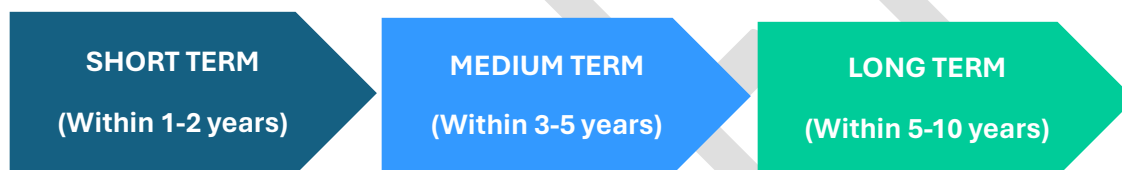


IMPLEMENTATION PLAN

An Implementation Plan is a comprehensive list of actions and initiatives required to accomplish each strategy. This plan helps identify the necessary steps to successfully execute the Affordable Housing Strategy. With Council as the decision makers, the strategy provides a framework for a collaborative group consisting of staff, City committees, developers, community groups, and agencies to facilitate the increase of affordable housing in White Rock. This collaborative approach will also refine and improve any recommended actions or initiatives and suggest additional ones that could be more effective. It's crucial to highlight that this implementation plan is a living document that will be continually used to monitor and refine the City's approach while seeking additional partnerships.

The City has developed six strategic priorities to address White Rock's housing needs over the coming ten years. The following 6 strategic priorities, which include over # key actions and a total of # initiatives, will be undertaken on a short, medium, long-term, or ongoing basis.



STRATEGIC PRIORITY 1

Use Regulatory Tools To Encourage A Diverse Mix Of Housing Types And Tenures

At the heart of any strategic effort to facilitate housing affordability is a focus on increased housing diversity and choice. This is highlighted in the City's Official Community Plan (OCP) under Principle 3 and Policy 11, which outlines the importance of housing choices that are appropriate and affordable for residents at various stages of their lives, and in turn, meet the needs of a diversifying community.

Long-term land use planning and the review of development applications is an effective tool for addressing housing affordability. By carefully planning and managing land use, the City can ensure that new developments incorporate a diverse mix of housing types that cater to the needs of different income levels and demographics. This approach can help foster more inclusive and vibrant communities, while also helping to alleviate the pressure on housing costs.

To continue to address the housing needs in the short, medium and long term, a number of initiatives are outlined under each action aiming to expand the housing options available in the City of White Rock.

ACTION 1: Pre-Zone for 'Missing Middle Housing' in specified areas by municipal initiative

One of the ways to obtain land and financing for new housing is to pre-zone properties for higher-density or flexible housing uses. The following initiatives can significantly increase the housing supply on a fixed land footprint:

Initiatives

- 1.1. Update the Zoning Bylaw and OCP to align with Bill 44 as it relates to Small-Scale Multi-Unit Housing – *ongoing and short-term*
- 1.2. Broaden the use of accessory dwelling units (ADU) in existing single-family home zones, subject to neighbourhood context, parking and design considerations – *ongoing and short-term*

ACTION 2: Develop Residential Rental Tenure Bylaw

The implementation of a Residential Rental Tenure Zone in the Zoning Bylaw will aid in preserving rental tenure through the redevelopment of properties that have been exclusively used for rental purposes. The initiatives suggested below would reflect the importance of rental housing in the city, and in conjunction with the existing Official Community Plan (OCP) policies, it would be clearly communicated that the City expects these rental units to be maintained for the long term.

Initiatives

- 2.1. Add a definition of Residential Rental Tenure (RRT) to the City's zoning bylaw to increase the supply of protected rental housing properties in multi-family residential developments – *short-term*
- 2.2. Amend the Zoning Bylaw to enable the implementation of Residential Rental Tenure Zoning – *short-term*
- 2.3. Explore the application of RRT zoning to all new applicant-initiated rezonings for rental housing. Two types of rezoning applications this would apply to would be those proposing purpose-built rental development and those applications seeking bonus density. Other applications may be developed through review – *medium term*
- 2.4. Explore the potential application of Residential Rental Tenure zoning to existing properties during the OCP and Zoning Bylaw update phase – *long term*
- 2.5. Develop a Strata Conversion Policy and Bylaw - *medium term*

ACTION 3: Expand the Market Rental and Non-Market Housing Policy**Initiatives**

- 3.1. Review the Zoning Bylaw and consider amendments that further support purpose-built rental unit development - *short term*
- 3.2. Consider exemptions to rental floorspace that is secured through a housing agreement in perpetuity from maximum density allowances - *short to medium term*
- 3.3. Consider amending the zoning to encourage the use of lock-off suites and micro-suites in multi-unit developments in selected areas with close proximity to frequent

transit, and tourism and service-centered areas such as the Waterfront or Uptown – **short term**

- 3.4. Consider the relaxation of parking requirements on new construction related to or expansion of existing rental housing projects in specified areas subject to an approved parking and traffic demand study – **short term**
- 3.5. Explore using the Affordable Housing Reserve Fund to offset building permit fees and document preparation related to affordable non-market rental housing – **long term**

ACTION 4: Reducing costs by streamlining approvals

Continued and ongoing work is underway to help improve the efficiency and effectiveness of the review process for development applications and building permits for quicker turnaround times to bring more residential units online.

Initiatives

- 4.1. Process improvements through updates to the Planning Procedures Bylaw – **ongoing**
- 4.2. Consider a fast-tracked application process for affordable housing projects based on a set criterion – **short-term**
- 4.3. Review the potential to facilitate the e-apply portal for building permit submissions

ACTION 5: Encourage the use of Covenants as a tool to secure affordable housing

Initiatives

- 5.1. Continue to use housing agreements to secure new market rental and below market rental housing units through new developments – **ongoing**