys
- **Density:** Up to 2.5 gross FAR; bonus up to 4.0 gross FAR
- **Policies:**
 - **Uses and Building Types**—Allow multi-unit residential uses, with mixed-use (commercial/residential) on George Street and adjacent to the hospital. Allow residential with or without ground-level retail and active commercial uses on the ground with additional storeys located above the ground-level up to a maximum of 4 storeys above street-level may contain singularly or in combination the following uses: a mixture of office, passive commercial, civic uses and residential uses. All storeys above the 4th storey can only contain residential use, as well as amenity uses associated with the residential use.
 - **Affordable Housing Bonus**—Rental and non market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 10 storeys or higher.
 - **Urban Design**—Enhance the built and public realms through policies identified in Section 8 and guidelines in the Town Centre Transition Development Permit Area in Part D.



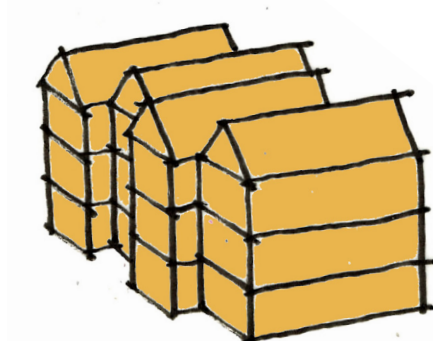
Town Centre Transition—Mixed Use

Town Centre Transition—Residential

- **Purpose:** Multi-unit residential focus; enhances Town Centre character and transitions to adjacent low- to mid-rise neighbourhoods.
- **Height:** Up to 6 storeys; bonus up to 15 storeys
 - Russell, Thrift, George, Best: max 4 storeys; bonus up to 6 storeys with affordable housing
- **Density:** Up to 2.5 gross FAR; bonus up to 4.0 gross FAR (lower for specified streets)
- **Policies:**
 - **Uses and Building Types**—Allow multi-unit residential uses. Existing institutional and utility uses are also supported and may be mixed in new buildings with multi-unit residential uses. Building types range from low-rise to high-rise.
 - **Affordable Housing Bonus**—Rental and non market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 10 storeys or higher. For properties bounded by Russell Avenue, Thrift Avenue, George Street and Best Street, rental and non-market housing contributions are expected for projects that include buildings that are over 4 storeys.
 - **Urban Design**—Enhance the built and public realms through policies identified in Section 8 and guidelines in the Town Centre Transition Development Permit Area in Part D.



Town Centre Transition—Residential



Townhouse (Properties East of Peace Arch Hospital)

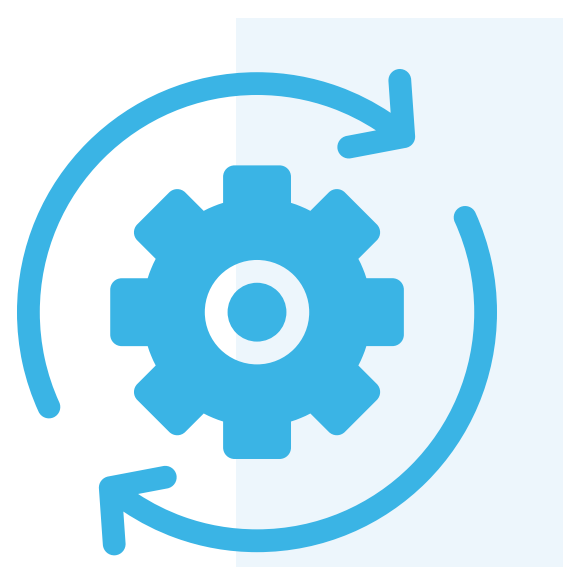
Proposed OCP Updates

Land Use Designation	Existing Height Maximums	Proposed Height Maximums
Town Centre	8–12 storeys	16 storeys <i>Affordable Housing Bonus up to 22 storeys</i>
Town Centre Transition–Mixed Use	n/a	6 storeys <i>Affordable Housing Bonus up to 15 storeys</i>
Town Centre Transition–Residential	4 storeys <i>Affordable Housing Bonus up to 6 storeys</i>	6 storeys <i>Affordable Housing Bonus up to 15 storeys</i>
Lower Town Centre	4 storeys	no change

Land Use Designation	Existing Density Maximums	Proposed Density Maximums
Town Centre	4.0 FAR	4.0 FAR <i>Affordable Housing Bonus up to 5.0 FAR</i>
Town Centre Transition–Mixed Use	n/a	2.5 gross FAR <i>Affordable Housing Bonus up to 4.0 gross FAR</i>
Town Centre Transition–Residential	1.5 FAR <i>Affordable Housing Bonus up to 2.5 FAR</i>	2.5 gross FAR <i>Affordable Housing Bonus up to 4.0 gross FAR</i>
Lower Town Centre	2.0 FAR	no change

Proposed OCP Updates in Response to Provincial Legislation

- **Creation of a new Health District designation** to support health and wellness services, along with housing.
- **Expansion of the 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.
- **Expansion of the 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.



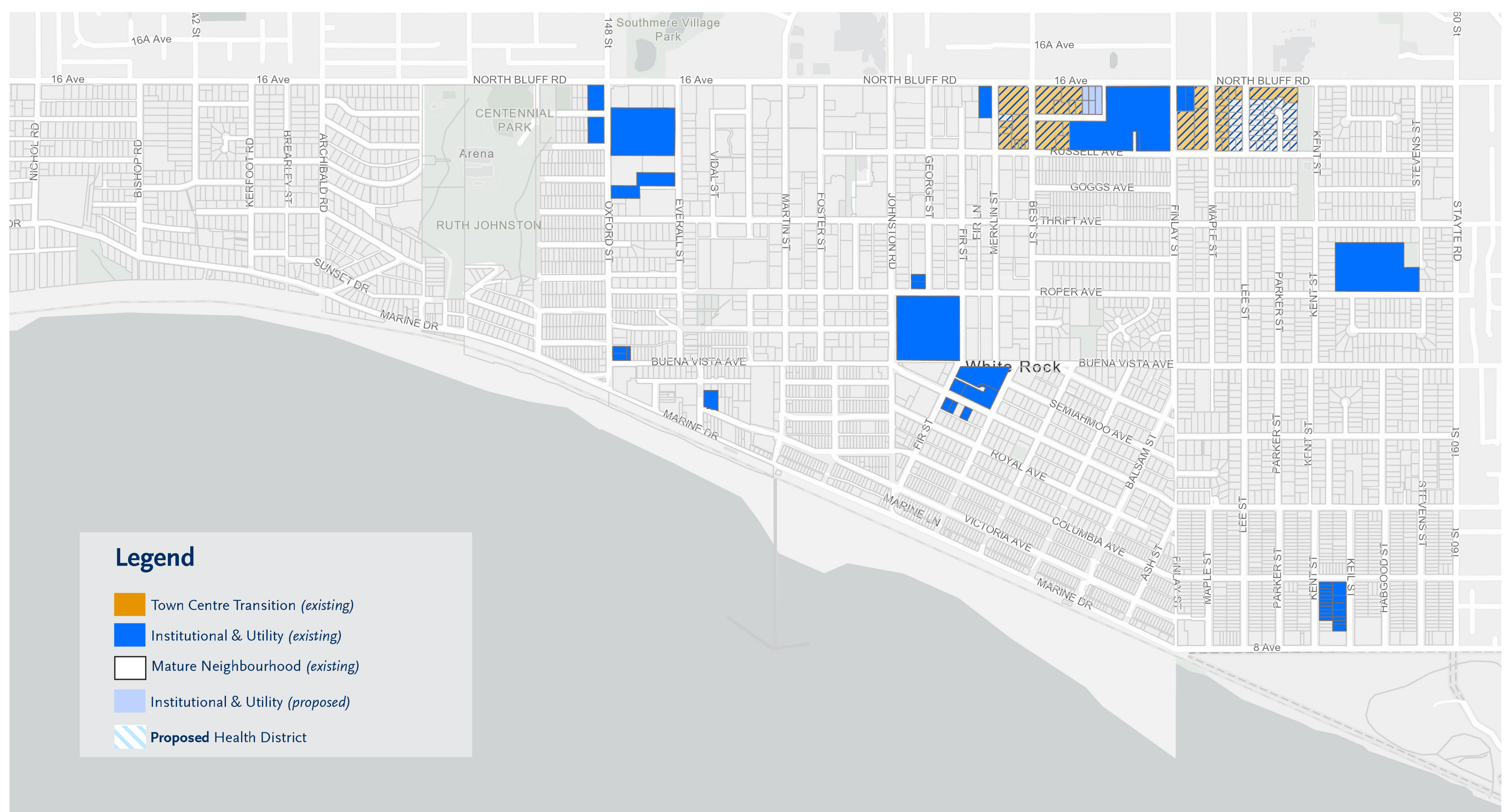
WHY THIS UPDATE MATTERS

- ✓ Aligns with Council direction to incorporate height and density guidance from the North Bluff Road Corridor Plan.
- ✓ Creates a new health district to support health and wellness services, and updates existing designations to strengthen community connections and provide local services.
- ✓ Fulfills provincial requirements and addresses housing needs identified in the 2024 Housing Needs Report.
- ✓ Focuses growth strategically in key areas of White Rock.
- ✓ Ensures building heights and densities respond to neighbourhood context.
- ✓ Maintains vibrant, walkable, and mixed-use Town Centre and transition areas.
- ✓ Integrates affordable housing into higher-density development.
- ✓ Preserves open spaces, views, and community identity.

Theme 5

Creating a Specialized Health District

The proposed OCP updates introduce a new *Health District* designation centered around Peace Arch Hospital, intended to expand and integrate health services while creating a complete, accessible community. This proposed land use designation aims to support a mix of clinics and wellness facilities, create opportunities for housing for health workers and patients, and encourage mixed-use, walkable development that strengthens the area’s role as a key hub. This designation was created in response to community input highlighting the need for more health-related services and housing.



Health District Land Use Designation Map

Uses and Building Types

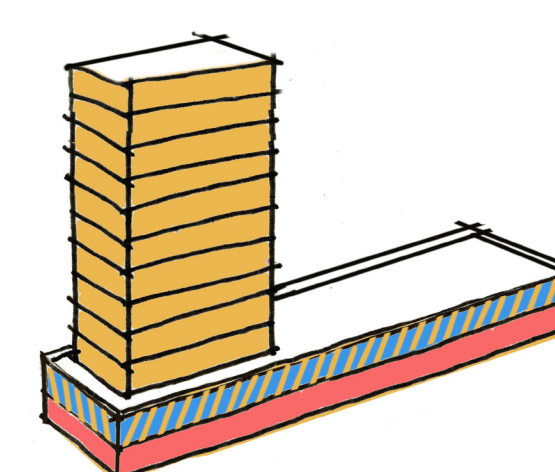
The Health District designation supports a range of complementary uses, including:

- Health-focused services such as clinics, medical offices, outpatient facilities, and wellness centres.
- Supportive residential uses for healthcare workers, seniors, and patients who benefit from proximity to care.
- Mixed-use buildings that combine ground-floor health services with housing above.
- Community-oriented uses including childcare centres and non-profit health facilities.



Heights and Densities

- **Height:** Up to 6 storeys
- **Density:** Up to 2.5 gross FAR
- **Height and Density Bonus:** Up to 15 storeys and 4.0 FAR (as illustrated in the new height and density maps) available for projects that include medical services, non-profit health facilities, or affordable housing for health workers.



Health District

Theme 5

Proposed Health District Policies



Other Health District Policies

- **Uses and Building Types**—Permit a range of health-related uses including clinics, medical offices, outpatient facilities, wellness centres, and mixed-use buildings that incorporate residential units above ground-floor health services.
- **Incentives for Health Uses**—Support the inclusion of health-related uses through density bonusing and Development Cost Charges (DCC) waivers for projects that deliver medical services, non-profit health facilities, or affordable housing for health workers.
- **Streamlined Approvals**—Prioritize development applications that include health related uses or housing for health sector employees through an expedited review process.
- **Urban Design**—Encourage vertical integration of uses and high-quality public realm design that supports accessibility, healing environments, and active transportation, as outlined in the Health District Development Permit Area guidelines in Part D.



WHY THIS UPDATE MATTERS

- ✓ Expands access to health services for White Rock's growing and aging population.
- ✓ Encourages new housing for health workers and supports the development of non-profit health facilities.
- ✓ Improves safety, accessibility, and walkability for patients, visitors, and healthcare employees by concentrating services in a connected, people-oriented area.

Theme 6

Supporting Increased Transit Use and Reduced Reliance on Private Vehicles

Council directed the OCP to be updated to incorporate the North Bluff Road Corridor Plan, including its land use designations and supporting policies. The proposed updates described below **are not** related to the provincially mandated housing updates.

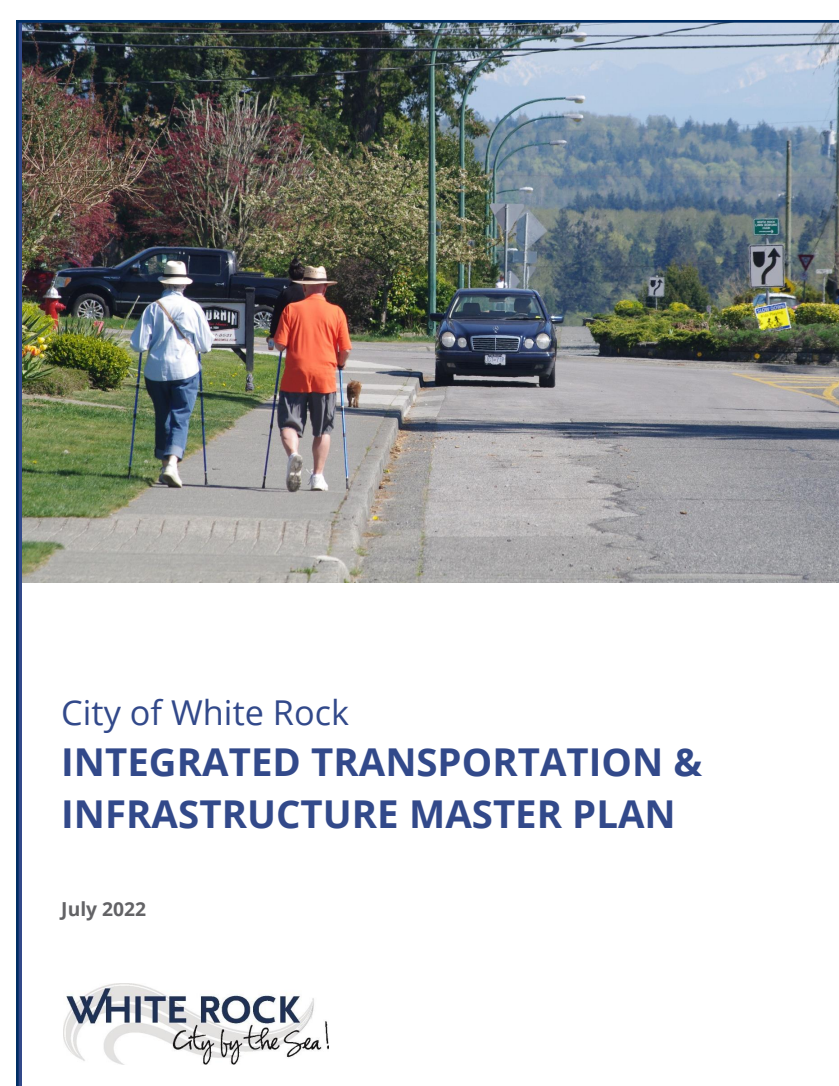
The proposed updates to the Transportation and Mobility section in the OCP will better align the OCP with the Integrated Transportation and Infrastructure Master Plan (ITIMP) and strengthen Transportation Demand Management (TDM) strategies, making it easier and safer for people to walk, cycle, and take transit, while reducing reliance on private vehicles and supporting a more sustainable, connected community.

ITIMP Alignment

The City's 2022 ITIMP guides the long-term transportation direction in the OCP. To improve mobility and support sustainable travel options, the OCP now proposes new policies which requires:



- Work with TransLink and the City of Surrey to strengthen pedestrian and cyclist connections between the Semiahmoo Town Centre BRT exchange and the North Bluff Road Corridor.
- Enhance transit stops with shelters, seating, waste bins, and safe floating bus stop transitions.
- Advocate for expanded transit service to support a growing population.



Transportation Demand Management ("TDM")

TDM refers to strategies that reduce car use and encourage more sustainable travel choices.

The OCP is now proposing to include policies to include TDM measures that support walking, cycling, and transit, such as:



- Developer-funded transit passes;
- Car share memberships;
- Secure bike parking; and
- Charging and storage for e-bikes and other micromobility devices.



Theme 6

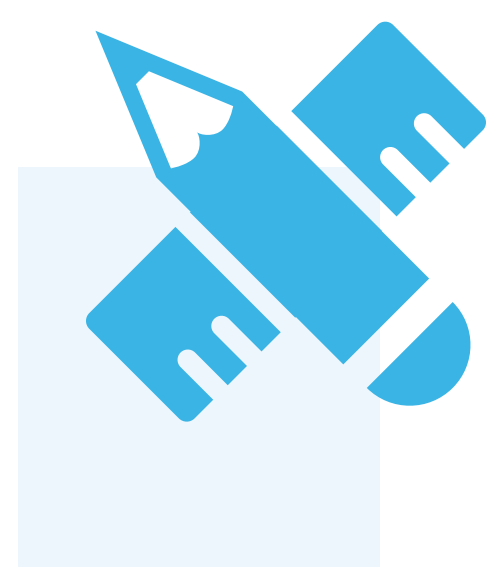
Further Proposed OCP Updates

North Bluff Road Corridor Improvements

The OCP updates related to Transportation and Mobility identify specific upgrades to improve safety, accessibility, and mobility along North Bluff Road as outlined in the recently approved North Bluff Road Corridor Plan.

These proposed policies include:

- Implementing a complete street design with Surrey, including the removal of on-street parking and acquisition of additional right-of-way to support all users.
- Introducing improvements along North Bluff Road consistent with the ITIMP.
- Maintaining reliable and safe emergency routes within the corridor.
- Developing a connected, safe, and inclusive greenway for walking, cycling, and other sustainable travel options.



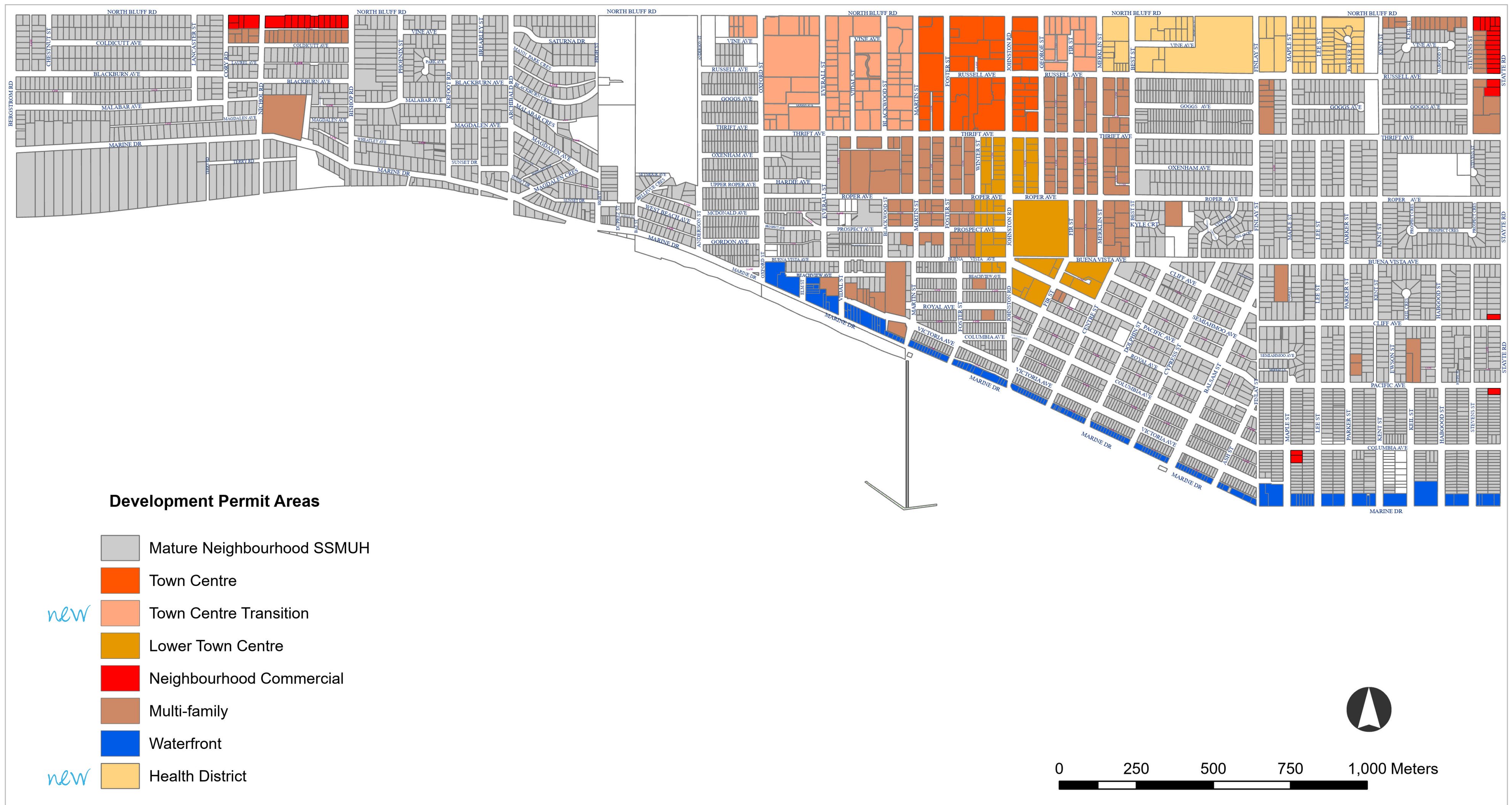
WHY THIS UPDATE MATTERS

- ✓ Reduces congestion and dependence on private vehicles.
- ✓ Improves safety for all road users, especially vulnerable users such as pedestrians, seniors, children, and cyclists.
- ✓ Provides comfortable, accessible travel options for people of all ages and abilities.
- ✓ Creates stronger connections between the Waterfront, Town Centre, and neighbourhoods.
- ✓ Supports community health and well-being through active, sustainable travel choices.
- ✓ Aligns with the objectives of the North Bluff Road Corridor Plan and supports the new land use designations for the Corridor area.

Theme 7

Providing Clear Guidance on Built Form and Character

The OCP update proposes two new Development Permit Areas (DPAs) for the *Town Centre Transition* and *Health District* designations, guiding growth so it reflects the community's values and desired character. Policies address building form, public realm and landscaping, as well as parking and functional elements.



Proposed Form and Character Development Permit Area Map

What are Development Permit Areas (“DPAs”)?

Development Permit Areas are parts of the City of White Rock where special design and planning guidelines apply. Local governments can use DPAs to shape the form and character of new buildings so that development aligns with the community's established character expectations and contributes positively to neighbourhood livability.



Theme 7

nW Town Centre Transition and Health District Development Permit Areas

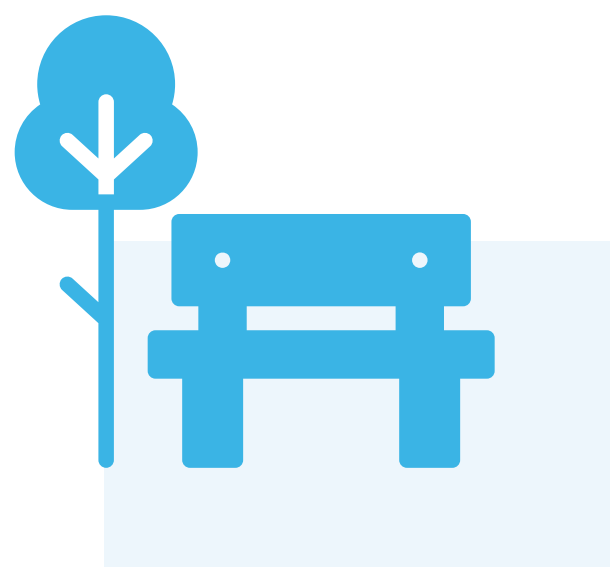
Town Centre Transition DPA

- **Purpose:**

- Reinforce Town Centre Transition–Mixed Use and Town Centre Transition–Residential as a hub for shops, culture, and housing.
- Create an attractive, pedestrian-friendly environment that encourages vibrant public life.

- **Key Design Guidelines:**

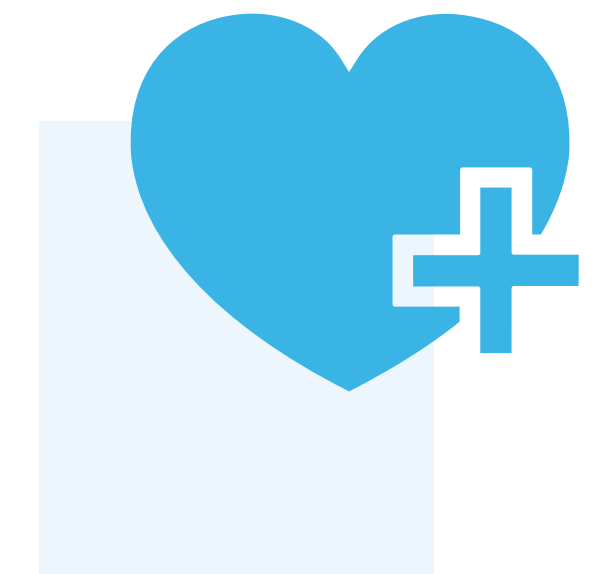
- Ensure new buildings are compatible with existing development in terms of height, density, and design.
- Encourage well-connected streets, landscaping, and public spaces.
- Focus tallest and densest buildings along North Bluff Road, with heights stepping down to surrounding areas.
- Promote energy and water efficiency and reduce greenhouse gas emissions.
- Enhance quality of life for residents, workers, and visitors.



Health District DPA

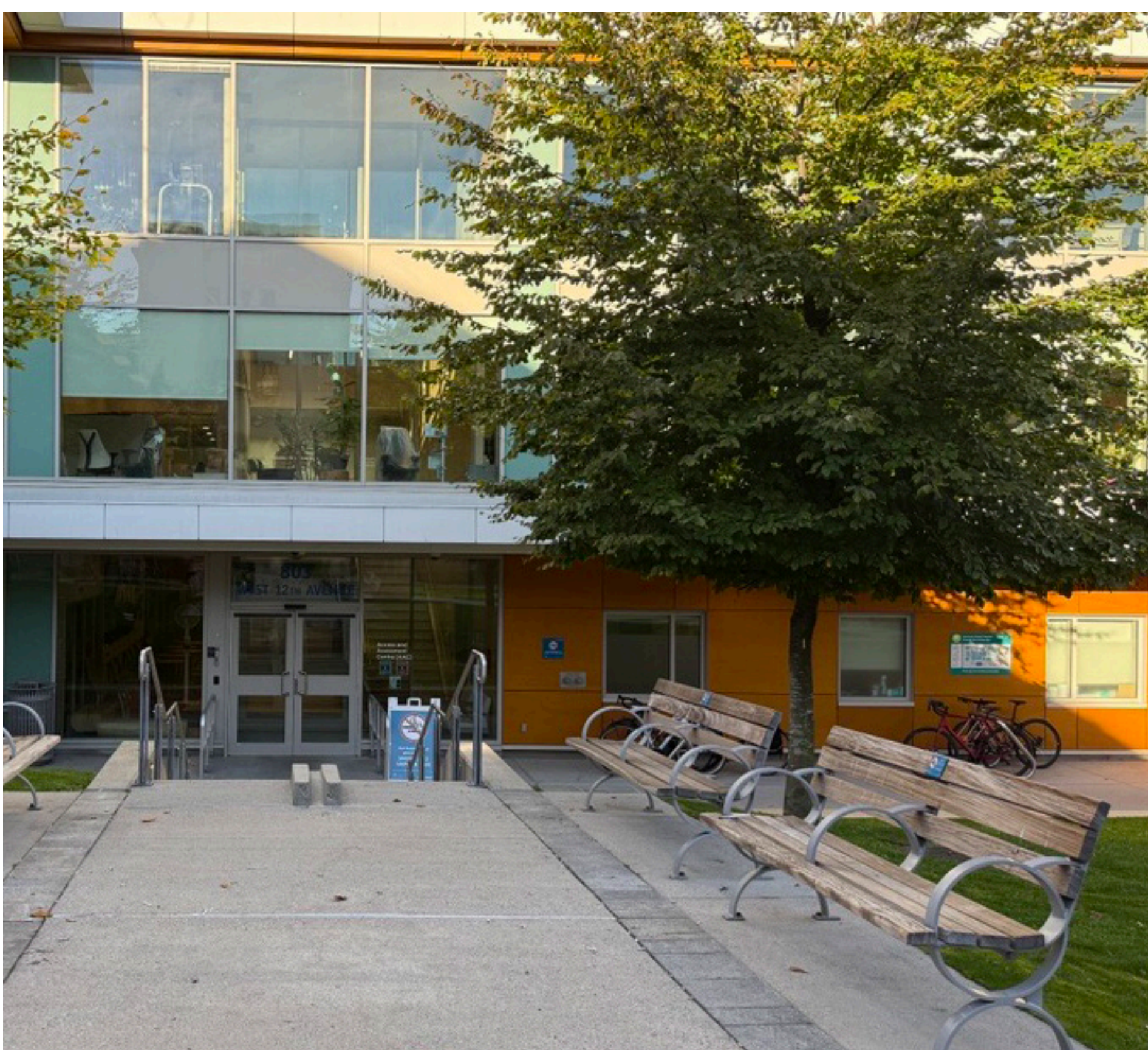
- **Purpose:**

- Support health-related and compatible uses: clinics, wellness centres, supportive housing, childcare, and allied health services.
- Promote a walkable, accessible, and inclusive district.
- Create a safe and welcoming health-focused community.



- **Key Design Guidelines:**

- Encourage high-quality public spaces that support physical and mental well-being.
- Integrate sustainable and passive energy design strategies.
- Establish a cohesive district identity through consistent architectural and landscape character.
- Locate tallest and densest developments near key intersections or transit hubs, with heights decreasing toward the edges of the district.



WHY THIS UPDATE MATTERS

- ✓ Provides clear guidance on building form and character for development within the two new land use designations.
- ✓ Ensures new development is compatible with existing buildings and land uses.
- ✓ Supports vibrant, safe, and inclusive public spaces.
- ✓ Promotes sustainability, accessibility, and community identity.