OCP Section	OCP Sub-section	Description of Change
Section 8 (Land Use)	Overview	Heights in Figure 10 (Town Centre, Lower Town Centre and Town Centre Transition building heights) are noted as maximums instead of guidelines for conceptual height transition.
	Overview	Figure 9 (Maximum FAR/Density) is replaced with new Figure 9, based on LUPC direction for Town Centre and Town Centre Transition. Excerpts of this Figure 9 are replaced throughout this section.
	Overview	Figure 10 (Maximum Building Heights) is replaced with new Figure 10, based on LUPC direction for reduced heights (4-6 storeys in Town Centre Transition and maximum of 12 storeys in Town Centre, per Town Centre CR-1 zone). Excerpts of this Figure 10 are replaced throughout this section.
	Town Centre Land Use Designation	Policy 8.1.1 states buildings are not to exceed 12 storeys.
	Town Centre Land Use Designation	Policy 8.1.2 states that portions of buildings within 15 metres of Johnston Road are not to exceed four storeys (generally consistent with Town Centre CR-1 zone), and notes that heights are maximums, not guidelines for height
	Town Centre Land Use Designation	Images updated to only include buildings 12 storeys or less
	Town Centre Transition Land Use Designation	Policy 8.2.1 adds that existing institutional and utility land uses are supported and may be mixed in new buildings with multi-unit residential uses (institutional and utility land uses previously not allowed).
	Town Centre Transition Land Use Designation	Policy 8.2.1 states building types are to "range from low-rise to mid rise" instead of "low-rise to high-rise."
	Town Centre Transition Land Use Designation	Policy 8.2.2 states that heights in storeys are maximums, not guidelines for height transitions.
	Town Centre Transition Land Use Designation	Policy 8.2.3 changes the density bonus from 40% additional floor area for providing market rental to additional density and height for including new affordable housing components per new Housing policy 11.2.4.
	Town Centre Transition Land Use Designation	Policy 8.2.5 which supported additional height in Everall Neighbourhood area is deleted.
	Town Centre Transition Land Use Designation	Images updated to only include buildings 6 storeys and 4 storeys in height.
	Lower Town Centre Land Use Designation	Policy 8.3.2 notes that heights are maximums, not guidelines for height transitions, and notes that buildings adjacent to Roper Avenue should step down to 4 storeys on the Roper Avenue frontage.
	Lower Town Centre Land Use Designation	Images updated to remove buildings over 6 storeys in height.
	Waterfront Village Land Use Designation	Policy 8.4.2 revised to note that buildings west of Foster Avenue (West Beach) may be up to three storeys, and buildings east of Foster Avenue may be up to three storeys or four storeys where the top of the building is not more than 3.5 metres above the highest ground elevation on the property line.
	Waterfront Village Land Use Designation	Policy 8.4.3 has the last sentence removed ("Mixed-use buildings that do not front onto streets other than Marine Drive are not permitted.") as due to changes in the Land Use Plan, all Waterfront Village designated properties have frontage on Marine Drive.
	East Side Large Lot Infilll Land Use Designation	Policy 8.7.2 revised to remove references to "between Russell Avenue and North Bluff Road" as the properties south of Russell Avenue have been changed to Mature Neighbourhood in the Land Use Plan. On North Bluff Road, east of Lee Street buildings up to four storeys and 1.5 FAR are permitted, and west of Lee Street buildings up to three storeys and 1.5 FAR are permitted, with additional height and density (six storeys and 2.5 FAR) allowed west of Lee Street if Affordable Rental Housing is provided.
	East Side Large Lot Infilll Land Use Designation	Caption for image of six storey building (low-rise residential) revised to note that six storeys are only permitted with provision of Affordable Rental Housing.
	General	Policy 8.13.4 revised to note that maximum heights are to be applied as maximums and not as a height transition concept. New applications for height above these maximums will require an amendment to the OCP, and previously approved developments may proceed under their existing zoning.
	General	Policy 8.13.7 added to state that where existing zoning for a previously approved development on a property does not allow it to fully meet the current Development Permit Area guidelines, that to the extent they are inhibited by the zoning the DPA guidelines will not prevent the issuance of a Development Permit for the property.

OCP Section	OCP Sub-section	Description of Change
Section 11 (Housing)	Overview	New definition for Affordable Rental Housing defines it as being intended to be affordable to very low and low income households at rents not to exceed 20% below the average rent in White Rock as determined by the most recent CMHC annual rental market report, per the recommendation of the City's Housing Advisory Committee.
	Overview	Table added to include income thresholds for different income level groups.
	Objectives and Policies	Policy 11.2.1.a revised to state that Affordable Housing Reserve Fund (now established) is to be used to support the creation of new Affordable Rental Housing.
	Objectives and Policies	Policy 11.2.1.c revised to state that bonus density for areas identified in Figure 11 is applicable where 20% of the units are secured as Affordable Rental Housing. Additional clause notes that projects with previous third reading (i.e. Beachway) from Council under prior determination of affordable rental housing may be approved.
	Objectives and Policies	Policy 11.2.3 revised to state that Tenant Relocation Policy (now established) is to be followed.
	Objectives and Policies	Policy 11.2.4 added to provide three options for receiving support for additional density in Town Centre Transition area through providing an affordable housing component, and a general provision that would allow projects owned or operated by regional or provincial housing agencies to be considered. Policy would allow a rental redevelopment proposal submitted prior to 2021 (i.e. 1485 Fir Street) to provide a portion of the units at average rents rather than at 20% below average rents.
	Objectives and Policies	Figure 11 revised to exclude properties on North Bluff Road east of Lee Street from being eligible for height and density bonus for provision of Affordable Rental Housing.
Section 22.3 (Town Centre DPA)	Buildings 22.3.1	Guideline B revised to remove reference to "ower portions" of buildings as no more than 12 storeys are now permitted for new buildings. Sentence added to note that fewer steps (terracing; set backs) in building form may be acceptable if the building thereby achieves greater energy efficiency through a streamlined form.
	Pedestrian Realm and Landscape 22.3.2	Image of 8+ storey mixed-use building on Johnston Road replaced with diagram of 4 storey mixed use building, as buildings along Johnston Road must be no more than 4 storeys for at least 15 metres from the property line.
Section 22.6 (Multi-Family DPA)	Buildings 22.6.1	Guideline B revised to remove reference to "tower portions" of buildings, and step backs above the seventh floor, as no more than 6 storeys are now permitted for new buildings in areas under the multi-family DPA (i.e. Town Centre Transition, Lower Town Centre, East Side Large Lot Infill Area and Urban Neighbourhood designations).
	Buildings 22.6.1	Image for guidelines B and G cropped to remove storeys above the sixth storey.
Schedule A (Land Use Plan)	Map (Designation) Change	Parcels west of Hospital Street, owned used as parking lot changed from Town Centre Transition to Institutional designation.
	Map (Designation) Change	Parcels on Elm Street changed from Waterfront Village to Mature Neighbourhood.
	Map (Designation) Change	Parcels south of Russell Avenue previously in East Side Large Lot Infill Area designation changed to Mature Neighbourhood.
	Map (Designation) Change	"Montecito" property at 1153 Vidal Street changed from Waterfront Village to Urban Neighbourhood.
	Map (Designation) Change	"Silver Moon" property at 1081 Martin Street changed from Waterfron Village to Urban Neighbourhood.
	Map (Designation) Change	Parcels not fronting on Marine Drive between Martin Street and Finlay Street changed from Waterfront Village to Mature Neighbourhood.
	Map (Designation) Change	Portion of 1454 Oxford Street dedicated to City changed from Town Centre Transition to Open Space and Recreation.
Schedule B (Form and Character DPA Map)	Map (Development Permit Area) Change	Parcels on Stayte Road at Russell Avenue designated as Neighbourhood Commercial changed from Multifamily DPA to Neighbourhood Commercial DPA
	Map (Development Permit Area) Change	Parcels south of Russell Avenue previously in East Side Large Lot Infill Area designation and changed to Mature Neighbourhood removed from East Side Large Lot DPA.
	Map (Development Permit Area) Change	Parcels on Elm Street removed from Waterfront Village DPA.
	Map (Development Permit Area) Change	Parcels not fronting on Marine Drive (i.e. fronting on Victoria Avenue) between Martin Street and Finlay Street removed from Waterfront Village DPA.
	Map (Development Permit Area) Change	"Silver Moon" and "Montecito" properties changed from Waterfront Village DPA to Multifamily DPA.