



# WHITE ROCK

*My City by the Sea!*

## AFFORDABLE HOUSING STRATEGY AND ACTION PLAN

-Housing Advisory Committee-  
Focus Areas and Pillars

April 13, 2022

TO REDEVELOP OUR CITY BY THE SEA IN THE IMAGE  
OF THE OCP

# NEXT STEPS

## SETTING THE STAGE

“TO REBUILD, RECREATE AND  
REDEVELOP OUR CITY BY THE SEA,... IN THE  
IMAGE OF OUR OCP”

### Next Steps:

1. Workshop and produce the Housing Strategy Action Plan
2. Prepare Corporate Report to Council
3. Present to Council for endorsement and follow through
4. All in 90 days or less by APRIL 30, 2022

# HOUSING STRATEGY FOCUS AREAS FOR WHITE ROCK SETTING THE STAGE!

- Adopt contemporary neighbourhood planning '**best practices**' to create walkable, compact, inclusive streets.
- Broaden the spectrum of housing types and tenures available in White Rock.
- Create opportunities to increase housing supply.
- Rapid deployment of affordable and supportive housing proposals (Warm Up Centre at Centennial Park is a recent example).
- Pursue Partnerships.
- Implement the OCP. Use it as the template to address our housing needs and redevelop our City.

# 11 PILLARS OF AFFORDABLE HOUSING

1. Accelerate and Depoliticize the Approval Process (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for Affordable Housing [HERE!](#)
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 DP in RS-1, RS-2 and RS-3 One Unit Residential Zones)
5. Broaden the Spectrum and Range of Housing Options, Tenures and Forms in White Rock
  - (a) Pre-Zone for Missing Middle Housing in specified area ([Municipal Initiative](#))
  - (b) Provide for Hybrid Towers in specified areas ([OCP Hybrid Towers Amendment to include 14 and 18 storey market and non-market residential buildings](#))
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 (Municipal Initiative)
9. Waivers and Exemptions for 'Non-Profit' and 'Affordable Housing' applications (a) Development Cost Charges (b) Cash in lieu of 5% park dedication?
10. Rental Tenure Zoning with bonus density
11. Expediting 'non-market' housing applications

# 1. ACCELERATE AND DEPOLITICIZE THE APPROVAL PROCESS (H.A.C. ENDORSED – MARCH 17, 2022)

1. Focus on the OCP. Council approves every application that is consistent with the OCP. No exceptions. This creates a culture of acceptance and support for the OCP. Both inside and outside City Hall. Voting for the OCP every time puts predictability and certainty into the review process. It will over time accelerate and depoliticize the approval process.
2. Review internal processes and identify redundancies, shortcuts and economies.
3. Hire more 'Planners'.
4. Amend the Advisory Design Panel terms of reference to provide for mandatory design review of four plexes, townhouses and apartment buildings. Exempt single family, duplexes and triplexes from design review by ADP. Staff will review design for these applications.

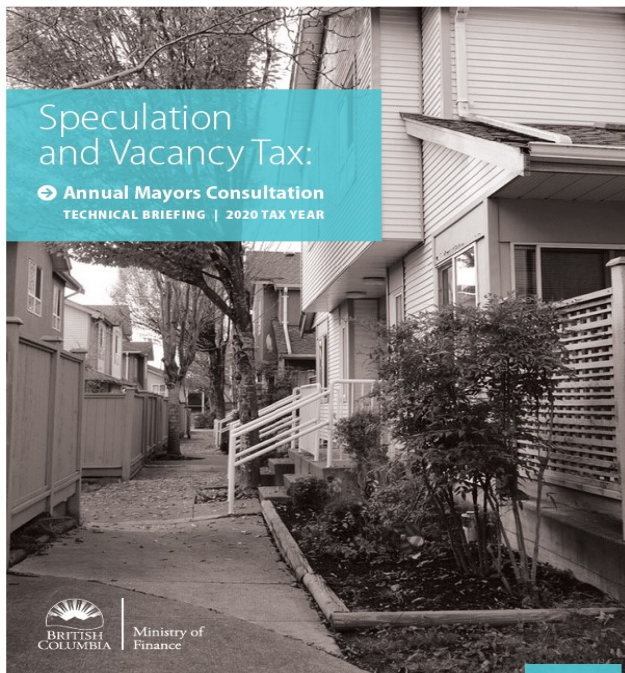
## 2. LOCAL USE OF THE SPECULATION AND VACANCY TAX (H.A.C. ENDORSED MARCH 17, 2022)

1. Petition British Columbia to give White Rock authority to surtax vacant properties. (Same as Vancouver. Requires provincial legislation.)
2. Redirect the current speculation tax revenues to the communities from which they were collected. (In year 2020 there were 8617 properties exempt from SVT and 33 properties that paid SVT. \$201,000 was the SVT collected from White Rock property owners in 2020. Collected by BC and spent by BC Housing Hub.)

Table 5: 2020 Calendar Year Revenue by Owner Type in White Rock

	BC Resident	Other Canadian	Foreign Owner	Satellite Family	Other	Total
Total	\$43,000	\$21,000	\$24,000	\$87,000	\$26,000	\$201,000





**Table 1: Tax Revenue<sup>1</sup> by Region – 2020**

Regional District	Tax Revenue
Capital	\$7,224,102
Central Okanagan	\$4,552,154
Fraser Valley	\$2,240,594
Metro Vancouver	\$65,512,039
Nanaimo	\$1,115,859
<b>TOTAL</b>	<b>\$80,644,747</b>

## Speculation and Vacancy Tax: Key Facts

For the third year, more than 99 per cent of British Columbians are exempt from the tax.



The majority of tax revenue based on received declarations comes from foreign owners and satellite families.



### 3. DELEGATE APPROVAL AUTHORITY TO STAFF (H.A.C. ENDORSED MARCH 17, 2022)

1. Development Variance Approval Authority. (Delegate to Staff – Bill 26)
2. Other delegations include:
  - ❖ Minor Development Permits delegated to CAO via Director of Planning and Development Services – Bylaw 2409,
  - ❖ Tree Management Permit – Director of Planning and Development Services – Bylaw 2409,
  - ❖ Strata Conversions – Director of Planning and Development Services – Bylaw 1994, and
  - ❖ See Planning Procedures Bylaw updated 2022.
3. Subdivision Approving Authority already rests with the Subdivision Approving Officer – Director of Planning and Development Services further to section 77 of the Land Title Act and Bylaw 1994.



#### 4. NO MORE 'EXCLUSIVE ' SINGLE FAMILY ZONES (H.A.C. ENDORSED MARCH 17, 2022)

1. Create a Residential Zone which permits single detached houses, duplexes (and triplexes) 'as of right'.
2. Also permit conversion of existing single detached homes into 'multiple units' in RS-1, RS-2 and RS-3 One Unit Residential Zones.
3. All of this is subject to design review by staff.
4. Apply to 'Mature Neighbourhood' area from Anderson Street to Bergstrom Road.
5. Create minimum lot size and regulations for this zone(s). Includes building envelope, height, parking regulations etc.
6. Require Zone Change applications by the owner? Or up zone by municipal initiative?  
Waive public hearing?
  - ❖ TO BE DETERMINED
  - ❖ THIS IS AN OVERLAY ZONE!

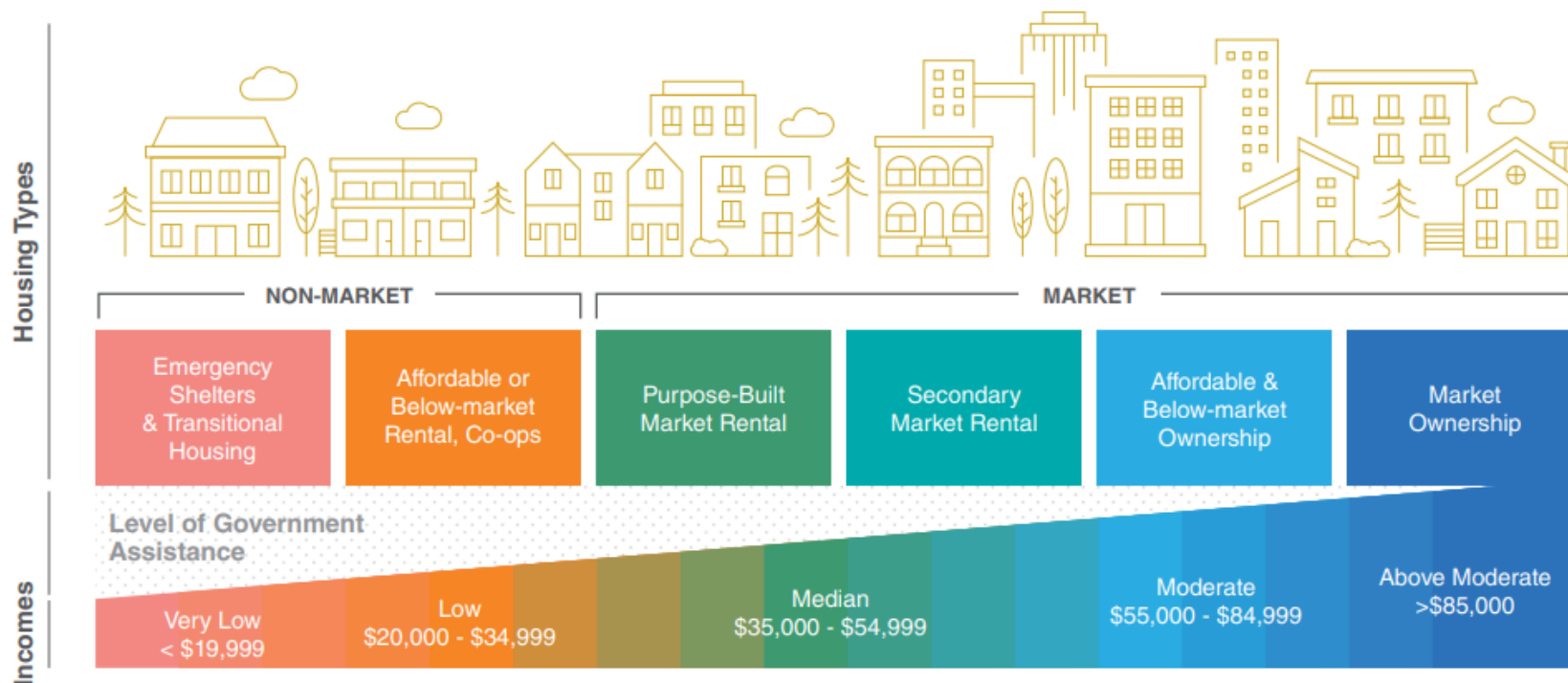
# 'AS OF RIGHT' OVERLAY ZONE AREA



## MISSING MIDDLE HOUSING FORMS



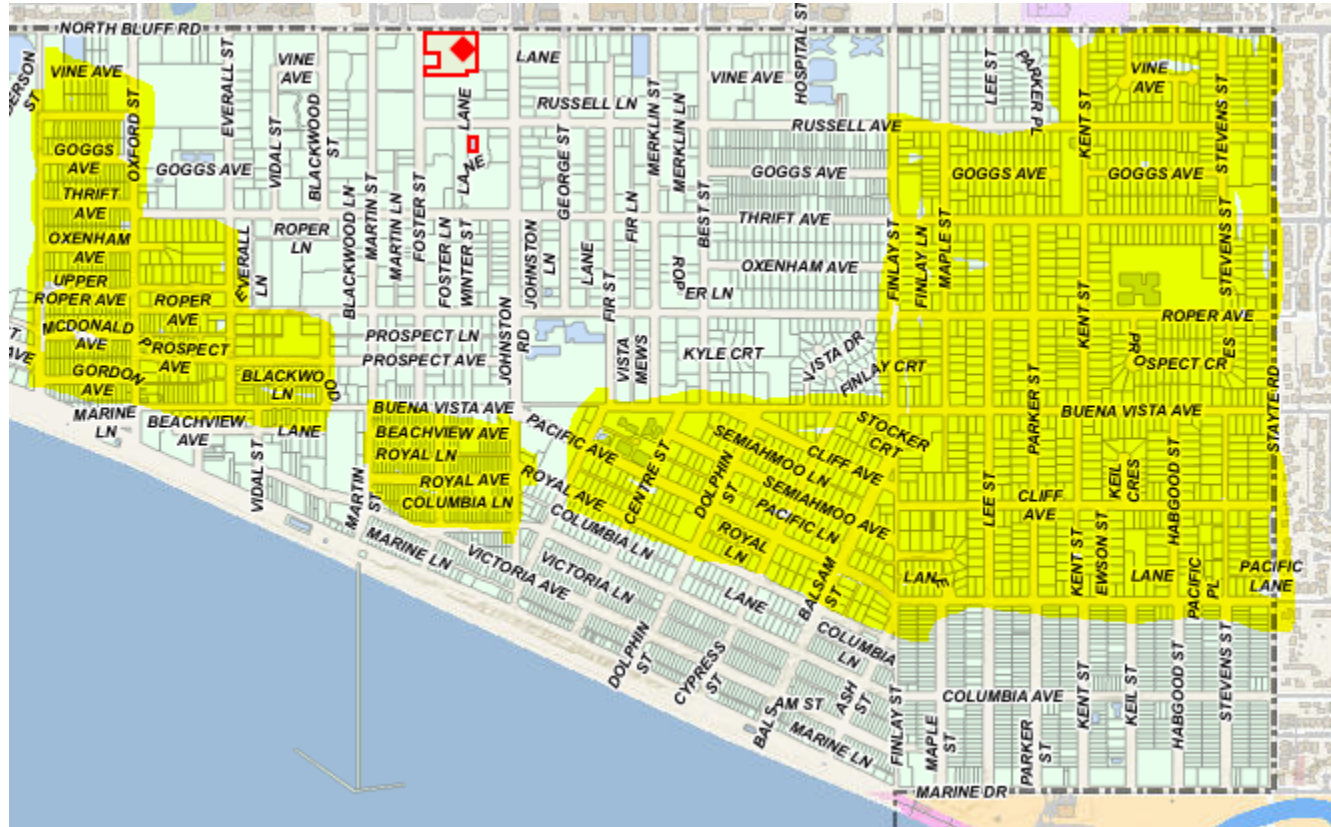
# HOUSING SPECTRUM FOR WHITE ROCK (INCLUDES 14 AND 18 STOREY 'HYBRID' TOWERS)



**5(A).      BROADEN SPECTRUM OF HOUSING OPTIONS**  
**PRE-ZONE FOR MISSING MIDDLE HOUSING**  
**(H.A.C. ENDORSED MARCH 29, 2022)**

1. Four floors and a corner store! (Café, convenience, service on part of ground level. (TBD)
2. Includes row townhouses, 3 storey stacked townhouses and low-rise apartments up to 4 storeys. Design zoning regulations to permit these housing forms. Design review is required.
3. Applies to 'Mature Neighbourhood' area from Anderson Street on the west side to Stayte Street on the east side.
4. Pre-Zone by Municipal Initiative. **THIS IS AN OVERLAY ZONE!**
5. **We want to create compact, walkable, inclusive streets. All over the place!**
6. **(WE MIGHT WANT TO ADD TRIPLEXES INTO THIS OVERLAY ZONE - TBD.)**

# MISSING MIDDLE HOUSING AREA



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5 (B), **BROADEN THE SPECTRUM OF HOUSING CHOICES**  
**14 AND 18 STOREY HYBRID TOWERS**  
**(H.A.C. ENDORSED MARCH 29, 2022)**

1. Provide for 18 storey 'HYBRID' towers in the 'Town Centre' area (OCP).
2. Provide for 14 storey 'HYBRID' towers in the 'Town Centre Transition' area (OCP).
3. Define "HYBRID" tower as including at least 50% non-market housing component.
4. Ground floor(s) should be non-residential.
5. Amend the OCP. Require CD Zones with Public Hearings.
6. Setting the stage to increase supply!



## **6. WAIVING PUBLIC HEARINGS** **(H.A.C. ENDORSED MARCH 29, 2022)**

1. Amend the Policy and Procedure Bylaw to provide for automatic waiving of Public Hearings for ALL Zoning Amendment Proposals that are consistent with the OCP. (Except as otherwise provided for in this Housing Strategy Action Plan.)
2. Staff determines whether an application is consistent with the OCP.
3. Section 464(2) of the LGA.

## 7. AFFORDABLE HOUSING PARTNERSHIP SEMINAR (H.A.C. ENDORSED APRIL 13, 2022)

1. Scheduled for April 19, 2022 from 9:00 am to 5:00 pm at the White Rock Community Centre
2. We expect up to 75 delegates including presenters.
3. We anticipate the outcomes to include education, networking and 'partnering'.
4. We are producing the seminar to include:
  - ❖ presentations from non-profit housing providers, provincial and federal government 'funding' agencies;
  - ❖ a partnership panel to include delegates from the City, the development industry, non-profit housing providers and funding agencies; and
  - ❖ Break out sessions for networking and partnership building.

## 8. AFFORDABLE (NON-PROFIT) HOUSING DEVELOPMENT PROPOSAL (H.A.C. ENDORSED APRIL 13, 2022)

1. MUNICIPAL INITIATIVE – Assign a staff person and/or consultant to facilitate the process and produce a partnership.
2. Access the Community Amenity Contribution (CAC) Reserve Fund as needed. \$4m+ allocated in 2022.
3. City Owned Land Report to identify surplus land that may be suited to development of affordable housing. To Closed Council by April 2022.
4. Produce a partnership, approve a proposal and build it.
5. All by MUNICIPAL INITIATIVE.



## 9(A) WAIVE OR EXEMPT DCC'S FOR 'NON-PROFIT' HOUSING PROPOSALS

(H.A.C. ENDORSED APRIL 13, 2022)

1. Your housing is 'affordable' when you spend no more than 30% of your annual Gross Family Household Income. (CMHC and National Housing Strategy definition.)
2. Exempting non-profit housing requires the following:
  - ❖ Defining which 'affordable housing units' will be exempt,
  - ❖ Defining the resulting shortfall in DCC contributions, and
  - ❖ Amending the DCC Bylaw to account for the shortfall.

DCC Rate	Contributors	DCC Fund	Shortfall	Comment
\$5000 per unit	5000 units (Includes 500 non-profit units)	\$25M to be collected	NIL	DCC Bylaw today
	4500 units excluding 500 non-profit units	\$22.5M to be collected	\$2.5M	Revise DCC to capture the shortfall
\$5555.00	4500 units	\$25M to be collected	NIL	Amended DCC Bylaw

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**9(B) EXEMPTING NON-PROFIT FROM 5% PARKLAND DEDICATION**  
**(H.A.C. ENDORSED APRIL 13, 2022)**

1. Further to section 510 of the LGA, waive or exempt non-profit housing from 5% cash in lieu and/or land dedication.
2. Requires a change to policy and practice at the municipal government level.
3. Having 'Market Housing' pay for 'Non-Market Housing DCC's is social justice.



## **10. RENTAL TENURE ZONING**

### **(H.A.C. ENDORSED APRIL 13, 2022)**

1. Create a 'Rental Tenure Housing Zone'.
2. Make it 'affordable rental rate' which is greater than non-profit rental rates and less than market rental rates. (TO BE DETERMINED. Be careful!)
3. Allow 'bonus density' and height of up to 30% above the density anticipated in the 'Missing Middle Housing Zone'. (TBD)
4. Owner initiated Zone Change. Public hearing required.
5. Requires a Housing Agreement further to section 483 of the LGA.
6. Approve ' Rental Tenure Housing Zone' within the same area as 'Missing Middle Housing Zone'. (See Pillar 5 (a) – Mature Neighbourhood)
7. Requires an OCP Amendment.
8. We want to create walkable, compact and 'inclusive' streets all over the place!

## **11. EXPEDITE NON-MARKET HOUSING APPLICATIONS** **(H.A.C. ENDORSED APRIL 13, 2022)**

1. Define 'non-market' housing applications to be expedited. Perhaps use non-profit housing as provided by Gorge View Society and/or Uniti as the definition.
2. Non-Market Housing applications go to the front of the line!
3. Confine the internal review response period to 14 days.
4. Eliminate the need for P.I.M. (Public Information Meeting)
5. Waive the initial review or early review process.
6. Waive the public hearing if required.
7. Delegate authority for issuing Development Permit to the Director of Planning and Development Services.
8. Revise Planning Procedures Bylaw as required to expedite non-market housing applications.

# IMPLEMENTATION PROCESS

- ❖ AMEND THE OCP
- ❖ AMEND THE ZONING BYLAW
- ❖ AMEND THE DCC BYLAW
- ❖ IMPLEMENT THE OCP EVERYTIME!
- ❖ AMEND THE POLICY AND PROCEDURES BYLAW TO WAIVE PUBLIC HEARINGS FOR ALL ZONING AMENDMENT APPLICATIONS CONSISTENT WITH THE OCP. (Except as specifically required in the housing strategy.)
- ❖ PREPARE A COMMUNICATION PLAN TO EXPLAIN 'DELEGATED AUTHORITY' and the HSAP
- ❖ NOT ALL HOUSES ARE AFFORDABLE FOR EVERYONE. BUT EVERY HOUSE IS AFFORDABLE FOR SOMEONE!

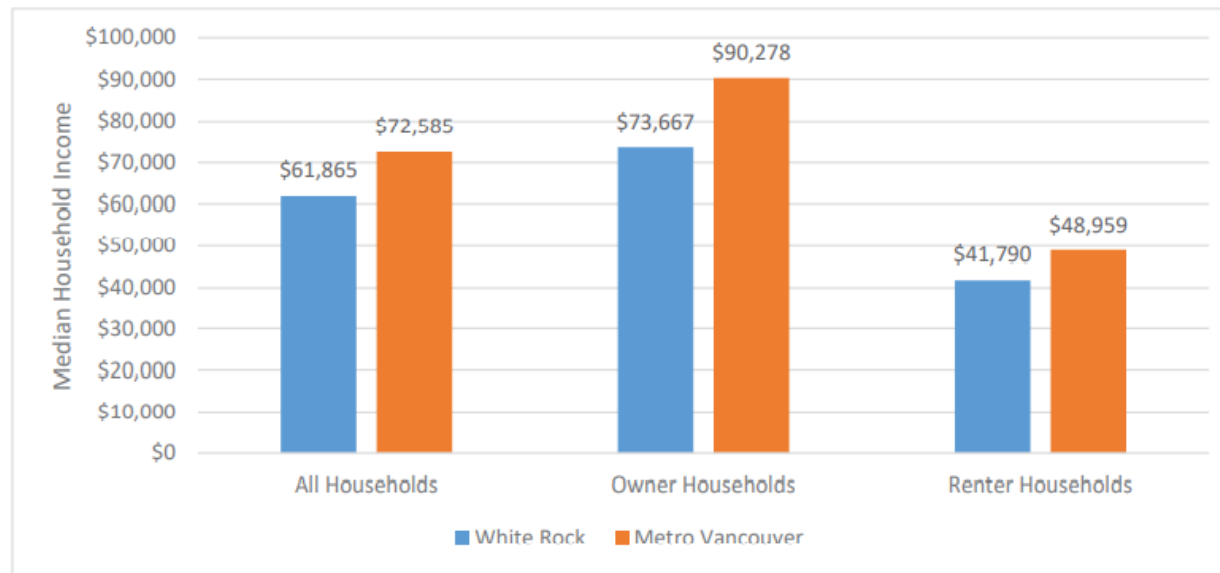
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# **P-1 : PROPERTY PURCHASE FOR AN AFFORDABLE APARTMENT 'NON-MARKET' BUILDING** **(RENTERS AT 30% GFI = \$1,050.00 MONTHLY)**

Figure 6. Median Household Income by Tenure, White Rock and Metro Vancouver (2016)



# HOUSING UNITS REQUIRED IN WHITE ROCK

Table 3: Anticipated Number of Units By Size – Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

UNIT SIZE	2016 INDEX	2021	2026	NET NEW UNITS REQUIRED
Bachelor (0 bedrooms)	55	59	61	+6
1-Bedroom	2,500	2,290	2,391	-109
2-Bedroom	4,245	4,533	4,734	+489
3-Bedroom	1,565	2,419	2,526	+961
4+Bedroom	1,640	1,384	1,445	-195
Total	10,005	10,684	11,158	+1,153