



## Housing Advisory Committee

### Minutes

February 21, 2024, 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  
Shari Green, Community Member  
Sharon Greysen, Community Member

COUNCIL: Councillor Bill Lawrence, Chairperson (non-voting)

ABSENT: Ramona Kaptyn, Community Member  
Rick Mann, Community Member  
Bhagwant Virk, 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 4:05 p.m.

#### 2. ADOPTION OF AGENDA

**Motion Number 2024-HAC-004:** It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for February 21, 2024 as circulated.

**Motion CARRIED**

**3. ADOPTION OF MINUTES**

**Motion Number 2024-HAC-005:** It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the January 30, 2024 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. AFFORDABLE HOUSING FRAMEWORK**

The Director of Planning and Development Services provided an overview of suggested next steps for further developing the Affordable Housing Framework, following Council's endorsement of the six (6) strategies presented at their February 12, 2024 Regular meeting. An on-table document outlining information about affordable housing and other related definitions was provided, to aid in discussion about what 'affordable' means within the context of this strategy.

Copies of four (4) housing strategies/action plans from other municipalities were also provided for reference, as follows:

- [City of Richmond Affordable Housing Strategy](#)
- [City of Coquitlam Housing Affordability Strategy](#)
- [City of Surrey Affordable Housing Strategy](#)
- [City of North Vancouver Housing Action Plan](#)

Through discussion, the Committee agreed that, in general terms, housing can be defined as 'affordable' if it costs no more than 30% of household income before taxes, as this is consistent with the views of most organizations, programs and mortgage lenders in B.C. who are the most up to date on this subject.

The Committee also discussed ideas around streamlining the development application process for projects that would provide needed affordable housing/rental units for the City, including the idea of prioritizing applications for fully rental-purposed buildings, for example.

**Motion Number 2024-HAC-006:** It was MOVED and SECONDED

**THAT the Housing Advisory Committee recommends that Council direct staff to review the process to streamline the development application process for affordable housing within the Planning Procedures Bylaw.**

**Motion CARRIED**

**6. OTHER BUSINESS**

The Chairperson presented an on-table email he received from the Vice-Chair of the Board of Directors for the Surrey Urban Mission Society (SUMS), detailing plans to develop a mobile warming/cooling shelter for the White Rock and South Surrey community. He noted that it would be helpful to have a representative from the development company attend the next scheduled meeting to speak with the Committee about this concept.

**ACTION ITEM:** Committee Clerk to invite the Vice-Chair of the Board of Directors for SUMS to attend a future meeting to discuss this topic with the Committee.

**7. 2024 MEETING SCHEDULE**

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

- March 21, 2024;
- April 17, 2024;
- May 15, 2024;
- June 19, 2024;
- July 17, 2024;
- ~~September 18, 2024;~~ September 26, 2024;
- October 16, 2024; and,
- November 20, 2024.

All meetings are scheduled to take place from 4:00 p.m. to 6:00 p.m. in Council Chambers.

It was noted that, after receiving feedback from all members, the September 18, 2024 meeting date will be rescheduled to September 26, 2024.

8. **CONCLUSION OF THE FEBRUARY 21, 2024 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:54 p.m.



---

Councillor Bill Lawrence, Chairperson

---

Janessa Auer, Committee Clerk

Unapproved