

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 25, 2022

TO: Mayor and Council

FROM: Joseph A. Calenda, Consulting City Planner to White Rock

SUBJECT: Housing Strategy Action Plan: April 2022

RECOMMENDATIONS

THAT Council:

1. Receive the corporate report dated April 25, 2022, titled “Housing Strategy Action Plan: April 2022 - Transmittal Report;”
 2. Endorse ‘in principle’ the Affordable Housing Strategy and Action Plan dated April 13, 2022; and
 3. Defer to November 2022 any further consideration and implementation of the Affordable Housing Strategy and Action Plan.
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EXECUTIVE SUMMARY

This corporate report transmits a Housing Strategy Action Plan prepared in response to the City of White Rock Housing Needs Report 2021. Council is being asked to receive the Housing Strategy, endorse it in principle and defer to November 2022 any further consideration and implementation of the strategy.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
#2021-156 March 15, 2021	THAT Council endorses the following as their top five (5) priorities: <ul style="list-style-type: none">• The Official Community Plan (OCP) Review• Solid Waste Pickup for Multi-Family• Housing Needs / Affordable Housing• Community Amenity Contribution (CAC) ‘shovel-in-the-ground’ projects• The City’s Relationship with Semiahmoo First Nation
#2021 – 456 November 22, 2021	THAT Council: <ol style="list-style-type: none">1. Receive the “Housing Needs Report,” included as Appendix A to the corporate report titled “City of White Rock Housing Needs Report (2021)” as the first Housing Needs Report for the municipality, prepared pursuant to Division 22 of the Local

	<p>Government Act and the requirements of British Columbia Regulation 90/2019; and</p> <p>2. Direct staff to publish a copy of the “Housing Needs Report” on the City’s webpage.</p>
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INTRODUCTION/BACKGROUND

Housing Needs/Affordable Housing continues to be among Council’s top priorities from March 15, 2021. With Council’s receipt of the Housing Needs Report in November 2021, staff commenced preparation of a Housing Strategy Action Plan (HSAP). This was reviewed and endorsed by the Housing Advisory Committee during March and April 2022.

The strategy is attached as a power point presentation. It can be viewed as a toolkit with 11 tools or ‘pillars.’ While not every tool will be used every day, every tool may be needed one day. The toolkit is intended to address the following six areas of local housing need as identified in the Housing Needs Report – 2021:

1. Affordable Ownership Housing;
2. Rental Housing;
3. Special Needs Housing;
4. Seniors Housing;
5. Family Housing; and
6. Shelters and Housing for People At-Risk of Homelessness.

There are 11 strategies, tools or ‘pillars’ that comprise the Housing Strategy Action Plan, as follows:

1. Accelerate and depoliticize the approval processes (OCP Focus);
2. Use the Speculation and Vacancy Tax (SVT) for affordable housing in White Rock;
3. Delegate ‘Approval Authority’ to staff (Bill 26 etc.);
4. No more ‘Exclusive Single Family ONLY’ Zones (Allow for conversions “as of right” subject to Development Permit in RS-1, RS-2 and RS-3 One Unit Residential Zones);
5. Broaden the spectrum and range of housing tenures, options and forms in White Rock:
 - (a) Pre-Zone for ‘Missing Middle Housing’ in specified areas by municipal initiative, and
 - (b) Provide for 14 and 18 storey ‘hybrid towers’ in specified areas;
6. Waiving Public Hearings (Section 464(2) of the LGA);
7. Affordable Housing Partnership Seminar (April 19, 2022 and follow through);
8. Produce an Affordable Housing Development Proposal by municipal initiative;
9. Waivers and exemptions for ‘non-profit’ and ‘affordable housing’ development proposals and applications including:
 - (a) Development Cost Charges;
 - (b) Cash in lieu of 5% park dedication;
10. Rental tenure zoning with bonus density; and
11. Expediting ‘non-market’ housing applications.

Council is being asked to endorse the tool kit “in principle” rather than in detail. Implementation of the HSAP is recommended to be deferred to November 2022. At that time, Council may direct staff on the implementation, if any. Implementation will require amending the OCP, Zoning Bylaw and the Development Cost Charges (DCC) Bylaw. It may require amending the policy and procedures bylaw to waive public hearings for all zoning amendment applications that are consistent with the OCP. It will require the preparation of a communication plan to explain ‘delegated authority’ further to Bill 26 and the recommendation from the Housing Advisory Committee.

Staff, in its November 22, 2021, report to Council, said the following:

“This corporate report presents Council with the first Housing Needs Report for the City of White Rock. Legislation applicable to the preparation of housing needs reports provides that such reports are to be updated every five (5) years. As measures are implemented to address local housing needs, future iterations of housing needs reports can be used to report back on the progress being made in White Rock. Overall, staff believe the Housing Needs Report included as Appendix A presents a strong foundation upon which to initiate actions that will help address the six (6) areas of local housing need. As communities throughout the Lower Mainland finalize their housing needs reports, they are now diverting their attention towards the implementation of housing action plans. Working with its Housing Advisory Committee, White Rock may now look to pursue actions that will help address local housing needs.”

The HSAP, as endorsed by the Housing Advisory Committee on April 13, 2022, is the next ‘action’ that will help address local housing needs.

LEGAL IMPLICATIONS

With the posting of the adopted Housing Needs Report on the City’s webpage, Council has satisfied its obligations under the *Local Government Act* per BC Regulation 90/2019. Endorsing in principle the Housing Strategy Action Plan is a follow through next action in the implementation of the Housing Needs Report – November 2021.

ALIGNMENT WITH STRATEGIC PRIORITIES

One of Council’s top priorities is to prepare a Housing Needs Report to support efforts to address areas of local housing need while contributing to a high quality of life for White Rock residents. The Housing Strategy Action Plan included as Appendix A to this corporate report provides the City with tools that can be used to respond to the six (6) areas of identified housing need. Over the next year, Council could choose to initiate policy amendments and other measures to set the stage for improvements to the overall quality of housing in the City.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council’s consideration:

1. Defer receipt of the Housing Strategy Action Plan: April 2022 - Transmittal Report.
2. Approve the recommendations in the Transmittal Report.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

There will need to be a communication strategy prepared if the HSAP is endorsed in principle and considered for implementation.

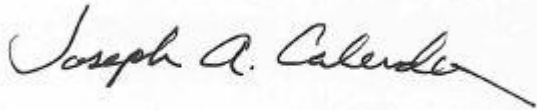
CLIMATE CHANGE IMPLICATIONS

Further to our Official Community Plan, there are two initiatives a municipality can take to address climate change. One is to redevelop its streets and neighbourhoods using best planning practices that produce compact, walkable, sustainable and inclusive mixed density streets. The other is to reduce reliance on the automobile. Implementing the Housing Strategy Action Plan will achieve both initiatives.

CONCLUSION

This corporate report presents Council with the first-ever Housing Strategy Action Plan further to the Housing Needs Report - 2021. If the Housing Strategy Action Plan is endorsed in principle by Council, the next step in this important work would be to begin the process of evaluating and implementing the 11 'pillars' and other measures that will help address the six areas of local housing need in White Rock.

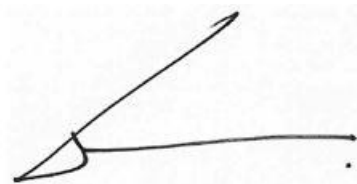
Respectfully submitted,



Joseph A. Calenda
Consulting City Planner to White Rock

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Affordable Housing Strategy and Action Plan – April 13, 2022 – PPP – Endorsed by Housing Advisory Committee on March 17, 2022, March 29, 2022 and April 13, 2022