

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



July 8, 2016

A MEETING of the **WHITE ROCK RENTAL HOUSING TASK FORCE** will be held in the CITY HALL BOARDROOM, 15322 Buena Vista Avenue, on **WEDNESDAY, JULY 13, 2016**, at **4:00 p.m.** for the transaction of business listed below.

Tracey Arthur, City Clerk

## A G E N D A

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**1. CALL TO ORDER**

**2. ADOPTION OF AGENDA**

**RECOMMENDATION**

THAT the Rental Housing Task Force adopts the July 13, 2016 agenda as circulated.

**3. ADOPTION OF MINUTES**

**Page 2**

a) June 8, 2016

**RECOMMENDATION**

THAT the Rental Housing Task Force adopts the June 8, 2016 minutes as circulated.

**4. CITY SPACES FOCUS GROUP SESSION ON HOUSING – CITY SPACES**

**5. OTHER BUSINESS**

**6. NEXT MEETING**

The next scheduled meeting is being held on August 31, 2016.

**7. CONCLUSION OF THE MEETING**

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**PRESENT:** Councillor Sinclair, Chairperson  
Councillor Fathers, Vice-Chairperson  
D. Bar-Dayan  
R. Borutski  
D. Darrell (arrived at 4:06 p.m.)  
N. Emmott  
B. Holm  
A. McCorkell  
D. McLean (arrived at the meeting at 4:04 p.m.)

**STAFF:** C. Isaak, Planner  
T. Arthur, City Clerk

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**1. CALL TO ORDER**

The Chairperson called the meeting to order at 4:00 p.m.

**2. ADOPTION OF AGENDA**

**It was MOVED and SECONDED**

THAT the Rental Housing Task Force adopts the June 8, 2016 agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

a) May 25, 2016

**It was MOVED and SECONDED**

THAT the Rental Housing Task Force adopts the May 25, 2016 minutes as circulated.

**CARRIED**

**4. RENTAL HOUSING TASK FORCE TERMS OF REFERENCE**

The amended Terms of Reference were reviewed with the Committee by staff.

The amendments were housekeeping items including that the Chairperson and Vice Chairperson were to be Council members appointed by Council.

It was clarified that affordable housing was not intended to be included as part of the task force's mandate. There is a short period of time to address an already large topic.

Committee Member McLean arrived at the meeting at 4:04 p.m.

Committee Member Darrell arrived at the meeting at 4:06 p.m.

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**5. RENTAL HOUSING TASK FORCE WORKPLAN**

A Power Point was shown by staff which included the following discussion points:

- Task Force Objectives
- Work Plan Parameters (five (5) meetings for 2016; the Chairperson will review the need for an additional meeting to be called in August)
- Work Plan Items and Schedule
- Existing OCP Policies in Relation to Rental Housing
- Review of Regional Affordable Housing Strategy / relevant to White Rock

**6. REVIEW OF DOCUMENTS**

Staff noted they will be able to provide a history of federal programs regarding rental construction from the 1960s to 1980s, this will be distributed to the committee for review / information.

The Greater Vancouver Regional Board, on May 27, 2016, approved the Regional Affordable Housing Strategy (RAHS). It is will be forwarded to member municipalities for endorsement / ratification in summer / fall of 2016.

The RAHS contains five (5) goals and eighteen (18) strategies, noting numerous actions for Metro Vancouver, Municipalities, Provincial and Federal Governments. Points within each of the goals was discussed and considered as to their possible relation to the committee.

Committee Member McCorkell departed the meeting at 5:00 p.m.

Committee Member McLean departed the meeting at 5:02 p.m.

New rental housing, parking provisions and White Rock transit are noted as areas that need to be addressed.

The Task Force initially flagged the following areas for consideration:

- purpose built rentals
- the need to provide housing choices that are accessible for a younger generation, whose spending creates vibrancy and supports local businesses, and who are needed as the workforce for local businesses
- co-op housing
- specific incentives (including parking), developer incentives / purpose rental permitted on commercial zoned areas,
- consideration: the Town Centre is rezoned for considerable density and height
- creation of an Affordable Housing Reserve which can be done through Community Amenity Contributions (CAC)
- firmer regulation than relying on the Official Community Plan in order to retain the existing rental stock (ex. a regulatory bylaw)

- review of Capital Region Housing Gap Analysis and Metro Vancouver Housing Data book

A SWOT (Strength, Weakness, Opportunities and Threats) Analysis, to be conducted at the July meeting, will be the opportunity to note further areas for consideration.

Councillor Fathers departed the meeting at 5:22 p.m.

It was noted the following areas may be good resources:

- City of Abbotsford and Township of Langley, both have had recent rental buildings completed
- City of New Westminster (housing agreements) including incentives for long term rentals, others for shorter term rentals

**7. 2016 MEETING SCHEDULE**

July 13 is the next scheduled meeting date.

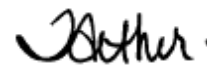
An August meeting date will be selected as a place holder, Committee members will be notified of the date and at the July meeting it will be determined if the additional meeting is necessary.

**8. CONCLUSION OF THE MEETING**

The Chairperson declared the meeting concluded at 5:43 p.m.

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Councillor Sinclair,  
Chairperson



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Tracey Arthur  
City Clerk