

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:** Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs, Regarding the Legislated Official Community Plan Update

**RECOMMENDATIONS**

THAT Council:

1. Receive the April 27, 2026, corporate report from the Director of Planning and Development Services, titled “Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs, Regarding the Legislated Official Community Plan Update” and,
2. Provide direction to staff on how to proceed given the options listed in this corporate report.

**EXECUTIVE SUMMARY**

The purpose of this report is to seek Council direction in response to the letter dated April 20, 2026, from the Acting Assistant Deputy Minister, Housing and Land Use Policy Division, Ministry of Housing and Municipal Affairs, regarding the City of White Rock’s decision not to proceed with third reading of the Official Community Plan (OCP) amendments and the associated legislative compliance requirements.

Appendix A includes a copy of the letter received from the Ministry of Housing and Municipal Affairs.

**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.  <b>CARRIED</b>
2024-444 December 9, 2024	THAT Council receive for information the corporate report, titled ‘North Bluff Road Corridor Study & OCP Review (Provincial Updates)

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
	2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services. <b>CARRIED</b>
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. <b>CARRIED</b>
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. <b>CARRIED</b>
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. <b>CARRIED</b>
2025-133 April 28, 2025	THAT Council receive for information the corporate report dated April 28, 2025, from the Director of Planning and Development Services, titled "What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study". <b>CARRIED</b>
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. <b>CARRIED</b>
2025-207 June 23, 2025	THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled "What We Heard Report (Engagement Round #2) – North Bluff Road Corridor Study." <b>CARRIED</b>

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2025-237 July 21, 2025	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>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;”</li> <li>2. Endorse in principle the North Bluff Road Corridor Plan, attached as Appendix A, and as generally described in this corporate report; and,</li> <li>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.</li> </ol> <p style="text-align: right;"><b>CARRIED</b></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;"><b>CARRIED</b></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;"><b>CARRIED</b></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> <ol style="list-style-type: none"> <li>1. Direct staff to prepare the required By law to amend “Official Community Plan Bylaw, 2017, No. 2220” as detailed in this corporate report.</li> </ol> <p style="text-align: right;"><b>CARRIED</b></p>
2025-321 October 20, 2025	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. Defer consideration of first and second readings of the Official Community Plan (OCP) Amendment No. 3 (Bylaw No. 2511) to the November 3, 2025, Council meeting; and,</li> <li>2. Direct staff to: <ul style="list-style-type: none"> <li>• Prepare a plain-language public summary (1–2 pages) that clearly outlines the proposed OCP amendments, including key changes, height limits, density, land-use designations, and anticipated community impacts, for release prior to any Public Hearing.</li> </ul> </li> </ol>

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
	<ul style="list-style-type: none"> <li>• Report back to Council by November 3, 2025, with a revised report incorporating the above summary for consideration.</li> <li>• Schedule a Community Information Meeting and launch a Talk White Rock online survey, using the plain-language summary, so that residents can review and ask questions prior to the Public Hearing targeted for December 1, 2025.</li> </ul> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2025-337 November 3, 2025</p>	<p>THAT Council direct staff to remove 8.2.2 of the policy within the amending Bylaw 2511.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2025-338 November 3, 2025</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. Receive the November 3, 2025, corporate report from the Director of Planning and Development Services titled "Follow Up on Council Direction from the October 20, 2025, Meeting - Draft OCP Amending Bylaw No. 2511 (OCP Update 2025";</li> <li>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:             <ol style="list-style-type: none"> <li>a. The board of the regional district in which the area covered 4 by the plan is located, in the case of the municipal official community plan;</li> <li>b. The board of any regional district that is adjacent to the area covered by the plan;</li> <li>c. The council of any municipality that is adjacent to the area covered by the plan;</li> <li>d. First Nations;</li> <li>e. Boards of education, greater boards and improvement district boards, and the provincial and federal governments and their agencies;</li> </ol> <p style="margin-left: 40px;">and in that regard, it considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw;</p> </li> <li>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 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" presented at the October 20, 2025 Council meeting,</li> </ol>

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
	<p>and in that regard, considers that no further consideration for the Financial Plan and Waste Management Plans is required at this time.</p> <p style="text-align: right;"><b>DEFEATED</b></p>
<p>2025-339 November 3, 2025</p>	<p>THAT Council direct staff to schedule an Open House, so the public may review the completed Official Community Plan prior to the required public hearing.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2026-035 January 12, 2026</p>	<p>THAT Council give first and second reading to “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511.”</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2026-036 January 12, 2026</p>	<p>THAT Council 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.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2026-037 January 12, 2026</p>	<p>THAT Council, 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.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2026-038 January 12, 2026</p>	<p>THAT Council, 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.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2026-162 March 9, 2026</p>	<p>That Council give third reading to "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511" to the March 9, 2026 Regular Council meeting.</p> <p style="text-align: right;"><b>DEFEATED</b></p>
<p>2026-163 March 9, 2026</p>	<p>THAT Council direct the Official Community Plan Amendment bylaw be revisited at the next Council meeting, whereby information / an outline of proposed revisions will be provided in hard copy so it can be further discussed.</p> <p style="text-align: right;"><b>CARRIED</b></p>

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
<p>2026-226 April 13, 2026</p>	<p>THAT Council direct staff to bring forward a corporate report reflecting proposed amendments to the Official Community Plan as outlined at the meeting using a map where the proposed amendments were drawn:</p> <ul style="list-style-type: none"> <li>• 20 stories shown in pink - Russell Avenue to North Bluff Road &amp; from George Street to Foster Street</li> <li>• 15 stories shown in blue - properties fronting onto North Bluff Road: East of George Street to West of Finlay Street, Russell Avenue to North Bluff Road</li> <li>• 15 stories shown in blue - West of Foster Street and East of Martin Street</li> <li>• 12 stories shown in green - properties fronting onto North Bluff Road: East of Oxford and West of Martin Street</li> <li>• 12 stories shown in green - South of Russell Avenue and East of Foster Street and West of George Street</li> <li>• 4 - 6 stories shown in orange - two (2) properties fronting onto North Bluff Road: West of Oxford Street</li> <li>• 4 - 6 stories shown in orange - three (3) properties fronting onto North Bluff Road East of Finlay and West of Stayte Road; and</li> </ul> <p>The height and FAR for the properties noted above would be kept at the current restrictions.</p> <p style="text-align: right;"><b>CARRIED</b></p>

**BACKGROUND**

On April 20, 2026, the City received correspondence from the Ministry of Housing and Municipal Affairs addressed to the City’s Chief Administrative Officer, requesting a response within two weeks outlining the City’s next steps and timeline for achieving compliance with provincial housing legislation.

The letter references Council’s decision of March 9, 2026, not to pass third reading of the updated OCP (OCP Bylaw No. 2511), and instead to direct staff to undertake further revisions. The Ministry notes that the updated OCP was intended to address the legislative requirement to demonstrate sufficient planned capacity to meet White Rock’s 20-year housing need, identified as approximately 8,800 new housing units, and to incorporate housing-supportive policies consistent with recent legislative amendments.

The Ministry further notes that the legislative compliance deadline was December 31, 2025, that the province provided \$246,896 in capacity funding, and that White Rock is subject to a Housing Target Order. The letter indicates that failure to comply in a timely manner may result in the appointment of an advisor or the issuance of a directive requiring enactment or amendment of bylaws or decisions on permits.

On July 21, 2025, Council endorsed and approved the [North Bluff Road Corridor Plan](#) 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. The Corridor study was one of [Council's Strategic Priorities](#) under "Housing and Land Use." The Corridor land use concept Plan was developed by building on feedback gathered during the two phases of public engagement for the Corridor Study, along with input from City staff, and in alignment with the Bill 44 provincial legislation, regional planning policies, municipal strategic goals, development market trends, and technical planning analysis. One of the key goals of the Corridor Study was to create more housing options for all residents and comply with the Interim Housing Needs Report (IHNR) and Housing Target Order.

At this time, Council is required to determine how it wishes to proceed in response to the Ministry's letter, including whether to advance the previously considered OCP amendments, pursue further revisions, or take no action at this time.

### **ANALYSIS**

In review of the ministry's letter, staff have identified the following options for Council direction:

- **Option 1: Proceed with previous OCP Amendments for Third and Final Readings**

Under this option, Council would direct staff to bring forward the previously considered OCP amendments, i.e. OCP Amendment Bylaw No. 2511, for third reading and final adoption, without incorporating the additional changes discussed at the April 13, 2026, Council meeting.

Considerations:

- This option would represent the most direct path to legislative compliance.
- It would respond clearly and promptly to the Ministry's request for next steps and timeline.
- It would reduce the risk of provincial intervention measures referenced in the Ministry's correspondence.
- This option would not reflect Council's recent direction to explore further changes to height, density, or form-related policies.

- **Option 2: Take No Action and Do Not Respond to the Letter**

Under this option, Council would direct staff to take no action in response to the Ministry's correspondence and not provide a formal response.

Considerations:

- This option would not address the Ministry's stated expectation for a response within two weeks.
- It may increase the risk of provincial escalation, including potential appointment of an advisor or issuance of directives under the Housing Target Order.
- There is a high likelihood this option would be interpreted as non-compliance or a lack of progress toward legislative requirements.

- **Option 3: Engage Urban Systems and Report Back to Council**

Under this option, Council would direct staff to retain or re-engage Urban Systems Ltd., consultant for North Bluff Road Corridor Study, to evaluate the changes identified during the April 13, 2026, Council meeting, and to report back with:

- A proposed timeframe to incorporate Council's requested changes into the OCP;
- An analysis confirming whether the revised OCP would continue to demonstrate sufficient planned capacity to meet the 20-year housing need of approximately 8,800 new units; and
- Support in the graphic updates required for the revisions to the draft OCP document.

Considerations:

- This option aligns with Council's recent discussion and interest in further refining the OCP.
- It provides additional technical validation regarding compliance with provincial housing targets.
- It would require additional time and consultant resources, potentially further delaying adoption of the OCP.
- A response to the Ministry would still be required, outlining this approach and providing an anticipated timeline.

Staff are seeking Council's direction on which option to proceed.

### **FINANCIAL IMPLICATIONS**

Option 3 would have financial implications associated with consultant support. Options 1 and 2 have no immediate additional cost.

### **LEGAL IMPLICATIONS**

Failure to achieve timely legislative compliance may expose the City to provincial interventions under applicable housing legislation, including directives related to bylaws or development approvals, as outlined in the Ministry's correspondence.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Should Council direct staff to proceed with updates arising from Option 3, further direction would be required regarding whether public consultation, beyond a public hearing, is to be undertaken. The OCP amendments identified at the April 13, 2026, meeting include areas that were not previously considered through the North Bluff Road Corridor Plan or the OCP update process. Public consultation would support transparency, inform the community of the proposed changes to these areas, and consider input related to the areas affected. An additional public consultation for those areas not previously considered would be appropriate prior to advancing any amendments to the OCP; however, it is noted that this will affect the overall timeline for adoption.

### **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.

### **OPTIONS**

The following options are available for Council’s consideration:

1. Direct staff to bring forward the previously considered OCP amendments for third reading and adoption; **OR**
2. Direct staff to take no action in response to the Ministry’s letter; **OR**
3. Direct staff to engage a Consultant to assist staff and assess the changes identified at the April 13, 2026, Council meeting and report back with a proposed timeline and analysis confirming compliance with the City’s 20-year housing unit targets.

### **CONCLUSION**

The purpose of this report is to seek Council direction, from the options outlined in this report, in response to the letter dated April 20, 2026, from the Acting Assistant Deputy Minister, Housing and Land Use Policy Division, Ministry of Housing and Municipal Affairs, regarding the City of White Rock’s decision not to proceed with third reading of the updated Official Community Plan (OCP) and the associated legislative compliance requirements.

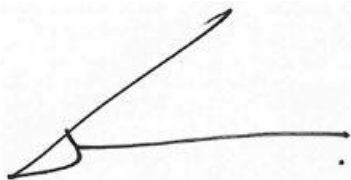
Respectfully submitted,



Wayne Berg  
Director, Planning and Development Services

### **Comments from the Chief Administrative Officer**

This corporate report is provided for Council’s information and direction to staff.



Guillermo Ferrero  
Chief Administrative Officer

Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs , regarding the legislated Official Community Plan update  
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Appendix A: April 20, 2026, Letter from the Acting Assistant Deputy Minister of Housing to CAO regarding decision on the OCP amendments.