



Housing Advisory Committee

Minutes

November 15, 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
Ramona Kaptyn, Community Member

COUNCIL: Councillor Elaine Cheung, Chairperson (non-voting)

ABSENT: Shari Green, Community Member
Rick Mann, Community Member
Bhagwant Virk, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:11 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2023-HAC-014: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the November 15, 2023 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2023-HAC-015: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the November 2, 2023 meeting as circulated.

Motion CARRIED

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

The Director of Planning and Development Services provided a brief update on the status of action items and motions from previous minutes.

5. **AFFORDABLE HOUSING FRAMEWORK REVIEW**

The Chairperson facilitated a roundtable discussion regarding the Affordable Housing Framework report, beginning with a review of Pillars #6 through #11 (following review of Pillars #1 through #5 during the last meeting). It was determined that the following Pillars should remain within the Affordable Housing Framework at this time:

- **Pillar #6:** Waiving Public Hearings (Section 464(2) of the LGA).

It was clarified that this Pillar does not mean that *all* public hearings would be waived, rather that they can be waived for proposals that are consistent with the Official Community Plan (OCP).

- **Pillar #8:** Produce an Affordable Housing Development Proposal by municipal initiative.
- **Pillar #9:** Waivers and exemptions for 'non-profit' and 'affordable housing' development proposals and applications including:
 - a) Development Cost Charges; and,
 - b) Cash in lieu of 5% park dedication.
- **Pillar #10:** Rental tenure zoning with bonus density.

It was noted that Pillars #8, #9, and #10 can be grouped together as one Pillar going forward.

- **Pillar #11:** Expediting 'non-market' housing applications.

It was noted that work on Pillar #11 by City staff is currently underway.

The Director of Planning and Development Services introduced the next section of the Affordable Housing Framework report, which outlines options for the City to integrate affordability into its current development processes while shifting away from the Pillars approach. During the previous Council and Housing Advisory Committee term, after the Pillars were not endorsed by Council, staff presented the Committee with these alternate options/tools for consideration. As this took place shortly before the end of the previous term, this Committee plans to further review these tools and provide recommendations to the current Council.

Through discussion, the Committee reviewed each of the tools listed in the report and assigned them individual rankings regarding their expected effectiveness in creating the most units of housing for White Rock. The average ratings from this discussion are as follows:

Note: Tools were rated on a scale of one (1) to five (5), with one (1) being least expected effectiveness and five (5) being most expected effectiveness.

Category: MUNICIPAL TOOLS

- **Inclusionary Zoning and Density Bonus Policy:** 5
- **Reducing Costs by Streamlining Approvals and Other Incentives:** not rated as it was noted that work on this tool is already underway.
- **Covenant Tools:** not rated as it was noted that work on this tool is already underway.

Category: PARTNERSHIPS – LAND & FINANCING

- **Municipal Land and Land Trusts:** 2
- **Non-profit Owned Land:** 5
- **Housing Funds:** 2

Category: CAPACITY BUILDING – ORGANIZATIONS & THE COMMUNITY

- **Housing Organization and Building Capacity:** 1
- **Housing Strategy:** 5
- **Engagement and Communication:** 4

6. OTHER BUSINESS

None

7. **INFORMATION**

None

8. **2024 MEETING SCHEDULE**

Motion Number 2023-HAC-016: It was MOVED and SECONDED

THAT the Housing Advisory Committee approves the 2024 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows:


- **January 31, 2024;**
- **February 21, 2024;**
- **March 20, 2024;**
- **April 17, 2024;**
- **May 15, 2024;**
- **June 19, 2024;**
- **July 17, 2024;**
- **September 18, 2024;**
- **October 16, 2024; and,**
- **November 20, 2024.**

Motion CARRIED

9. **CONCLUSION OF THE NOVEMBER 15, 2023 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:02 p.m.

Councillor Elaine Cheung, Chairperson



Janessa Auer, Committee Clerk