



## Housing Advisory Committee

### Minutes

October 26, 2021, 4:00 p.m.

Via Microsoft Teams

- PRESENT:** Councillor Manning, Chairperson (non-voting)  
Brian Hagerman, Community Member  
Chris Harris, Community Member  
Gary Quinn, Community Member  
Greg Duly, Community Member  
Marie Sabine, Community Member  
Stephen Crozier, Community Member
- GUEST:** Jada Basi, CitySpaces Consulting (left the meeting at 5:27 p.m.)
- ABSENT:** Abhishek Mamgain, Community Member
- STAFF:** Greg Newman, Acting Director of Planning and Development Services  
Chloe Richards, Committee Clerk
- 

#### 1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:00 p.m.

#### 2. **ADOPTION OF AGENDA**

Councillor Manning noted the on-table item, Item 10: *BC Housing Projects*. Committee members were provided a spreadsheet, relating to this item, in advance of the meeting.

**Motion Number 2021-HAC-009:** It was MOVED and SECONDED

THAT the Housing Advisory Committee adopt the October 26, 2021 meeting agenda with the on-table inclusion of Item 10: *BC Housing Projects*.

**Motion CARRIED**

**3. ADOPTION OF MINUTES**

**Motion Number 2021-HAC-010:** It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the September 28, 2021 meeting minutes as circulated.

**Motion CARRIED**

**4. FINAL DRAFT OF HOUSING NEEDS REPORT**

J. Basi, guest from CitySpaces, presented the draft Housing Needs Report to the Committee. Discussions on the topic took place during and after the presentation.

Committee members have been asked by staff to review and submit any feedback, regarding the final draft of the Housing Needs Report, to staff. Any feedback must be submitted by Tuesday, November 2, 2021. Collected feedback will be shared with Council as transparent feedback from the Committee as a whole.

**Motion Number 2021-HAC-011:** It was MOVED and SECONDED

That the Housing Advisory Committee endorse that the draft Housing Needs Report, in its final form, go to the November 22, 2021 Council meeting for adoption.

*G. Quinn voted in the negative.*

**Motion CARRIED**

5. **2021-2022 WORK PLAN UPDATE**

The Committee further discussed the 2021-2022 draft Housing Advisory Committee Work Plan. No further tasks/activities were added to the work plan.

**Motion Number 2021-HAC-012:** It was MOVED and SECONDED

THAT the Housing Advisory Committee endorse the draft 2021-2022 Housing Advisory Committee Work Plan for Council's approval.

**Motion CARRIED**

6. **CANADA - BRITISH COLUMBIA EXPERT PANEL ON THE FUTURE OF HOUSING SUPPLY AND AFFORDABILITY'S FIVE CALLS TO ACTION**

J. Basi left the meeting at 5:27 p.m.

The Acting Director of Planning and Development Services provided an overview on the Future of Housing Supply and Affordability's Five Calls to Action and how they relate to White Rock.

The five calls to action items noted in the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability's Five Calls to Action report are:

1. Creating a planning framework that proactively encourages housing;
2. Reforming fees on property development;
3. Expanding the supply of community and affordable housing;
4. Improving coordination among and within all orders of government; and,
5. Ensuring more equitable treatment of renters and homeowners.

It was noted that Canadian municipalities that enact the Five Calls to Action are not only able to speed up timelines, but also lower the costs to developers and, overall, can reduce costs of housing.

The Committee decided to further re-visit this topic at the following meeting, with the possibility of bringing a motion forward to Council to adopt these five steps to help streamline planning and building processes.

Some of the five calls to action items may require legislative reform to lessen the impact that NIMBYism can have when projects are aligned with the policies of an Official Community Plan. Reference was made to the Ontario Municipal Board, being a quasi-judicial decision-making body in Ontario.

## 7. **CBC AFFORDABLE HOUSING ARTICLES**

The Committee received the following CBC articles (relating to affordable housing) for information and possible discussion:

- *'Not perfect,' but a start: Halifax to create 137 new affordable housing units*
- *Slow and steady loses the race for affordable housing in hot real estate market*

## 8. **ACQUISITION OF PROPERTY FOR AFFORDABLE HOUSING CORPORATE REPORT**

Staff provided an overview of the Acquisition of Property for Affordable Housing corporate report for information purposes.

While the corporate report discussed numerous zoning types, two zones were identified to be of greatest value to accommodate affordable housing:

- Multi-Family Zone
- Institutional Zone

Councillor Manning noted that only 13 percent of affordable housing projects in BC were on land that municipalities already owned. 8 percent are through a private municipal partnership on private land. The remaining projects (79 percent) are on land owned by a housing society or other non-profit. It is very tough for a municipality to do this on their own unless there is a good land inventory, which City of White Rock does not have; it would likely have to be that White Rock partners with a faith-based group or other non-profit organization in the city.

**Motion Number 2021-HAC-013:** It was MOVED and SECONDED

THAT the Housing Advisory Committee receive the Acquisition of Property for Affordable Housing corporate report.

**Motion CARRIED**

## 9. **CONSIDERATION OF POLICY FOR PURCHASE OF MUNICIPAL PROPERTY CORPORATE REPORT**

The Committee received the Consideration of Policy for Purchase of Municipal Property corporate report for information.

The Committee will re-visit this item at the following meeting.

**10. BC HOUSING PROJECTS**

Councillor Manning, Chairperson, shared information pertaining to this item under Item 8, *Acquisition of Property for Affordable Housing Corporate Report*.

**11. OTHER BUSINESS**

None

**12. INFORMATION**

**12.1 COMMITTEE ACTION TRACKING**

Corporate Administration provided an action-tracking document to the Committee for information. This spreadsheet will be updated after each meeting and provided to members for information.

**13. 2021 MEETING SCHEDULE**

It was announced that there will be no further meetings scheduled for 2021. It is anticipated that meetings will resume in February 2022.

All 2022 meetings are scheduled to take place between 4 p.m. and 6 p.m.

**14. CONCLUSION OF THE OCTOBER 26, 2021 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:59 p.m.

---

A. Manning, Chairperson



---

C. Richards, Committee Clerk