



Housing Advisory Committee

Minutes

July 13, 2022, 4:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Councillor Manning, Chairperson (non-voting)
Stephen Crozier, Community Member (joined at 4:02 p.m.)
Greg Duly, Community Member
Chris Harris, Community Member
Abhishek Mangain, Community Member
Marie Sabine, Community Member

ABSENT: Brian Hagerman, Community Member
Gary Quinn, Community Member

GUEST: Mayor Walker

STAFF: Alex Wallace, Manager of Planning
Tracey Arthur, Director of Corporate Administration

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Motion Number: 2022-HAC-036 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for July 13, 2022 as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number: 2022-HAC-037 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the May 24, 2022 meeting as circulated.

Motion CARRIED

4. **2021-2022 WORK PLAN UPDATE**

Councillor Manning, Chairperson, noted the three (3) priority items highlighted in the Committee's 2021-2022 Work Plan document:

1. Review and provide feedback on the Draft Housing Needs Report;
2. Provide input on Draft Amendments to the City's Zoning Bylaw as they relate to housing; and,
3. Evaluate strategies to address areas regarding housing needs, following the final approval of the Housing Needs Report.

The Chairperson then noted that some of these items are on the agenda to address at this meeting, but there are no further updates at this time.

5. **COMMUNITY AMENITY CONTRIBUTION FUNDING AND SENIOR HOUSING PROJECTS**

The Committee to provide any updates on the following:

- Community Amenity Contribution (CAC) funding for senior housing projects
- Partnering with a non-profit agency for senior housing projects

Note: No update regarding the above was noted.

It was noted for information purposes that the following recommendation was endorsed by Council at the June 13, 2022 Regular Council meeting:

Motion Number 2022-255:

THAT Council consider waiving or reducing CACs and DCCs for non-market housing projects, for example senior housing and special needs housing.

Committee Member, S. Crozier, arrived at the meeting at 4:02 p.m.

6. **HOUSING STRATEGY ACTION PLAN UPDATE**

The Manager of Planning led the discussion regarding the Housing Strategy Action Plan and provided a PowerPoint presentation that reviewed her July 13, 2022 corporate report, titled “Affordable Housing Framework”, addressing how the City can implement what is right for White Rock.

- Five Strategies (as per the recommendations of the report) were noted with the following:

1) Use the City's regulatory tools to encourage a diverse mix of housing types

- a. Inclusionary Zoning and Density Bonus Policy
- b. Covenant Tools
- c. Contributions Gained from Density Bonusing (CACs)
- d. Develop Financial Incentives Criteria

2) Maximize use of City resources and financial tools

- a. Reducing costs by streamlining approvals and other incentives
- b. Housing Fund
- c. Municipal land and land trusts
- d. Non-profit owned land

3) Build capacity with non-profit housing and service providers

- a. Housing organization and building capacity

4) Facilitate and strengthen partnership opportunities

- a. Housing Strategy

5) Increase advocacy, awareness, and education roles

- a. Engagement and Communication

The following discussion points were noted:

- Consultation with Semiahmoo First Nation: staff noted this has not been conducted in regard to housing at this time but will look to doing so in the future
- It was stated that the use of covenants is important to ensure what is wanted/ agreed to remains in place

- Definition of Affordability (renters 20% below median): staff noted this can be addressed with Housing Agreements (these can be registered on title thus binding)
- Housing Agreement - inclusion of component for service workers: staff confirmed this can be done, as well as for those with disabilities. Other municipalities are doing this; White Rock will review what is being done and see what will work for our community
- Not a lot of land for the purpose of Affordable Housing; staff noted not just one (1) building is needed in order to address this, it will mean putting the lens of affordability across the City
- Parkland: Cash in Lieu, how does White Rock compare with other municipalities in regard to percentage of land dedicated to parks? What are best practices?

ACTION ITEM: Staff to review and will bring back information on this question (regarding how White Rock compares with other municipalities in regard to percentage of land dedicated to parks, and what are best practices).

Motion Number: 2022-HAC-038 It was **MOVED** and **SECONDED**

THAT the Housing Advisory Committee recommends to Council to support the integration of the following five strategies into the existing development process to create a long-term framework for affordable housing that creates the capacity to provide affordable housing in multiple ways:

1. **Use the City's regulatory tools to encourage a diverse mix of housing types**
2. **Maximize use of City resources and financial tools**
3. **Build capacity with non-profit housing and service providers**
4. **Facilitate and strengthen partnership opportunities**
5. **Increase advocacy, awareness, and education roles**

Motion CARRIED

7. OTHER BUSINESS

Special congratulations were noted to Committee member, Marie Sabine, who recently was named and awarded an "Outstanding Canadian on the Peninsula".

8. **INFORMATION**

8.1 **COMMITTEE ACTION TRACKING**

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

9. **2022 MEETING SCHEDULE**

The following meeting schedule was approved by the Committee and was provided for information purposes:

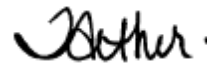
- July 26, 2022; and,
- September 27, 2022.

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.

10. **CONCLUSION OF THE JULY 13, 2022 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 4:54 p.m.

A. Manning, Chairperson



T. Arthur, Director of Corporate Administration