



Housing Advisory Committee

Minutes

February 18, 2026, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Gail Bartels, Community Member
Rick Mann, Community Member
Pat Petrala, Community Member
Gary Quinn, Community Member
Mandeep Sandhu, Community Member

COUNCIL: Councillor Anthony Manning, Chairperson (non-voting)
Councillor David Chesney, Vice-Chairperson (non-voting)

ABSENT: Tom Devlin, Community Member

STAFF: Anne Berry, Director, Planning and Development Services
Wayne Berg, Deputy Director, Planning and Development Services
Neethu Syam, Planning Division Lead
Janessa Auer, Committee Clerk

1. CALL TO ORDER

The Chairperson called the meeting to order at 4:02 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2026-HAC-006 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the February 18, 2026 meeting as circulated, with the inclusion of two (2) on-table documents related to agenda items four (4) and six (6).

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number: 2026-HAC-007 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the January 21, 2026 meeting as circulated.

Motion CARRIED

4. **CONSIDERATION OF BC ALLIANCE OF NEIGHBOURHOODS PRESENTATION AT FUTURE MEETING: OPPORTUNITIES TO COLLABORATE ON HOUSING STRATEGIES**

The Chairperson introduced this item and invited Committee member G. Quinn to provide an overview, as he had requested that the topic be added for discussion. G. Quinn summarized the on-table information regarding the BC Alliance of Neighbourhoods (BCAN) and its opposition to recent provincial housing legislation.

It was noted that this matter falls outside the Committee's mandate, as outlined in its Terms of Reference. As such, it was suggested that appearing before Council as a delegation would be a more appropriate avenue.

5. **REFERRAL FROM COUNCIL - RODENT ABATEMENT AS PART OF DEMOLITION PERMIT**

At the February 9, 2026 Regular Council meeting, Council referred a motion to the Committee for review. The motion proposed adding a requirement for rodent abatement to be completed prior to the issuance of a demolition permit.

The Chairperson led a roundtable discussion, during which staff noted that enforcing such a requirement would not be possible without a supporting bylaw. Given the challenges identified with implementing and enforcing a rodent abatement bylaw, the Committee suggested an alternative approach: staff could request that applicants provide documented proof of rodent abatement as part of the permit process, recognizing that this step would be voluntary and not enforceable.

Motion Number: 2026-HAC-008 It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council direct staff to request that property owners conduct rodent abatement measures prior to being issued a demolition permit.

Motion CARRIED

6. **AFFORDABLE HOUSING STRATEGY ACTION ITEM - REDUCE COSTS BY STREAMLINING APPROVALS**

Staff provided a brief overview, noting that their intention for this discussion was to explore ideas for implementing a fast-tracked application process for affordable housing projects based on defined criteria – an initiative identified in the City’s Affordable Housing Strategy under the action item *Reduce Costs by Streamlining Approvals*.

An on-table document summarized examples of how several BC municipalities have streamlined approvals for affordable housing. It was noted, however, that each of these municipalities received funding through the Housing Accelerator Fund (HAF), whereas White Rock did not, despite submitting two applications.

During the roundtable discussion, the Committee offered feedback, including consideration of a proposed action from the City’s second HAF application related to waiving DCCs for non-market affordable housing.

Motion Number: 2026-HAC-009 It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council consider waiving DCCs for Affordable Housing projects, and/or consider using the Affordable Housing Reserve Fund to offset either DCCs or CACs for Affordable Housing projects, as well as consider other levers to encourage applications for Affordable Housing projects.

Motion CARRIED

Staff referenced policies from other municipalities, as outlined in the on-table document, offering to bring them forward for review and discussion at a future meeting if the Committee wishes.

Motion Number: 2026-HAC-010 It was MOVED and SECONDED

THAT the Housing Advisory Committee approves staff bringing forward policies supporting fast-tracked application processes for affordable housing projects from other municipalities for review at a future meeting.

Motion CARRIED

7. **OTHER BUSINESS**

None

8. INFORMATION

8.1 CORRESPONDENCE REGARDING ANNUAL CONSULTATION ON THE SPECULATION AND VACANCY TAX

Correspondence dated December 16, 2025, to Mayor Knight from Brenda Bailey, Minister of Finance, inviting participation in the seventh annual consultation on the speculation and vacancy tax (SVT) was provided to the Committee for information purposes.

8.2 COMMITTEE ACTION AND MOTION TRACKING

Corporate Administration provided the action and motion tracking document to the Committee for information purposes.

9. 2026 MEETING SCHEDULE

The following meeting schedule was previously approved by the Committee and was provided for information purposes:


- March 18, 2026;
- April 15, 2026;
- May 20, 2026;
- June 17, 2026;
- July 15, 2026; and,
- September 16, 2026.

All meetings are scheduled to take place in the Council Chambers at White Rock Community Centre from 4:00 p.m. to 6:00 p.m.

10. CONCLUSION OF THE FEBRUARY 18, 2026 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 4:59 p.m.

Councillor Manning, Chairperson



Janessa Auer, Committee Clerk