



Housing Advisory Committee

Minutes

November 2, 2023, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: TJ Dhillon, Community Member
Greg Duly, Community Member
Sharon Greysen, Community Member (arrived at 4:39 p.m.)
Ramona Kaptyn, Community Member
Rick Mann, Community Member (arrived at 4:06 p.m.)
Bhagwant Virk, Community Member

COUNCIL: Councillor Elaine Cheung, Chairperson (non-voting)
Councillor David Chesney, Vice-Chairperson (non-voting)
(left meeting at 5:08 p.m.)

GUEST: Doug Tennant, CEO, UNITI (left meeting at 5:13 p.m.)

ABSENT: Shari Green, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:01 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2023-HAC-011: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the November 2, 2023 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2023-HAC-012: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the September 20, 2023 meeting as circulated.

Motion CARRIED

4. **BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT**

The Director of Planning and Development Services provided an update regarding the status of action items and recommendations from previous minutes.

5. **OVERVIEW OF CHALLENGES FACED BY NON-PROFIT AFFORDABLE HOUSING PROVIDERS**

Doug Tennant, CEO, UNITI, provided a brief overview of the role that UNITI plays in the local community, followed by a summary of challenges faced by non-profit affordable housing providers when going through the process of developing affordable/non-market housing projects. He then suggested potential approaches the City could take to alleviate these challenges, some of which were outlined in an on-table document he distributed to Committee members.

R. Mann arrived at 4:06 p.m.

A roundtable discussion followed, during which time the Committee further explored the potential approaches proposed by Mr. Tennant and considered additional suggestions from members that arose during conversation.

S. Greysen arrived at 4:39 p.m.

ACTION ITEM: Committee member, G. Duly, to send the news article referenced during Committee discussion, regarding a community bond program being used to boost affordable housing in an Ontario County, to Committee Clerk for distribution to Committee members.

D. Tennant, UNITI, left the meeting at 5:13 p.m.

6. **AFFORDABLE HOUSING FRAMEWORK REVIEW**

The Director of Planning and Development Services re-introduced the July 13, 2022 Affordable Housing Framework corporate report, which Council has endorsed to be reviewed by the Committee for the purpose of providing feedback and recommendations that are aligned with Council's Strategic Priorities.

The Vice-Chairperson left the meeting at 5:13 p.m.

The Chairperson then led the Committee in a roundtable discussion, during which time members reviewed Pillars #1 through #5, as outlined in the report. It was determined that the following Pillars should remain within the Affordable Housing Framework at this time:

- **Pillar #1:** Accelerate and Depoliticize the Approval Process (OCP Focus).
- **Pillar #3:** Delegate Approval Authority to Staff (Bill 26).
- **Pillar #4:** No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to Development Permit in RS-1, RS-2, RS-3 One Unit Residential Zones).

It was noted by staff that on the basis of Council's Strategic Priority to review the Planning Procedure Bylaw, and recently announced new provincial legislation, work on Pillars #1 (one), #3 (three) and #4 (four) is already underway.

- **Pillar #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.

It was noted that further discussion on Pillar #5 (five) would be required.

Motion Number 2023-HAC-013: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Pillar #2, *Use the Speculation and Vacancy Tax (SVT) for Affordable Housing*, be removed from the Affordable Housing Framework.

Motion CARRIED

ACTION ITEM: Committee Clerk to include Pillar #5 as an individual discussion item in a future meeting agenda, to be considered by the Committee in further detail following review of the remaining six (6) Pillars.

It was noted that the Committee will continue discussion regarding the remaining Pillars (#6 through #11) during a future meeting.

7. OTHER BUSINESS

None

8. INFORMATION

None

9. 2023 MEETING SCHEDULE

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

- November 15, 2023.

10. CONCLUSION OF THE NOVEMBER 2, 2023 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:55 p.m.



Councillor Elaine Cheung, Chairperson

Janessa Auer, Committee Clerk