



## Housing Advisory Committee

### Minutes

March 21, 2024, 4:00 p.m.  
City Hall Council Chambers  
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

**PRESENT:** TJ Dhillon, Community Member  
Shari Green, Community Member  
Rick Mann, Community Member  
Bhagwant Virk, Community Member

**COUNCIL:** Councillor Bill Lawrence, Chairperson (non-voting)  
Councillor Elaine Cheung, Vice-Chairperson (non-voting)

**GUESTS:** Bob Dominick, Vision 1 Steel (left the meeting at 5:02 p.m.)  
Winston Conyers, Sotheby's Realty (left the meeting at 5:02 p.m.)

**ABSENT:** Greg Duly, Community Member  
Ramona Kaptyn, Community Member  
Sharon Greysen, Community Member

**STAFF:** Wayne Berg, Deputy Director of Planning and Development Services (left the meeting at 5:00 p.m.)  
Neethu Syam, Planning Division Lead  
Wendy Cooper, Planner  
Debbie Johnstone, Deputy Corporate Officer

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#### 1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:03 p.m.

**2. ADOPTION OF AGENDA**

**Motion Number 2024-HAC-007:** It was MOVED and SECONDED

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

**Motion CARRIED**

**3. ADOPTION OF MINUTES**

**Motion Number 2024-HAC-008:** It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the February 21, 2024, meeting as circulated.

**Motion CARRIED**

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

Staff provided an update on the Committee's previous recommendation to Council, which directed staff to review the process for streamlining the development application process for affordable housing within the Planning Procedure Bylaw. It was noted that Council supported this recommendation.

**5. MOBILE COOLING / WARMING SHELTER**

Bob Dominick, Vision 1 Steel, and Winston Conyers, Sotheby's Realty, were in attendance to speak on this topic.

Mr. Dominick provided an overview of his work history in relation to White Rock and Vision 1 Steel. Mr. Dominick noted he is looking to donate a cooling/warming structure to the city and is working with an organization, Surrey Urban Mission Society (SUMS), who would be willing to operate it. Funding for the operation of the site could be provided through community partnerships, donations, and potential grants from BC Housing. It was noted a location needs to be determined for this to proceed.

The Vice-Chairperson reported that she had been in discussions with Peace Arch Hospital to look at the potential for a warming shelter to be placed on the hospital's gravel parking lot off North Bluff Road. Further conversations need to take place with Fraser Health on this matter, as they are the owners of the lot.

Mr. Conyers provided an update on a property located on Pacific Avenue, which could also be considered for a temporary warming/ cooling shelter. It was suggested that the front of the property could be utilized as a shelter location, while the back of the property could be considered for a temporary affordable housing opportunity.

The Deputy Director of Planning and Development Services noted that if there is a change in occupancy for the building on the property, the units would need to be brought up to current BC Building Code standards. This is provincial legislation that the city cannot bypass. The property was previously used as seniors' housing, so any change in use would trigger this requirement.

The Deputy Director of Planning and Development Services left the meeting at 5:00 p.m.

The Committee agreed that the Peace Arch Hospital parking lot would be the best potential location for the shelter, as it is close to services, community support and transit.

The Vice-Chairperson noted that she will continue to explore this idea and will connect with Fraser Health. Further updates on this will be provided to the Committee when available.

Mr. Dominick and Mr. Conyers left the meeting at 5:02 p.m.

## **6. AFFORDABLE HOUSING FRAMEWORK**

The Planning Division Lead summarized the three (3) documents included in the agenda package. It was noted that there are six (6) strategies to cover with seven (7) Committee meetings proposed for the remainder of 2024. Staff noted that some of these strategies will likely overlap and that the Committee will have an opportunity to review the document as a whole prior to it being brought forward to Council.

The Committee discussed strategic priority one (1), *Use the City's regulatory tools to encourage a diverse mix of housing types*, providing feedback on Action 3 (initiatives 3.1 to 3.5). It was noted that exemptions in terms of parking and floor space need to be enticing enough to encourage developers to pursue building market rental housing. Questions were also asked concerning zoning bylaw amendments for developments between third and final reading. It was noted that the inability to make changes at this point, after following a lengthy approval process, can be challenging.

Generally speaking, the Committee noted that keeping the strategy document reader-friendly and actionable is important.

**Action Item:** Committee members to send further feedback on strategic priority one (1) by email to the Committee Clerk for further review at the next meeting.

**Action Item:** Strategic Priority one (1) and two (2) to be reviewed at the next scheduled meeting.

## 7. **OTHER BUSINESS**

### 7.1 **BRIEF OVERVIEW OF SECONDARY SUITE REGULATION AND SHORT-TERM RENTAL UPDATES**

The Planning Division Lead provided an overview of two (2) reports that will be coming to Council on March 25, 2024, together with their accompanying bylaws regarding Secondary Suite Regulations and Short-Term Rental updates.

## 8. **2024 MEETING SCHEDULE**

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

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

All meetings are scheduled to take place in Council Chambers at White Rock City Hall from 4:00 p.m. to 6:00 p.m.

**Action Item:** Committee Clerk to provide alternate dates for the April meeting, as several conflicts were noted by the Committee.

9. **CONCLUSION OF THE MARCH 21, 2024 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:58 p.m.



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Councillor Bill Lawrence,  
Chairperson

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Debbie Johnstone, Deputy  
Corporate Officer

Unapproved