

PRESENT: C. Bowness
C. Harris
U. Maschaykh
M. Sabine

COUNCIL: Councillor A. Manning, Chairperson
Councillor E. Johanson

ABSENT: Councillor H. Fathers
C. Isaak, Director of Planning and Development Services

NON-VOTING ADVISORS: R. Bayer, Peninsula Homeless to Housing Task Force (PH2H) representative

GUEST: Mayor D. Walker

STAFF: G. Newman, Manager of Planning
K. Sidhu, Committee Clerk
D. Johnstone, Committee Clerk

1. CALL TO ORDER

The Chairperson called the meeting to order at 3:31 p.m.

2. ELECTRONIC MEETING PROCEDURES/ BEST PRACTICES

Corporate administration staff provided an overview of how electronic meetings are to be conducted.

3. ADOPTION OF AGENDA

2020-HAC-011 **IT WAS MOVED AND SECONDED**

THAT the Housing Advisory Committee amend the November 25, 2020 agenda by:

- Changing the title for Item 6 from “City of White Rock’s Definition of Assisted Subsidized Housing” to “City of White Rock’s Definition of Affordable Housing”

AND THAT the agenda be adopted as amended.

CARRIED

4. ADOPTION OF MINUTES

a) March 4, 2020

2020-HAC-012 **IT WAS MOVED AND SECONDED**

THAT the Housing Advisory Committee adopts the March 12, 2020 meeting minutes as circulated.

CARRIED

5. UPDATE FROM THE MANAGER OF PLANNING

The Manager of Planning services provided an update on the following:

- Regulating Rental Terms Which Prohibit Pets
 - It was clarified that Municipalities do not have the authority to prohibit pets in Tenancy Agreements. There was discussion on the possibly of putting forth a motion to request that the province pass a Bylaw to allow the City of White Rock to stop the prohibition of pets for rentals, there were concerns raised that in doing this it would increase the cost of rental. The Committee discussed what animals would fall under the term “pets”.
- City of White Rock Housing Needs Report

6. CITY OF WHITE ROCK’S DEFINITION OF AFFORDABLE HOUSING

Councillor Johanson requested this item be added to the agenda for discussion. At the previous Housing Advisory Committee, the following items were requested to be added to the agenda for discussion:

- Seniors on fixed income
- People on low income
- People with health issues (mental or physical)
- Indigenous people
- Youth
- Addiction / mental health issues
- Women
- People aging out of Foster Care

The Manager of Planning provided an overview of how the Canada Mortgage and Housing Corporation (CMHC) defines “affordable” housing, being housing costs that do not exceed 30 percent of the gross (pre-tax) household income. Additional definitions of affordable housing for “low and moderate income households”, with area-specific incomes identified by BC Housing, were also introduced. The Committee noted the importance of the need of housing affordability in White Rock along a housing continuum, which includes non-market and market housing, both rental and ownership.

Action item: The Manager of Planning was to provide the “Part 1” Housing Needs Report from Metro Vancouver (second draft) to the Committee for feedback by December 11, 2020.

2020-HAC-013 **IT WAS MOVED AND SECONDED**

THAT the Housing Advisory Committee recommends to Council to direct staff to define affordable housing

CARRIED

7. COMMUNITY AMENITY CONTRIBUTIONS (CAC’s)

The Chairperson provided an overview on the Community Amenity Contributions (CAC) discussion at a previous Council meeting and where the CAC’s will be spent. It was noted that four (4) million dollars is tentatively earmarked for an Affordable Housing Fund.

8. OTHER BUSINESS

None

9. INFORMATION

- CMHC Affordable Housing
- Action Tracking Document

10. 2021 COMMITTEE MEETING SCHEDULE

2020-HAC-013 **IT WAS MOVED AND SECONDED**

THAT the Housing Advisory Committee adopt the following 2021 meeting schedule:

- January 27, 2021
- February 24, 2021
- March 24, 2021
- April 28, 2021
- May 26, 2021
- June 23, 2021
- July 28, 2021
- September 22, 2021
- October 27, 2021
- November 24, 2021

CARRIED

14. CONCLUSION OF THE NOVEMBER 25, 2020 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 4:41 p.m.

Councillor Manning, Chairperson

K. Sidhu, Committee Clerk