

## PART I – CITY’S PAST ACHIEVEMENTS TO ACHIEVE AFFORDABLE HOUSING

The following information will be included under a separate section of the affordable housing strategy document as explained in the overview document.

### **ACHIEVEMENTS TILL DATE**

Over the past 7 years, the City has implemented a number of measures to maximize affordable housing contributions through regulatory tools for market rental and a range of non-market rental housing such as:

- Incentivize new development projects to incorporate affordable rental housing through tools such as providing additional height/density;
- Requiring all rezoning applications for residential developments with more than 20 dwelling units to provide a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms;
- Waiving community amenity contributions for affordable rental housing developments and considering reductions for developments that include secure market rental units;
- Introducing policies in the OCP to maintain existing market rental buildings by requiring developers to replace market units being redeveloped at a minimum ratio of 1:1, with the average unit size of the replacement units at least 80% that of the units being replaced; and
- Protecting the rights of tenants by requiring redevelopment projects to provide tenants with relocation assistance, compensation, and the right to return to a replacement unit.

By working together, these regulatory tools play a vital role in maintaining the existing supply of affordable housing and creating new ones across the White Rock community. Since 2012, White Rock has strategically used a variety of regulatory tools to secure more than 500 new market rental housing units which include secondary suites, townhouses and apartments.

An overview of the achievements related to the City’s use of regulatory tools to encourage a diverse mix of housing types and tenures is provided below:

Total Units	Secured Rental and Affordable Housing Units	Status
<b>29 units</b> <i>(Johnston Road project – The Verve)</i>	12 rental units secured for the life of the building	Approved 2018
<b>126 units</b> <i>(Finlay Street project – Altus)</i>	16 market rental units for the life of the building	Approved 2017
<b>80 units</b> <i>(Fir Street redevelopment project – White Birch)</i>	- 50 market rental units - 5 rental units secured at average rent - 25 rental units available for returning tenants at reduced rates	Approved 2022
<b>139 units</b> <i>(Thrift and Vidal Street)</i>	- 124 market rental units secured for the life of the building - 15 rental units secured based on OCP affordable housing definition	Pending approval
<b>78 units</b> <i>(North Bluff and Maple Street)</i>	- 16 rental units secured based on OCP affordable housing definition	Pending approval