

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

Thursday, April 18, 2024, 4:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committee Meetings, Council Meetings, and Public Hearings held in the Council Chambers are being recorded and broadcasted, as well as being included on the City's website at: www.whiterockcity.ca

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the agenda for the April 18, 2024 meeting as circulated.	
3. ADOPTION OF MINUTES	3
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the minutes of the March 21, 2024 meeting as circulated.	
4. BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT	8
Chairperson or staff to provide an update regarding the status of action items and recommendations from previous minutes.	
5. AFFORDABLE HOUSING FRAMEWORK	12
<u>Note:</u> January 30, 2024 Committee report, from the Director of Planning and Development Services, titled "Updated Affordable Housing Framework (2024)" attached for information purposes.	
5.1 STRATEGIC PRIORITY ONE - USE THE CITY'S REGULATORY TOOLS TO ENCOURAGE A DIVERSE MIX OF HOUSING TYPES	18

Committee to further discuss and develop strategic priority one (1) from the updated Affordable Housing Framework.

5.2 STRATEGIC PRIORITY SIX - INCREASE ADVOCACY, AWARENESS AND EDUCATION ROLES

24

Committee to further discuss and develop strategic priority six (6) from the updated Affordable Housing Framework.

6. OTHER BUSINESS

6.1 B.C. GOVERNMENT HOME-FLIPPING TAX

Committee to briefly discuss the proposed Residential Property (Short-term Holding) Profit Tax Act, commonly referred to as the B.C. home-flipping tax, which will go into effect on January 1, 2025, once legislation is passed.

7. 2024 MEETING SCHEDULE

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

- 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.

8. CONCLUSION OF THE APRIL 18, 2024 HOUSING ADVISORY COMMITTEE MEETING



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

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.



Councillor Bill Lawrence,
Chairperson

Debbie Johnstone, Deputy
Corporate Officer

Unapproved



Housing Advisory Committee Action & Motion Tracking Document

Term: July 2023 – December 2024

Updated: April 8, 2024

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
Staff to provide the previously completed North Bluff Road Study to Committee members for their information.	9. Other Business	2023-07-19	Committee Clerk	COMPLETED (members were informed that there has not been a specific North Bluff Road Study completed at this time)
Committee Clerk to provide a link to the most recent White Rock Housing Needs Report to Committee members for their information.	9. Other Business	2023-07-19	Committee Clerk	COMPLETED
Committee member, G. Duly, to send the news article referenced during Committee discussion, regarding a community bond program being used to boost affordable housing in an Ontario County, to Committee Clerk for distribution to Committee members.	5. Overview of Challenges Faced by Non-Profit Affordable Housing Providers	2023-11-02	Committee Member, G. Duly / Committee Clerk	COMPLETED (Emailed to members on November 3, 2023)
Committee Clerk to include Pillar #5 as an individual discussion item in a future meeting agenda, to be considered by the Committee in further detail following review of the remaining six (6) Pillars.	6. Affordable Housing Framework Review	2023-11-02	Committee Clerk	COMPLETED (Pillar #5 incorporated within new Affordable Housing Framework presented to members at January 30, 2024 meeting)
Committee Clerk to invite the Vice-Chair of the Board of Directors for SUMS to attend a future meeting to discuss	6. Other Business	2024-02-21	Committee Clerk	COMPLETED (Guests attended Mar. 21, 2024 meeting)

this topic <i>[potential mobile cooling/warming shelter]</i> with the Committee.				
Committee members to send further feedback on strategic priority one (1) by email to the Committee Clerk for further review at the next meeting.	6. Affordable Housing Framework	2024-03-21	Committee Members	IN PROGRESS
Strategic Priority one (1) and two (2) to be reviewed at the next scheduled meeting.	6. Affordable Housing Framework	2024-03-21	Committee Clerk / Committee	COMPLETED (Strategic priorities 1 & 6 included for discussion on April 18 th agenda; strategic priority 2 to be discussed at a future meeting)
Committee Clerk to provide alternate dates for the April meeting, as several conflicts were noted by the Committee.	8. 2024 Meeting Schedule	2024-03-21	Committee Clerk	COMPLETED (Meeting rescheduled to April 18, 2024)

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS
2023-HAC-003: THAT the Housing Advisory Committee recommends that Council endorse the Committee bringing back the Affordable Housing Framework document for further review and potential feedback to be presented to Council.	9. Other Business	2023-07-19	Council	To be presented on-table during July 24, 2023 Regular Council meeting. ENDORSED
2023-HAC-004: THAT the Housing Advisory Committee approves the 2023 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows: <ul style="list-style-type: none"> September 20, 2023; October 18, 2023; and, November 15, 2023. 	11. 2023 Meeting Schedule	2023-07-19	Committee Members	ENDORSED
2023-HAC-007: THAT the Housing Advisory Committee recommends that Council direct staff to work with the Committee to revisit the Affordable Housing Framework	6. Affordable Housing Framework Review and Discussion	2023-09-20	Council	Included on October 16, 2023 Regular Council agenda ENDORSED

report, as included in the September 20, 2023 Housing Advisory Committee agenda package, for the purpose of reviewing and bringing back recommendations to Council that are aligned with their Strategic Priorities.				
<p>2023-HAC-008: THAT the Housing Advisory Committee recommends that Council direct staff to make recommendations regarding which municipally owned properties would be most appropriate for a community hub and/or market and non-market rental housing project.</p> <p>Motion not considered by Council (it was noted the Community Hub is not within the Committee mandate).</p>	7. Community Hub / Affordable Housing Project	2023-09-20	Council / Staff	Included on October 16, 2023 Regular Council agenda MOTION NOT CONSIDERED BY COUNCIL
2023-HAC-009: THAT the Housing Advisory Committee recommends that Council receive the affordable housing article, previously shared with the Committee members, for their information.	7. Community Hub / Affordable Housing Project	2023-09-20	Council / Staff	Included on October 16, 2023 Regular Council agenda ENDORSED
2023-HAC-010: THAT the Housing Advisory Committee recommends that a representative from a non-profit housing provider be invited to attend a future meeting of the Committee to discuss the challenges they face when going through the process of developing affordable housing projects.	7. Community Hub / Affordable Housing Project	2023-09-20	Committee Members	ENDORSED
2023-HAC-013: THAT the Housing Advisory Committee recommends that Pillar #2, <i>Use the Speculation and Vacancy Tax (SVT) for Affordable Housing</i> , be removed from the Affordable Housing Framework.	6. Affordable Housing Framework Review	2023-11-02	Committee Members	ENDORSED
<p>2023-HAC-016: 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:</p> <ul style="list-style-type: none"> January 31, 2024; 	8. 2024 Meeting Schedule	2023-11-15	Committee Members	ENDORSED

<ul style="list-style-type: none"> • 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. 				
<p>2024-HAC-003: THAT the Housing Advisory Committee recommends to Council to endorse the following six (6) strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:</p> <ul style="list-style-type: none"> • Use the City's regulatory tools to encourage a diverse mix of housing types; • Incorporate Inclusionary Zoning in White Rock; • Maximize use of City resources and financial tools; • Facilitate and strengthen partnership opportunities; • Build capacity with non-profit housing and service providers; and, • Increase advocacy, awareness, and education roles. 	6. Affordable Housing Framework	2024-01-30	Council	<p>Included on February 12, 2024 Regular Council agenda</p> <p>ENDORSED</p>
<p>2024-HAC-006: 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.</p>	5. Affordable Housing Framework	2024-02-21	Council	<p>Included on March 11, 2024 Regular Council agenda</p> <p>ENDORSED</p>

THE CORPORATION OF THE
CITY OF WHITE ROCK
COMMITTEE REPORT



DATE: January 30, 2024

TO: Housing Advisory Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Updated Affordable Housing Framework (2024)

RECOMMENDATION(S)

THAT the **Housing Advisory Committee** recommends to Council to endorse the following six strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:

1. Use the City's regulatory tools to encourage a diverse mix of housing types;
 2. Incorporate Inclusionary Zoning in White Rock;
 3. Maximize use of City resources and financial tools;
 4. Facilitate and strengthen partnership opportunities;
 5. Build capacity with non-profit housing and service providers;
 6. Increase advocacy, awareness, and education roles.
-

EXECUTIVE SUMMARY

This committee report has been prepared in response to the Committee's feedback and direction provided at the October and November 2023 meetings on the 2022 Housing Strategy Action Plan ("Pillars") and alternative options presented at the July 13, 2022 meeting. As a result, staff have revised and summarized the updated Affordable Housing Strategy in a table attached to this (Appendix A) report. The table outlines the updated Affordable Housing Framework which includes broad strategic directions and action items which will form the long-term framework for affordable housing.

INTRODUCTION/BACKGROUND

2021 Housing Needs Report (HNR)

The City completed an HNR in November 2021, fulfilling legislative requirements for local governments to undertake a housing needs assessment by April 2022. Using 2016 Census data, the HNR identified six (6) key areas of local housing need in White Rock as follows:

1. Affordable Ownership Housing
2. Rental Housing
3. Special Needs Housing
4. Seniors Housing

5. Family Housing
6. Shelters and Housing for People At-Risk of Homelessness.

Each of the areas of housing need is described in detail within the [November 22, 2021 Staff report](#) and within the HNR itself.

What is an Affordability Housing Strategy?

It is an action-oriented framework that guides a local government response, within its authority, to maintain and create safe, suitable, and affordable housing options for residents. The purpose of the Affordable Housing Strategy is to ensure that the City's response to housing affordability challenges remains relevant and reflects key priority groups in need and housing gaps. Specific elements of the Affordable Housing Strategy include:

- Highlighting past achievements.
- Providing background on past and current housing affordability.
- Identifying key issues, current housing affordability pressures, and priority groups.
- Setting out ways to meet future affordable housing needs.

Some of the essential qualities of leading affordable housing approaches included: costs to municipalities, applicability to small communities, effectiveness, and speed of implementation. In addition, this report reviews existing policy practices in the region, best practice research from other cities, economic analysis, and tools - that can be included in an Affordability Housing Strategy.

Why an Affordable Housing Strategy?

Responding to the housing crisis is the most significant challenge facing the City today. The goal of an Affordable Housing Strategy is to establish long and short-term actions to result in the integration of affordable housing into the framework of the City's development approval process. According to a 2011 survey, Metro Vancouver municipalities have responded to the region's housing affordability and diversity challenges by adopting over 270 regulatory, fiscal, planning, approval process, rental loss prevention, education/advocacy, and direct provision measures.

While not a primary responsibility, local governments have an essential role in facilitating housing supply and preservation, including affordable housing. Outlined below are a range of measures municipalities can use to facilitate and develop affordable housing:

- Fiscal measures designed to improve the economics of housing production, such as direct funding, provision of city-owned land, and relief from fees and charges.
- Regulatory measures using the planning and development control process encourage and increase the housing supply.
- Education and advocacy measures build community awareness and support for affordable housing, such as rental housing inventories, guides for developers and advocacy for increased senior government support.
- Direct service provision through a housing corporation that provides housing and support to low- and moderate-income households.

About the Updated Affordable Housing Strategy

To address these housing gaps and help the challenges identified in the City's 2021 HNR Report, staff have developed a draft Affordable Housing Strategy framework based on the more recent feedback received from the Housing Advisory Committee (HAC).

The updated version of the Affordable Housing Strategy Framework is attached as Appendix A for the Committee's reference and review. Staff have tried to model this framework using feedback received from the HAC's review of the 2010 City of White Rock Affordable Housing Strategy report, the endorsed pillars of affordable housing and the summary of tools and best practices presented at the July 13, 2022 HAC meeting.

This draft framework recommends six (6) broad strategic directions and a total of 19 actions to help address the key local housing gaps. These actions include regulatory and policy changes, as well as planning and financial incentives that the City can use to encourage the development of additional affordable rental and ownership units. It also highlights alignment with Council's Strategic Plan and Provincial Legislation. The strategies represent the City's commitment to being an inclusive community with a wide range of housing choices, and affordability, to address local needs and the overall quality of life for White Rock residents.

Appendix B includes a table that lists the current HAC's direction on the Pillars presented to Council (at the April 25, 2022 Council meeting) as part of the Affordable Housing Strategy and Action Plan 2022. It explains staff action taken against each pillar based on the current HAC's feedback and its relevance in the updated version of the draft affordable housing framework.

NEXT STEPS

Should the Committee agree with the draft Affordable Housing framework as presented in this staff memo, the next step would be to recommend that Council endorse the draft framework. If Council endorses the framework, the next step in this important planning work would be for staff to prepare the Affordable Housing Framework document based on the proposed strategic directions and actions developed.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Anne Berry', with a stylized, flowing script.

Anne Berry
Director, Planning and Development Services

Appendix A: Overview of Updated Affordable Housing Framework

Appendix B: Summary of 2022 Affordable Housing Strategy Pillars and respective HAC and Staff Actions

Type of Measures	DRAFT Strategic Directions	Actions/Tools	Alignment with Council's Strategic Priorities	Level of Priority** (High/Medium/Low)	Consistent with Provincial Regulation
Regulatory (Zoning) & Policy	#1 - Use Regulatory Tools to encourage a diverse mix of Housing types and tenures	Pre-Zone for 'Missing Middle Housing' in specified areas by municipal initiative	Yes	High	Yes
		Develop a Rental Tenure Zoning Policy	Yes*		
		Expand on the current Market Rental Housing Policy	Yes*		
		Reducing costs by streamlining approvals via the Development Procedures Bylaw update	Yes		
		Encourage the use of Covenants as a tool to secure affordable housing	Yes*		
Policy	#2 - Incorporate Inclusionary Zoning	Develop a location-specific Inclusionary Zoning Policy to evaluate this tool within a specified area in White Rock (eg. town centre transition)	N/A	High to Medium	N/A
		Monitor the impact of Inclusionary Zoning and determine next steps	N/A		
		Develop a Density Bonus Policy	N/A		
Fiscal & Policy	#3 - Maximize Use of City Resources and Financial Tools	Use City Land for Affordable Housing	Yes	Medium	N/A
		Maintain Affordable Housing Reserve Fund	N/A		
		Evaluate Contributions Gained from Density Bonusing (CACs)	N/A		
		Develop a Financial Incentive Policy with Criteria	Yes*		

		Explore and develop financial incentives for ‘non-profit’ and ‘affordable housing’ development proposals	Yes*		
Fiscal & Policy	#4 - Facilitate and Strengthen Partnership Opportunities	Community Land Trusts for affordable housing	N/A	Medium to Low	
Policy	#5 - Build capacity building with Non-Profit Housing and Service Providers	Partner with Non-Profit organizations to develop on City-owned land	Yes*	Medium	N/A
		Explore the feasibility of establishing a housing organization	N/A		
		Facilitate Stakeholder Partnerships	N/A		
Policy	#6 - Increase Advocacy, Awareness and Education Roles	Building Awareness and Information Sharing	N/A	Low	N/A
		Position Papers: <i>to inform other stakeholders, municipalities, and the provincial and federal governments of best practice policies and projects originating in White Rock.</i>	N/A		

**Staff has ranked level of priority based on a set of criteria: Ease of Implementation, Level of Impact, Level of effort, Speed of delivering housing

Appendix B – Summary of 2022 Affordable Housing Strategy Pillars and respective HAC and Staff Actions

The following table lists the Pillars/Strategies presented to Council (at the April 25, 2022 Council meeting) as part of the Affordable Housing Strategy and Action Plan 2022. These pillars were reviewed and discussed by the current HAC at the November 2023 meeting. The following table lists the 11 pillars and their status in the current version of the affordable housing framework.

2022 Pillars		HAC and Staff Actions
1	Accelerate and Depoliticize the Approval Process (OCP Focus)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
2	Use the Speculation and Vacancy Tax for Affordable Housing	Removed: <i>This pillar has been removed from the action plan per HAC's direction at the October 2023 meeting.</i>
3	Delegate Approval Authority to Staff (Bill 26)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
4	No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to Development Permit in RS-1, RS-2 and RS-3 One Unit Residential Zones)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
5	Broaden the spectrum and range of housing tenures, options, and forms in White Rock: (a) Pre-Zone for 'Missing Middle Housing' in specified areas by municipal initiative, and (b) Provide for 14 and 18-storey 'hybrid towers' in specified areas	Item 5. (a) is included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i> Item 5. (b) is removed: <i>This pillar is an unnecessary tool once other actions and tools identified in the updated Housing Strategy Framework are factored in.</i>
6	Waiving Public Hearings (Section 464(2) of the LGA)	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
7	Affordable Housing Partnership Seminar	Completed and Removed from the Housing Strategy Plan
8	Produce an Affordable Housing Development Proposal by municipal initiative	Included in new Strategic Direction #3: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
9	Waivers and exemptions for 'non-profit' and 'affordable housing' development proposals and applications including: (a) Development Cost Charges; (b) Cash in lieu of 5% park dedication	Included in new Strategic Direction #3: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
10	Rental tenure zoning with bonus density	Included in new Strategic Direction #1: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>
11	Expediating 'Non-market' Housing Applications	Included in new Strategic Directions #1& #3: <i>This pillar is a Council Strategic Priority and is part of the new provincial legislation.</i>

OVERVIEW: An Affordable Housing Strategy is an action-oriented framework that guides a local government response to maintain and create safe, suitable, and affordable housing options for its residents.

The **purpose** of an affordable housing strategy document is to address the City's housing needs and provide more diverse housing options that address housing gaps identified in the City's 2021 Housing Needs Report, in both the short term and long term.

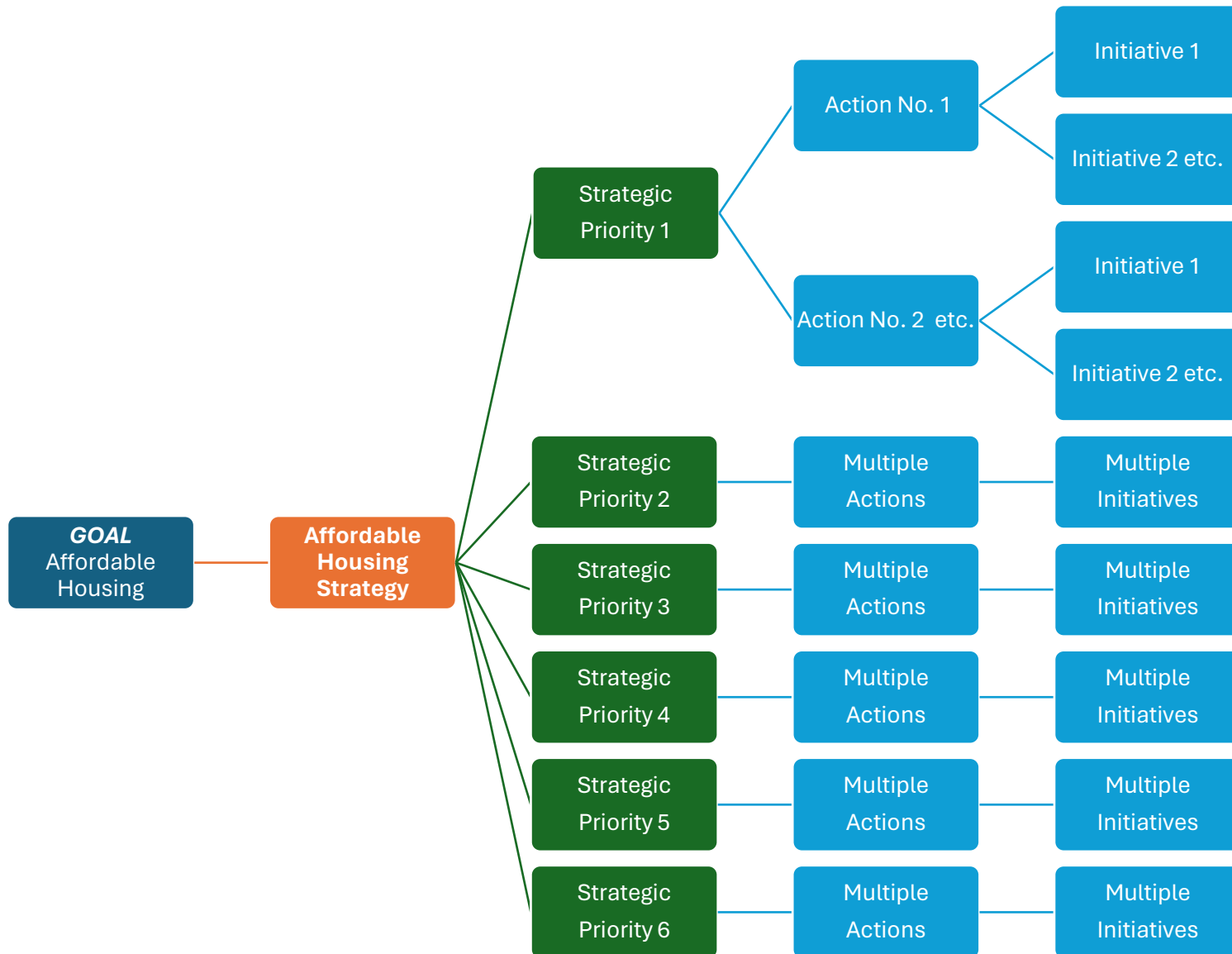
Key findings from the 2021 Housing Needs Report represent the basis from which the strategic priorities, actions and initiatives have been identified for this strategy document and the listed actions will enable the City to move forward toward its key goal – affordable housing.

The several draft actions and initiatives listed (and to be listed) under each strategic priority address different issues and opportunities related to affordable housing. This will be further refined in consultation with the Housing Advisory Committee before a draft document is prepared to be presented to Council.

The following is an outline of various sections that staff will be working to develop for the strategy document:

- Introduction
- About the Strategy
 - City's Role in Affordable housing and Past achievements
 - Defining the affordability crises and drivers of housing costs;
 - Roles of various levels of government, non-profit, and private sectors
- The housing continuum and market and non-market housing;
- Identifying key issues, current housing affordability pressures, and priority groups
- Setting out ways to meet future affordable housing needs i.e. Strategic priorities, Implementation Plan
- Conclusion

The following chart (see next page) is a simple layout of how each strategic priority will be laid out in the document:



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.

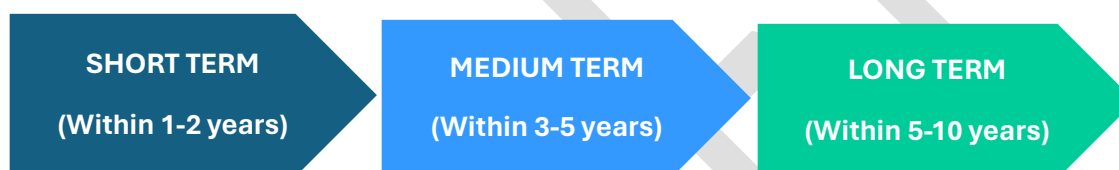
An overview of the achievements related to the City’s use of regulatory tools to encourage a diverse mix of housing types and tenures is provided below:

Total Units	Secured Rental and Affordable Housing Units	Status
29 units (Johnston Road project – The Verve)	12 rental units secured for the life of the building	Approved 2018
126 units (Finlay Street project – Altus)	16 market rental units for the life of the building	Approved 2017
80 units (Fir Street redevelopment project – White Birch)	<ul style="list-style-type: none"> - 50 market rental units - 5 rental units secured at average rent - 25 rental units available for returning tenants at reduced rates 	Approved 2022
139 units (Thrift and Vidal Street)	<ul style="list-style-type: none"> - 124 market rental units secured for the life of the building - 15 rental units secured based on OCP affordable housing definition 	Pending approval
78 units (North Bluff and Maple Street)	<ul style="list-style-type: none"> - 16 rental units secured based on OCP affordable housing definition 	Pending approval

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**

STRATEGIC PRIORITY #6 - Increase Advocacy, Awareness and Education Roles

In order to effectively address issues related to housing affordability, collaboration is necessary. One strategy is to advocate to the federal and provincial governments for additional funding and resources to meet the affordable housing needs of low and moderate-income residents in White Rock. The City can also actively participate in bringing attention to housing affordability issues and in sharing and coordinating resources and information with partners and the public. Moreover, the City can serve as an intermediary, liaising with senior levels of government to ensure that community input and needs are factored into future policy and funding programs.

ACTION 1: Building Awareness and Information Sharing***Initiatives***

- 1.1. Create a City webpage with important affordable housing information (inventory of units, key studies being conducted, successes in the community, etc.) to increase public awareness and communication on Affordable Housing – *short-term*
- 1.2. Work with partners to update and maintain an inventory of affordable housing units and supports in White Rock - *short-term*
- 1.3. Develop public education materials for engaging with the community on the implementation of the City's Affordable Housing Strategy - *short to long-term*
- 1.4. Continue participation at regional, provincial and national housing tables and conferences to bring awareness to White Rock's work in affordable housing - *ongoing*
- 1.5. Advocate to senior levels of government to request funding or resources to meet the housing needs of the community – *ongoing to long-term*

ACTION 2: Position Papers***Initiatives***

- 2.1. Draft position papers on housing affordability issues to send to senior levels of government and communicate through forums such as the Federation of Canadian Municipalities (FCM) or Union of BC Municipalities (UBCM) – *long-term*