

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** April 27, 2026

**TO:** Mayor and Council

**FROM:** Wayne Berg, Director, Planning and Development Services

**SUBJECT:** Bill 16 (Density Bonus Provision) Related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578

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**RECOMMENDATIONS**

THAT Council:

1. Receive the Corporate Report dated April 27, 2026, from the Director of Planning and Development Services, titled “Bill 16 (Density Bonus Provision) Related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578;”
  2. Rescind Council Policy 511: Density Bonus / Amenity Contribution;
  3. Direct staff to advertise that Council intends to waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578;” and
  4. Direct staff to bring to Council for consideration of first, second and third reading to “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578” following fulfilment of the public notification requirement for waiving the public hearing.
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**EXECUTIVE SUMMARY**

On April 25, 2025, the Province enacted the Housing Statutes Amendment Act, 2024 (“Bill 16”). Bill 16 includes authorities for inclusionary zoning, density bonus, site-level infrastructure and transportation demand management (TDM). This report recommends that Council proceed with the proposed bylaw amendments to bring the zoning bylaw into compliance with the Bill 16 requirements as it relates to density bonusing bylaws by June 30, 2026, which is the legislated deadline.

Additionally, the report also outlines other housekeeping amendments required for the City’s Zoning Bylaw No. 2506, further to the April 2025 amendments, as it continues to be applied.

A copy of the draft Bylaw No. 2578 is attached as Appendix A to this report.

**BACKGROUND**

In December 2023, the Province enacted legislation that amended aspects of planning legislation. These changes to planning legislation included Bill 44 (SSMUH), Bill 46 (introduction of

amenity cost charges [ACC] and expansion of development cost charges [DCC]), and Bill 47 (transit-oriented areas [TOA]). Additional changes to planning legislation occurred in April 2024 with Bill 16, which also introduced inclusionary zoning tools and established a new framework for density bonusing. Bill 16 legislation indicated a deadline of June 30, 2026, to update all existing zoning bylaws that have existing density bonus provisions to come into compliance with the legislation.

### **What is “Density Bonusing?”**

Since 1993, the *Local Government Act* has provided local governments the ability to permit density bonusing in exchange for the provision of amenities or affordable or special needs housing.

“Density Bonusing” is an existing land use planning tool that allows local governments, within the scope of the legislation, the ability to provide higher density development potential than permitted in exchange for providing community amenities, including affordable housing amenities.<sup>1</sup>

The basics of density bonus zoning under the *Local Government Act* (Section 482 (1)) is that a zoning bylaw may establish different density regulations for a zone. The first component of the zone regulation would apply to the zone generally, while the second component of the zone regulation would apply if a proposed development application met the second component, with respect to the density bonus for the zone. The additional density is available to the developer as an option and is not a requirement (i.e. a developer may choose to build the lower density and not provide the amenity required for building the additional density).

The legislation provides that if a development application fulfills the requirements of the zone density regulations, then the density bonus is permitted. There is no discretionary power in the administration of the density benefit zoning bylaw.<sup>2</sup>

### **City’s Practice: Density Bonus/Amenity Contribution (CAC) Policy (Council Policy 511)**

The City’s current density bonus/amenity contribution (CAC) program has been operated under Council Policy 511 since April 15, 2013 (Appendix B), which is reflected in several Comprehensive Development (CD) Zones, as well as the CR-1 Town Centre Area Commercial/Residential Zone in Zoning Bylaw No. 2506. The program permits additional density in exchange for community amenities, affordable housing, or a financial contribution provided to the City. The money collected as amenity contribution from Council Policy 511 has been allocated to one of the following two reserve funds bylaws, which are:

- *Community Amenity Reserve Fund Bylaw, 2017, No. 2190* – for the specified purpose of receiving and spending monies for Amenities; and
- *Affordable Housing Reserve Fund Bylaw, 2020, No. 2367* – for the specified purpose of receiving and spending monies for Amenities.

These bylaws detail what is considered an amenity. For reference, the reserve fund bylaws are attached to this report as Appendices C and D.

### **Bill 16 Updates – Density Benefit Zoning Provisions**

In the past, some local governments used density bonusing and negotiated Community Amenity Contributions (CACs) to support affordable housing. Recent provincial development finance

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<sup>1</sup> (Buholzer, 2001)

<sup>2</sup> (Buholzer, 2001)

changes clarified that affordable housing is not a permitted use of development finance tools, and local governments can no longer rely on CACs for this purpose. Affordable housing is now intended to be delivered through dedicated tools such as inclusionary zoning and density benefit zoning.

Bill 16 clarifies the role of density benefit zoning as a tool for the integration of affordable housing and amenities in new developments. Amendments to Section 482 of the *Local Government Act* in 2024 introduced procedural requirements for local governments establishing density benefit zoning bylaws. Specifically, Sections 482.1 to 482.6 expand the options and conditions for obtaining amenities and/or affordable and special needs housing through a density benefits zoning bylaw (e.g. density bonusing).

Bill 16 includes new density-bonus provisions that will need to be used in a manner consistent with an adopted inclusionary zoning bylaw. Similar to the process to adopt inclusionary zoning, the procedural requirements for developing a density benefits zoning bylaw include consultation, which are the same requirements that apply to the enactment or amendment of official community plans. However, there is no requirement to undertake consultation to repeal a density benefit zoning bylaw per the *Local Government Act*. In addition to the consultation requirement, local governments must now undertake a financial feasibility analysis that is done by a person with a professional designation specified in any regulation that the Cabinet may enact. This financial analysis must take into consideration the following:

- local housing market conditions;
- construction costs; and
- the amount of density required to ensure the feasibility of meeting the conditions related to amenities or affordable or special needs housing.<sup>3</sup>

There is a requirement under section 482.2 (3) of the *Local Government Act* that the local government must make available to the public on request the consideration, information and analysis used to adopt or amend the density benefits zoning bylaw.

If the City chooses to adopt a density benefit zoning bylaw, developers may be provided alternative options such as cash in lieu and provision of affordable or special needs housing on alternate parcels of land.

For the most part, Bill 16 is enabling legislation, which is voluntary, rather than prescriptive legislation to which local governments must comply. The exception is the amendments to the density bonus provisions, which will require updates to the City's existing density bonusing provisions in the zoning bylaw to comply with new legislative requirements by June 30, 2026.

## **ANALYSIS**

The Province made further changes to the *Local Government Act* in May 2025 to provide a transition to the changes made on April 25, 2024, to Bill 16. These changes in May 2025 were to the density bonus transitional provisions of the *Local Government Act* (Section 797). Below are the changes to the *Local Government Act* made in May 2025 that would affect zones that contained Density Benefit Provision, which are referenced as Density Bonuses, within the city's zoning bylaw:

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<sup>3</sup> (Buholzer, 2001)

- Inclusion of a definition for *"site-specific density benefits zoning bylaw"* means a type of density benefits zoning bylaw that is limited in its application to a specific site comprised of one or more parcels of land.

*Local Government Act* Section 797 further states that local governments **ARE NOT** required to amend site-specific density zoning bylaw to comply with changes to the *Local Government Act* made on April 25, 2024, if the following apply:

- If a Zoning Bylaw contained site-specific density benefits regulations that were adopted before April 25, 2024.

**OR**

- If a Zoning Bylaw containing site-specific density benefits regulations was given first reading between April 25, 2024, and June 29, 2026.

*Local Government Act* Section 797 states that local governments **ARE** required to amend a site-specific density benefit regulations Zone Bylaw to comply with updates done on April 25, 2024, if the density benefits regulations contain site-specific density benefits regulations which would be amended or created after June 30, 2026.

### **Zoning Bylaw updates related to Bill 16 legislation**

For the City of White Rock, only the CR-1 Town Centre Area Commercial/Residential Zone, in the Zoning Bylaw, is affected by the change to the legislation. To comply with the *Local Government Act*, the following must be removed from the CR-1 Town Centre Area Commercial/Residential Zone:

***"Section 6.12.4 Density:***

2) *Despite Section 6.12.4.1, maximum gross floor area may be increased if:*

a) *the owner of the lot*

- provides a community amenity described in the City's Community Reserve Fund Bylaw, 2017, No. 2190, as amended, or*
- elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of \$430 per square metre of gross floor area above 1.75 times the lot area in accordance with an amnesty agreement and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;*

b) *the lot size meets the minimums in the table below; and*

<i>Minimum Lot Area</i>	<i>Maximum density (gross floor area)</i>
<i>3,035m<sup>2</sup> (0.75 acres)</i>	<i>2.3 times the lot area</i>
<i>5,058m<sup>2</sup> (1.25 acres)</i>	<i>3.5 times the lot area</i>
<i>8,094m<sup>2</sup> (2.0 acres)</i>	<i>4.0 times the lot area*</i>

*\* maximum density may exceed 3.54 times the lot area only for lots north of Russell Avenue.*

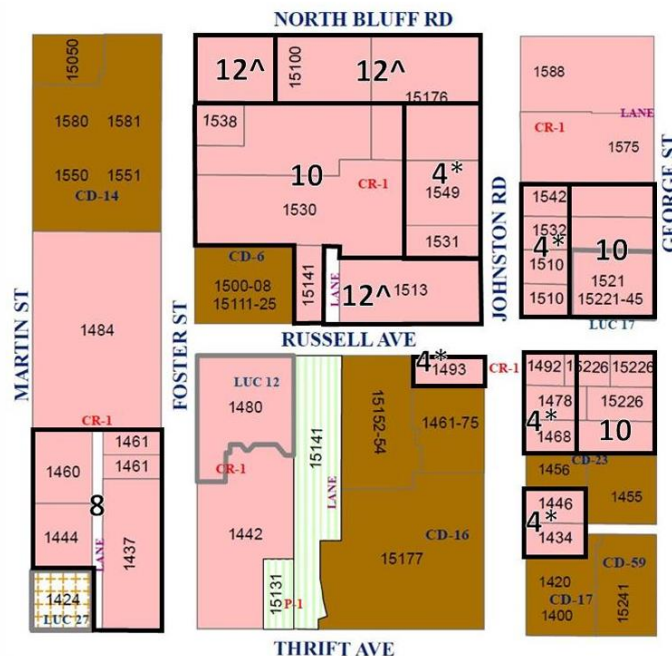
c) *the uses within a principal building on a lot include:*

- a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or*
- a minimum of 10% of the dwellings units secured through a housing agreement registered on title as residential rental tenure for the life of*

- the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or*
- iii. *only non- residential uses.*

**6.12.5 Building Heights:**

- 3) *Despite Section 6.12.5.1, if a lot qualifies for the increased density described in section 6.12.4.2, the maximum permitted number of storeys for a principal building on the lot shall be in accordance with the number of storeys indicated by the following diagram, and in no case shall a principal building exceed a height of 40.0m (131.2ft).*



*For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site community amenity space (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.12.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in storeys on these lots without such community amenity space is ten (10) storeys.*

*The \* symbol on the diagram above identifies where a fourth storey is permitted if the building complies with the additional setback requirements in section 6.12.5.2; The maximum height in storeys on these lots without such setbacks is three (3) storeys and 10.7m, per section 6.12.5.1. ”*

The *Local Government Act* provides an exemption to the updates if an existing building is being used under the authority of a pre-existing density bonusing bylaw, it is considered a legal non-conforming use, and the owner/operator of that building is still lawfully able to use the building in that way even after the density bonusing bylaw is changed to comply with the new rules.<sup>4</sup>

<sup>4</sup> *Local Government Act* s.528

**Planning Staff Commentary**

Council Policy 511 relies on a negotiated density bonus and amenity contribution framework that is no longer permitted with recent amendments to the *Local Government Act*. It is therefore recommended that Council Policy 511 be rescinded.

In the absence of the City having an inclusionary zoning bylaw, a density benefit zoning bylaw, and/or an Amenity Cost Charge bylaw, the City will not have a legislated mechanism to require the provision of affordable housing or other community amenities in exchange for additional density. Until such time these bylaws are adopted, any development application seeking bonus density could only secure amenities or affordable housing through voluntary contributions offered by an applicant.

The adoption of any of these bylaws would require dedication of staff time and financial resources, as proactive planning and establishing a framework to guide meeting requirements, including financial analysis, public consultation, and ongoing annual reporting, is required.

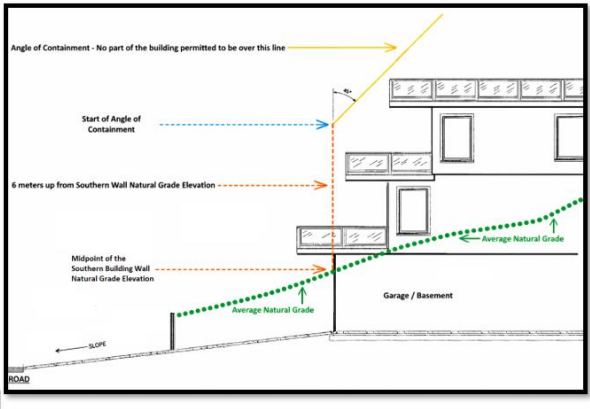
**Additional Housekeeping Updates Required as a Result of Bill 16 – Reserve Fund Bylaws**

Updates to the Affordable Housing Reserve Fund Bylaw, 2020, No. 2367 and the Community Amenity Reserve Fund Bylaw, 2017, No. 2190, should be reviewed and considered against all the changes to the *Local Government Act* to ensure that these bylaws are current. Updates to these bylaws will be brought forward at a future date for Council’s consideration.

**Other Housekeeping Amendments to Zoning Bylaw 2024, No. 2506**

With the ongoing utilization of Zoning Bylaw No. 2506, several additional refinements to the zoning bylaw have been identified. The following refinements are being brought forward as amendments to the zoning bylaw:

Bylaw Section No.	Proposed Changes	Rationale for Changes
<b>Division 3.0 Interpretation &amp; Definitions</b>		
<b>Section 3.3. Definitions; Sub-Section 3.3.1</b>	<p>“<b>accessory dwelling unit</b>” - To add the following to the existing definition:</p> <p><i>d) is not located on the same storey as a garage except for the entrance and for floor area that is exclusively used for mechanical equipment servicing the accessory dwelling unit; and</i></p>	<p>To provide clarification that an accessory dwelling unit is not located within a garage except for the entrance.</p>
	<p>“<b>crawlspace</b>” – to add the following at the end of the current definition.</p> <p><i>“The base of the footings for the crawl space cannot exceed 0.60m (2ft) of the top side of the crawl space floor.”</i></p>	<p>To prevent crawl spaces from being turned into living spaces after occupancy has been given to the building. The area will not be excavated and turned into a living area.</p>
<b>Division 4.0 General Provisions &amp; Regulations</b>		
<b>Section 4.7- Lot Line Setbacks on</b>	<b>Add</b> the following text as <b>Sub-Section 4.7.3</b>	To delegate the power to the Approving

Bylaw Section No.	Proposed Changes	Rationale for Changes				
<p><b>Pan-Handle (Fee Simple) Lots</b></p>	<p><i>No lot created by a subdivision shall have a frontage less than 1/10 of its total perimeter unless approved by the Approving Officer, and in no case shall a frontage be less than the minimum lot width requirement of the zone.</i></p>	<p>Officer to sign plans that would not fulfill the 10% perimeter requirement of the <i>Local Government Act</i> Section 512, but not less than the minimum lot width requirement of the zone.</p>				
<p><b>Section 4.9 – Angle of Containment</b></p>	<p>To replace the existing diagram for the angle of containment.</p> 	<p>To provide improved clarification on how the angle of containment is determined.</p>				
<p><b>Section 4.13 - Siting Exception and Permitted Projections</b></p>	<p><b>Sub-Section 4.13.2</b> insert the following in c):</p> <ul style="list-style-type: none"> <li><i>i) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;</i></li> <li><i>ii) no more than one such extension shall be permitted for each principal building; and</i></li> <li><i>iii) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.</i></li> </ul>	<p>Correct formatting of numbers.</p>				
<p><b>4.14 Off-Street Parking Requirements</b></p>	<p>Amend the <i>Required Parking spaces</i> column for “Townhouse” in <b>Sub-Section 4.14.1</b>, as follows:</p> <table border="1" data-bbox="492 1675 1128 1896"> <thead> <tr> <th>Development Type or Use</th> <th>Required Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Townhouse</td> <td>2 per dwelling unit, plus 0.2 per dwelling unit for visitor parking, for a total of 2.2 spaces per dwelling unit.</td> </tr> </tbody> </table>	Development Type or Use	Required Parking Spaces	Townhouse	2 per dwelling unit, plus 0.2 per dwelling unit for visitor parking, for a total of 2.2 spaces per dwelling unit.	<p>To update off-street parking requirements for Townhouses to include visitor parking space requirements.</p>
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<b>Division 5.0 Specific Use Provisions &amp; Regulations</b>																				
<b>Section 5.6 Accessory Dwelling Unit</b>	<p><b>Sub-Section 5.6.1</b> amending wording for accessory dwelling unit as follows:</p> <p><b>Update</b> c) as follows:  <i>c) be permitted over a garage in an ancillary building but not on the same storey except for an entrance through a vestibule which is located on the main garage level to the accessory dwelling unit;</i></p> <p>and <b>Delete d):</b>  <i>d) be allowed a vestibule (entrance foyer and stairway) on the main (garage) level to reflect situations where an accessory dwelling unit is situated above a garage;</i></p>	To clarify that an accessory dwelling unit cannot be located within a garage, just the entrance.																		
<b>Division 6.0 General Zones – Uses Permitted &amp; Zone Provisions</b>																				
<b>Section 6.1 RS-1 SSMUH Residential Zone</b>																				
<b>Sub-Section 6.1.3 Lot Dimensions for Subdivision</b>	Correct typo from “Lot With Minimum” to “Lot Width Minimum”.	Correct typographical error.																		
<b>Sub-Section 6.1.5 Permitted Density</b>	<table border="1" data-bbox="492 1192 1133 1539"> <tr> <td data-bbox="492 1192 548 1245">a)</td> <td colspan="2" data-bbox="548 1192 1133 1245"><b>Outside</b> 400m radius from a <i>prescribed bus stop</i></td> </tr> <tr> <td data-bbox="492 1245 548 1308">i)</td> <td data-bbox="548 1245 922 1308">Lots greater than 280m<sup>2</sup> and less than 4,050m<sup>2</sup></td> <td data-bbox="922 1245 1133 1308">Up to 4 dwelling units</td> </tr> <tr> <td data-bbox="492 1308 548 1371">ii)</td> <td data-bbox="548 1308 922 1371">Lots less than 280m<sup>2</sup> <del>up to 3</del> <b>dwelling unit</b></td> <td data-bbox="922 1308 1133 1371">Up to 3 dwelling unit</td> </tr> <tr> <td data-bbox="492 1371 548 1423">b)</td> <td colspan="2" data-bbox="548 1371 1133 1423"><b>Within</b> 400m radius from a <i>prescribed bus stop</i></td> </tr> <tr> <td data-bbox="492 1423 548 1476">i)</td> <td data-bbox="548 1423 922 1476">Lots at least 281m<sup>2</sup> or greater</td> <td data-bbox="922 1423 1133 1476">Up to 6 dwelling units</td> </tr> <tr> <td data-bbox="492 1476 548 1539">ii)</td> <td data-bbox="548 1476 922 1539">Lots less than 280m<sup>2</sup> <del>up to 3</del> <b>dwelling unit</b></td> <td data-bbox="922 1476 1133 1539">Up to 3 dwelling unit</td> </tr> </table>	a)	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>		i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units	ii)	Lots less than 280m <sup>2</sup> <del>up to 3</del> <b>dwelling unit</b>	Up to 3 dwelling unit	b)	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>		i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units	ii)	Lots less than 280m <sup>2</sup> <del>up to 3</del> <b>dwelling unit</b>	Up to 3 dwelling unit	Correct typographical error.
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<b>Sub-Section 6.1.6 Floor Area:</b>	<p><b>Delete the following:</b></p> <p>2) <i>maximum permitted floor area of a 2nd storey for a principal building shall not exceed 80% of the footprint for the 1st storey including the attached garage and that portion of any covered porch, deck or carport.</i></p>	A new section related to this has been added under sub-section 6.1.9.																		

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<b>Sub-Section 6.1.9 Minimum Setback Requirements</b>	Add a second-storey setback requirement <table border="1" data-bbox="492 352 1127 974"> <thead> <tr> <th data-bbox="492 352 626 726">Setback</th> <th data-bbox="626 352 784 726">Principal Building - Except semi-detached residential building and rowhouse residential building</th> <th data-bbox="784 352 954 726">Principal Building - Semi-detached residential building and rowhouse residential building</th> <th data-bbox="954 352 1127 726">Ancillary Buildings, Structure, or Accessory Dwelling Unit</th> </tr> </thead> <tbody> <tr> <td data-bbox="492 726 626 974">Front lot line for any storey above the first storey</td> <td data-bbox="626 726 784 974">7.0m (22.96ft.)</td> <td data-bbox="784 726 954 974">7.0m (22.96ft)</td> <td data-bbox="954 726 1127 974">Not Permitted</td> </tr> </tbody> </table>	Setback	Principal Building - Except semi-detached residential building and rowhouse residential building	Principal Building - Semi-detached residential building and rowhouse residential building	Ancillary Buildings, Structure, or Accessory Dwelling Unit	Front lot line for any storey above the first storey	7.0m (22.96ft.)	7.0m (22.96ft)	Not Permitted	To provide clarity on second story setback requirement.										
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<b>Section 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone</b>																				
<b>Sub-Section 6.3.3 Lot Size</b>	Include in Lot Area (3,013.89ft <sup>2</sup> )	Include the imperial number reference.																		

Bylaw Section No.	Proposed Changes	Rationale for Changes																		
<b>Sub-Section 6.3.5 Permitted Density:</b>	<table border="1"> <tr> <td data-bbox="505 300 553 342">a)</td> <td colspan="2" data-bbox="553 300 1133 342"><b>Outside</b> 400m radius from a <i>prescribed bus stop</i></td> </tr> <tr> <td data-bbox="505 342 553 405">i)</td> <td data-bbox="553 342 919 405">Lots greater than 280m<sup>2</sup> and less than 4,050m<sup>2</sup></td> <td data-bbox="919 342 1133 405">Up to 4 dwelling units</td> </tr> <tr> <td data-bbox="505 405 553 468">ii)</td> <td data-bbox="553 405 919 468">Lots less than 280m<sup>2</sup> <del>up to 3 dwelling unit</del></td> <td data-bbox="919 405 1133 468">Up to 3 dwelling unit</td> </tr> <tr> <td data-bbox="505 468 553 510">b)</td> <td colspan="2" data-bbox="553 468 1133 510"><b>Within</b> 400m radius from a <i>prescribed bus stop</i></td> </tr> <tr> <td data-bbox="505 510 553 573">i)</td> <td data-bbox="553 510 919 573">Lots at least 281m<sup>2</sup> or greater</td> <td data-bbox="919 510 1133 573">Up to 6 dwelling units</td> </tr> <tr> <td data-bbox="505 573 553 636">ii)</td> <td data-bbox="553 573 919 636">Lots less than 280m<sup>2</sup> <del>up to 3 dwelling unit</del></td> <td data-bbox="919 573 1133 636">Up to 3 dwelling unit</td> </tr> </table>	a)	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>		i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units	ii)	Lots less than 280m <sup>2</sup> <del>up to 3 dwelling unit</del>	Up to 3 dwelling unit	b)	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>		i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units	ii)	Lots less than 280m <sup>2</sup> <del>up to 3 dwelling unit</del>	Up to 3 dwelling unit	Correct typographical error.
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<b>Section 6.5 RI-2 (Infill 2) SSMUH Residential Zone</b>																				
<b>Sub-Section 6.5.5 Permitted Density</b>	<table border="1"> <tr> <td data-bbox="505 1140 553 1182">a)</td> <td colspan="2" data-bbox="553 1140 1133 1182"><b>Outside</b> 400m radius from a <i>prescribed bus stop</i></td> </tr> <tr> <td data-bbox="505 1182 553 1245">i)</td> <td data-bbox="553 1182 919 1245">Lots greater than 280m<sup>2</sup> and less than 4,050m<sup>2</sup></td> <td data-bbox="919 1182 1133 1245">Up to 4 dwelling units</td> </tr> <tr> <td data-bbox="505 1245 553 1308">ii)</td> <td data-bbox="553 1245 919 1308">Lots less than 280m<sup>2</sup> <del>up to 3 dwelling unit</del></td> <td data-bbox="919 1245 1133 1308">Up to 3 dwelling unit</td> </tr> <tr> <td data-bbox="505 1308 553 1350">b)</td> <td colspan="2" data-bbox="553 1308 1133 1350"><b>Within</b> 400m radius from a <i>prescribed bus stop</i></td> </tr> <tr> <td data-bbox="505 1350 553 1413">i)</td> <td data-bbox="553 1350 919 1413">Lots at least 281m<sup>2</sup> or greater</td> <td data-bbox="919 1350 1133 1413">Up to 6 dwelling units</td> </tr> <tr> <td data-bbox="505 1413 553 1476">ii)</td> <td data-bbox="553 1413 919 1476">Lots less than 280m<sup>2</sup> <del>up to 3 dwelling unit</del></td> <td data-bbox="919 1413 1133 1476">Up to 3 dwelling unit</td> </tr> </table>	a)	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>		i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units	ii)	Lots less than 280m <sup>2</sup> <del>up to 3 dwelling unit</del>	Up to 3 dwelling unit	b)	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>		i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units	ii)	Lots less than 280m <sup>2</sup> <del>up to 3 dwelling unit</del>	Up to 3 dwelling unit	Correct typographical error.
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<b>Section 6.12 CR-1 Town Centre Area Commercial / Residential Zone</b>																				

Bylaw Section No.	Proposed Changes	Rationale for Changes
<p><b>Sub-Section 6.12.1 Permitted Uses:</b></p>	<p>Delete <b>a use</b>, then add <b><i>a one-unit residential use:</i></b></p> <p>8) <del><i>a use</i></del>, <b><i>a one-unit residential use</i></b>, <i>accessory to a retail service group 1 use and limited to a storey above the portion of a building used for the retail service group 1 use.</i></p>	<p>Correct typographical error.</p>
<p><b>Section 6.13 CR-2 Lower Town Centre Area Commercial / Residential Zone</b></p>		
<p><b>Sub-Section 6.13.1 Permitted Uses:</b></p>	<p>Delete “<b>a use</b>”, then add <b><i>a one-unit residential use:</i></b></p> <p>7) <del><i>a use</i></del>, <b><i>a one-unit residential use</i></b>, <i>a two-unit residential use, or a three-unit residential use, accessory to a retail service group 1 use or a retail service group 2 use, and limited to the storey or storeys above the portion of a building used for retail service group 1 or retail service group 2 uses.</i></p>	<p>Correct typographical error.</p>
<p><b>Section 6.14 CR-3 West Beach Business Area Commercial /Residential Zone</b></p>		
<p><b>Sub-Section 6.14.1 Permitted Uses:</b></p>	<p>Delete <b>a use</b>, then add <b><i>a one-unit residential use:</i></b></p> <p>6) <del><i>a use</i></del>, <b><i>a one-unit residential use</i></b>, <i>a two-unit residential use, or a three-unit residential use accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.</i></p>	<p>Correct typographical error.</p>
<p><b>Section 6.15 CR-4 East Beach Business Area Commercial/Residential Zone</b></p>		
<p><b>Sub-Section 6.15.1 Permitted Uses:</b></p>	<p>Delete “<b>a use</b>”, then add <b><i>a one-unit residential use:</i></b></p> <p>6) <del><i>a use</i></del>, <b><i>a one-unit residential use</i></b>, <i>a two-unit residential use, or a three-unit residential use accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.</i></p>	<p>Correct typographical error.</p>
<p><b>Section 6.16 CR-5 Neighborhood Commercial Zone</b></p>		
<p><b>Sub-Section 6.16.1 Permitted Uses:</b></p>	<p>Delete “<b>a use</b>”, then add “<b><i>a one-unit residential use</i></b>” as follows:</p> <p>2) <del><i>a use</i></del>, <b><i>a one-unit residential use</i></b>, <i>a two-unit residential use, or a three-unit residential use, accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.</i></p>	<p>Correct typographical error.</p>

## **FINANCIAL IMPLICATIONS**

There are no financial implications for the City of White Rock as it relates to these proposed amendments to the zoning bylaw.

If Council wishes to proceed with the development of inclusionary zoning, density benefit zoning, and/or Amenity Cost Charge (ACC) bylaws, it will require significant dedication of staff time and financial resources. The development of these bylaws would require significant research and development, which would include, but not be limited to, the following:

- Development of the goals and objectives that Council wishes to achieve within these bylaws;
- Creation of a work plan for these bylaws that will include:
  - establishing a framework to guide meeting requirements, including financial analysis, public consultation, and allocation of budget to fund ongoing annual reporting as required by the *Local Government Act*.

## **LEGAL IMPLICATIONS**

To bring the Zoning Bylaw into compliance with provincial legislation to address the requirements of Bill 16 before the June 30, 2026, legislated deadline.

Council has the authority under the *Local Government Act* to amend zoning bylaws without the approval of the landowner whose land may be affected by the zoning change. Section 458 of the *Local Government Act* does not require Council to provide compensation to the property owner (see expert below) from the *Local Government Act, Section 458*:

### ***Limit on compensation***

**458** (1) *Compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from any of the following:*

*(b) the adoption of a bylaw under*

*(i) Division 5 [Zoning Bylaws],<sup>5</sup>*

Additionally, as noted earlier in this staff report, Council Policy 511 is no longer consistent with recent amendments to the *Local Government Act*, and it is therefore recommended that the policy be rescinded. In the absence of an inclusionary zoning bylaw, a density benefit zoning bylaw, and/or an Amenity Cost Charge bylaw, the City will not have a legislated mechanism to require the provision of affordable housing or other community amenities in exchange for additional density. Until such bylaws are adopted, any development application seeking bonus density could only secure amenities or affordable housing through voluntary contributions offered by the applicant.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The *Local Government Act* removed the requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan (OCP). Council can waive the requirement of the Public Hearing in accordance with the *Local Government Act Sections 464(2) and 467*. Additionally, Council is also prohibited from holding a Public Hearing for the implementation of SSMUH regulations.

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<sup>5</sup> [Local Government Act](#)

Prior to Council considering the proposed zoning bylaw amendments for first reading, public notification must be posted on the City of White Rock website and in the newspaper. Once staff has been directed by Council to undertake public notification, a notice will be posted on the City of White Rock website and in the newspaper that Council will waive a Public Hearing for draft bylaw titled “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578*”; in accordance with *Local Government Act Sections 464(2) and 467*. Following which, staff will bring draft bylaw “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578*”; to Council for consideration of first, second and third readings.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The proposed changes to the zoning bylaw will contribute to the creation of more housing as well as a variety of housing options within the City.

### **OPTIONS / ALTERNATIVES**

The following options are available for Council’s consideration:

1. Defer consideration of “*Bill 16 (Density Bonus Provision) related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578*” pending further direction from Council.

**OR**

2. Reject consideration of “*Bill 16 (Density Bonus Provision) related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578.*”

### **CONCLUSION**

This report proposed amendments to White Rock Zoning Bylaw, 2024, No. 2506, as amended, to bring the zoning bylaw into compliance with Bill 16 with respect to specific density benefit regulations contained within the zoning bylaw. The report also provides housekeeping amendments to the zoning bylaw to address ongoing refinements of the zoning bylaw to respond to users’ feedback.

Respectfully submitted,

Reviewed by,



Wendy Cooper, M.Sc., MCIP, RPP  
Planner

Neethu Syam,  
Manager, Planning

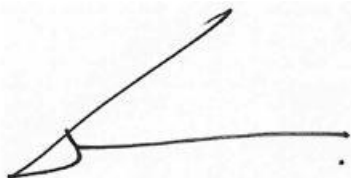
Reviewed and Approved by,



Wayne Berg  
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: Draft “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578”
- Appendix B: Council Policy 511 – Density Bonus/Amenity Contribution
- Appendix C: Community Amenity Reserve Fund Bylaw, 2017, No. 2190 – for the specified purpose of receiving and spending monies for Amenities; and
- Appendix D: Affordable Housing Reserve Fund Bylaw, 2020, No. 2367 – for the specified purpose of receiving and spending monies for Amenities.