

June 20, 2023

FOI No. 2023-037

Redacted S. 22

VIA EMAIL **Redacted S. 22**

Dear **Redacted S. 22**

Re: Request for Information
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following information pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- ***All correspondence, email between staff and Council Members regarding " The Eleven Pillars" or "The Twelve Apostles".***

Access to the records requested is available, however, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission.

Please accept my sincere apologies for your initial request sent to my regular city email on March 14th. There is an FOI email at FOIrequest@whiterockcity.ca address that is best to utilize. Since this error the City has implemented a fee for FOI requests thus anyone wanting to submit a request will have to utilize that email address. I note this only so you can be assured this error made will not occur again.

Thank you for your patience. Please contact me if you have any questions or concerns.

Sincerely,



Tracey Arthur
Director of Corporate Administration

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

Debbie Johnstone

From: Joseph Calenda
Sent: February 21, 2022 9:56 AM
To: Guillermo Ferrero
Subject: RE: Speculation Tax - White Rock Housing Strategy and Action Plan

Hi G.

This is very interesting indeed. As I review the data, it looks like there are 44 non-exempt properties in White Rock; out of 12,205 contributing properties. And that generated a SVT revenue of about \$201K in 2020. It is that revenue that we wish to collect ourselves and/or have transferred to us directly to use for affordable housing. I'm going to include SVT as one of the 12 Apostles/Strategies for affordable housing in White Rock.

I presume SVT may appear again as a resolution at UBCM 2022. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2293 | www.whiterockcity.ca



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From: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Sent: February 18, 2022 12:08 PM
To: vvandenbroek@langleycity.ca
Cc: Francis Cheung <fcheung@langleycity.ca>; Darryl Walker <DWalker@whiterockcity.ca>
Subject: Speculation Tax

Hello Mayor Val van den Broek,

Mayor Walker asked me to give you a bit of background on what our municipality is seeking in relation to the Vacancy Tax:

2020 NR69 Vacancy Tax

White Rock

Whereas the City of Vancouver has authority through the *Vancouver Charter* to implement an Annual Vacancy Tax;

And whereas other municipalities are governed through the *Community Charter* where there is no current authority to implement a Vacancy Tax:

Therefore be it resolved that UBCM work with the Province of British Columbia to amend the authority given to municipalities through the *Community Charter* permitting municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential properties.

Convention Decision: **Not Considered - Automatic Referral to Executive**

Executive Decision: **Endorsed as Amended**

In addition, we would like to see current speculation tax invested in our communities, specifically dedicated into affordable housing project. White Rock has recently created an Affordable Housing Reserve which currently has \$4M in it. Tax revenues for White Rock could be put into that reserve and directly contribute to affordable housing in our communities.

Currently we do not receive the speculation tax revenues collected for White Rock and the Province decides how to spend those funds.

We are seeking the authority to tax ourselves like Vancouver. This was requested of UBCM and the Province responded that would require a change of the community charter and they are not willing to address it at this time and they are waiting to see how it works in Vancouver and the application of the speculation tax imposed in some areas.

The current information was provided as part of February 2020 Ministry of Municipal Affairs and Housing responses to the 2019 resolutions:

<https://pub-whiterockcity.escribemeetings.com/FileStream.ashx?DocumentId=3863> (page 42 of White Rock's agenda)

B19 Extension of Vacancy Taxation Authority to Local Governments

Whereas the Province of British Columbia responded to a housing affordability crisis in 2016 with legislation empowering the City of Vancouver to introduce a surtax on vacant residential properties, resulting in \$38-million in revenues for that community in 2018 and creating a strong disincentive to leaving properties vacant;

And whereas communities across British Columbia face housing affordability pressures, while a portion of the housing supply in all communities remains vacant, including properties that have remained derelict for years or decades, and vacant and derelict buildings pose substantial risks in terms of public safety in communities, as well as liveability and desirability for nearby and adjoining neighbourhoods and properties:

Therefore be it resolved that the Province of British Columbia extend the authority to introduce a surtax on vacant residential properties to local governments across British Columbia, providing communities with the discretion to decide whether to introduce an additional tax to discourage vacant and derelict buildings, and encourage the occupancy, maintenance, and improvement of buildings to address housing affordability and public safety.

RESPONSE: Ministry of Municipal Affairs and Housing

Affordable and available housing is of paramount concern to the Province. To address this concern, the province is taking a number of tangible steps, including: working with the federal government to develop a new National Housing Strategy and implementing a 10 year housing plan to help people find a home.

One part of the plan is a speculation tax that targets, among other things, vacant homes. Currently, this tax focuses on large urban centres, which face the most serious housing problems, and addresses the issue of property owners who do not pay taxes in B.C. but take housing stock out of the market.

As affordable housing is a systemic provincial issue, the speculation tax is best administered at the provincial level. Also, the Province has the most appropriate audit and compliance tools for administering the tax. Revenue from this tax will help to fund important housing affordability initiatives in B.C.

Designing an authority for a vacancy tax for local governments would require amendments to the *Community Charter*. There are varied interests for this measure among local governments across B.C., indicating a need for further discussion before considering legislation beyond what was granted to the City of Vancouver in 2016. While enabling legislation does not need to be used by every community, it would have to be usable – and under the *Community Charter*, that means useable across a range of communities throughout the province.

The Province will continue to monitor the effectiveness of Vancouver's tax and listen to the views of local governments across B.C. on this matter. Any such work would need to consider the more recent addition of the provincial speculation tax in some areas, as both taxes are intended to have the same functional effect of increasing vacancy rates by encouraging property owners to rent their vacant properties. There would need to be greater understanding of the effect of having two taxes with the same purpose in these regions of the province.

Regarding a surtax on derelict properties, municipalities already have the authority to regulate, prohibit, and impose requirements on unsightly premises. Included in this authority is the ability to establish a fine for violation of municipal bylaws and impose fees for municipal works done on the property. Therefore, the Province will not be able to explore a tax on derelict properties at this time.

We believe that the Province should give us the same tools as Vancouver to tax vacant properties and also redirect current speculation tax revenues to the communities that they were collected from.

Thanks,
G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock

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

Tel: 604.541.2133 | www.whiterockcity.ca



"An impossibility is only a possibility that you don't understand"

Debbie Johnstone

From: Joseph Calenda
Sent: February 22, 2022 6:39 PM
To: Carolyn Latzen
Cc: Anthony Manning; Guillermo Ferrero; Janessa Auer; Chris Magnus
Subject: Invitations to Affordable Housing Partnership Seminar -
Attachments: Affordable Housing Partnersip Seminar and Action Plan- PPP.pdf

Hello Carolyn,

Just finished the Housing Advisory Committee meeting where we presented the attached PPP. Have we yet invited the individual members of the HAC or the EDAC? Do we know the meeting capacity for the White Rock Centre? And do we want members of HAC or EDAC to invite others to the Seminar? They are anxious to do so. We should also invite representatives of faith based groups. Let's figure out the meeting capacity of the centre and we can go from there. We need to be careful not to invite beyond the meeting room capacity. Perhaps we can talk Thursday when you meet with Chris. Thanks and ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
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From: [Clerk's Office](#)
Cc: [Guillermo Ferrero](#)
Subject: PowerPoint Presentation from Tonight's Meeting
Date: February 22, 2022 6:15:32 PM
Attachments: [Affordable Housing Partnerhsip Seminar and Action Plan- PPP.pdf](#)
[image001.jpg](#)

Good evening, HAC members,

Attached, please find the PowerPoint presentation shared by Joe during today's meeting, for your reference.

Wishing you all a good rest of your evening!

Kind regards,

JANESSA AUER

Committee & FOI Clerk, Administration

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

Tel: 604-541-2213 | www.whiterockcity.ca



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WHITE ROCK

My City by the Sea!

AFFORDABLE HOUSING STRATEGY AND ACTION PLAN

-Housing Advisory Committee-

3 Proposals Moving Forward

February 22, 2022

TO REDEVELOP OUR CITY BY THE SEA IN THE IMAGE
OF THE OCP

FROM HOUSING NEEDS TO HOUSING STRATEGY

- On November 22, 2021, Council **received and published** the City of White Rock Housing Needs Report (2021). The report will be reviewed in 5 years.
- “Between each five-year period, municipalities are expected to pursue policy changes and other interventions that address areas of identified need, with the scheduled review allowing local governments, and the province, to measure the success of certain interventions.”
- The City’s Housing Advisory Committee has built into their 2022 Work Plan a commitment to explore opportunities to support housing choice, and affordability, to address local needs and the overall quality of life for White Rock residents.”
(Corporate Report to Council November 22, 2021)
- **The next step would be to identify and evaluate strategies, actions and initiatives to address our specific housing needs.**

3 PROPOSALS TO GET US STARTED

- P-1 Purchase a property in White Rock for an affordable housing development funded, constructed and operated in **partnership with a non-market housing provider.**

- P-2 Produce an **Affordable Housing Partnership Seminar.** (Tentative date is April 19, 2022 from 9:00 am to 5:00 pm at White Rock Community Centre.)

- P-3 Engage the City's Housing Advisory Committee (HAC) and staff to produce a preliminary **Housing Strategy Action Plan for White Rock.**

P-1 : PROPERTY PURCHASE FOR AN AFFORDABLE APARTMENT 'NON-MARKET' BUILDING

(RENTERS AT 30% GFI = \$1,050.00 MONTHLY)

Figure 6. Median Household Income by Tenure, White Rock and Metro Vancouver (2016)



WHY AM I BUYING AND WHAT'S MY EXIT STRATEGY?

* Determining the 'right price' requires an **appraisal report** which provides comparable sales, a 'cap rate' analysis and a sale price pro forma to develop the property. An appraisal report should be commissioned as a first step. (See GVS Cash Flow Proforma)

| List Price and Purchaser Obligations (SAMPLE PROPERTY 'x') | Buy for Rental 'As Is' and to operate under current rents | Buy for Redevelopment to a 38-unit six storey apartment building | Buy for 20-year Hold and Flip 'CAPITALIZATION RATE COMPARISON AND EVALUATION' | * |
|--|---|--|---|---|
| List Price \$4.2M | Land Buildable Rate of \$85.00/ft. (Area X 2.8FAR X\$85) | Land Buildable Rate of \$158.00/ft. (Area X 2.8 FAR X \$158) | Cap Rate at 5% (Annual rental income / market value) | * |
| Purchaser buys 'as is' and assumes responsibility for the tenants, building, rezoning and the redevelopment. | \$2.426M purchase price. (2.8 FAR corresponds to OCP Policy 8.2.3 TCT page 33.) | \$4.510M purchase price. (Cost to rezone, construct and open a 38-unit and 6-storey apartment building estimated at \$12M to \$17M) <u>PROCEED WITH CAUTION!!!</u> | <u>PROCEED WITH CAUTION</u> | * |

P-2 : AFFORDABLE HOUSING PARTNERSHIP SEMINAR

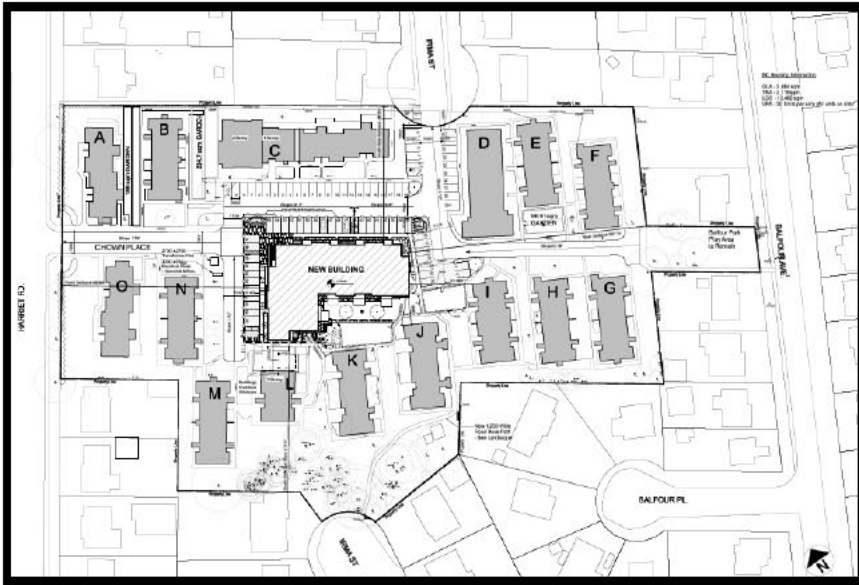
- Affordable rental housing run by a non-profit housing society operates under a different business model than market housing. It is a complex business.
- Staff propose to produce and deliver an **Affordable Housing Partnership Seminar**. A one-day seminar hosted and sponsored by the City of White Rock. It will help us learn about the ‘non-market housing business’ and how to ‘fund, build and operate’ non-profit housing. **April 19, 2022, at the White Rock Community Centre from 9:00 am to 5:00 pm.**
- The seminar should include Council, the Housing Advisory Committee, the Economic Development Committee, the Advisory Design Panel, representatives from BC Housing Hub to review funding opportunities under Build BC, representatives from CMHC to review funding opportunities under the National Housing Strategy, representatives from the Development Industry and representatives from non-profit housing providers to show us the **‘business’ of non-profit housing.**
- **February 22, 2022 Budget - \$2B for 8000 homes over 3 years for median income families with \$70K annual GFI. Finance Ministers Robinson and Attorney General Eby**

GORGE VIEW SOCIETY - GVS



- This is 10 Chown Place in Victoria BC – owned and operated by GVS since the mid '60's – United Church of Canada
- 5.6-acre site with 109 patio homes some built in the mid '60's
- Master Planning the site to provide 320 new homes in the form of 5 apartments each 4 to 6 storey and 18 three storey stacked townhouses.
- 1st phase is funded and under construction. 4 storey and 58 units at \$12M +/- (\$17M)
- We can learn from them!

11 CHOWN PLACE – 2021 – NEW BUILD! (CAN WE DO THIS IN WHITE ROCK? SHOULD WE?)



Site Plan 2020 – 109 'Patio' Houses



New Building 2021 – Front and Back

NON-MARKET CASH FLOW PROFORMA

12/11/15

Gevo View Society - 11 Chevrons
Cash Flow Analysis/Pro Form
58 Units 4-Storey Blended Rents with Surface Parking
Community Housing Fund - Conventional Build

| Assumptions | Total Units | Capital Costs | 2013 Contract, Inc. | Per Unit Cost (\$) | Financing Assumptions |
|-----------------------------|-------------|------------------------------------|---------------------|---------------------------------|--|
| 11 Bed - RG | 15 | 22% Market | 12,000,906 | Capitol | 3.50% |
| 11 Bed - Subsidy | 11 | 50% RG | 1,929,632 | Soft Cost | |
| 1 Bedroom Asp Market | 14 | 21% Subsidy | 2,170,000 | Financing | Mortgage Amount 7,214,430 (Maximum amount for BCH) |
| | | | 390,791 | | |
| | | GCT Not Payable | 156,677 | | Amortization period 35 years |
| 1 Bedroom Acc-RG | 11 | | 14,520,536 | | Term 10 years |
| 2 Bedroom - Market | 3 | | 17,257,068 | 11 | Mortgage Payment(\$) |
| 2 Bedroom Acc-RG | 3 | | 2,170,000 | | 25,917 monthly |
| 2 Bedroom - Subsidy | 1 | | 6,150,000 | | 355,005 annual |
| 3 Bedroom - RG | 2 | | 79,000 | | |
| | | Less CMHC Contribution | 1,440,316 | | |
| | | Less City of Victoria Contribution | 295,000 | | |
| | | Total Capital Cost Contribution | 10,142,576 | | |
| | | | | Operating Cost Increases | Per annum |
| Total | 58 | | | Operating Expenses Increase | 2.5% |
| Residential Area | 45,414 | | | Residential Rent Increase | 2.0% |
| Creation/Amity | | MAX MORTGAGE AMT (RG) | 7,214,430 | Property Tax Increase | 4.0% |
| Total Building Area (Gross) | 45,434 | Additional Equity Required | | Contractor/Misc Safety Increase | 2.0% |
| | | | | Contingency for Vacancy Loss | 2.0% |
| | | | | End coverage ratio | 1.05 |
| | | | | Equity contribution | 10,142,576 |

| Revenue | Metric | Base Year | | | | | | | | | | | | |
|--|---------|-----------|----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|--|
| | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | |
| 11 Bed - RG | 641.00 | 69,996 | 102,396 | 106,248 | 109,268 | 112,546 | 116,023 | 119,400 | 122,862 | 126,472 | 130,472 | 134,585 | 138,418 | |
| 11 Bed - Subsidy | 373.00 | 45,560 | 50,263 | 52,515 | 54,200 | 55,723 | 57,284 | 59,206 | 60,879 | 62,700 | 64,586 | 66,524 | 68,500 | |
| 1 Bedroom Acc-Market | 1235.00 | 201,480 | 211,704 | 220,216 | 226,719 | 233,521 | 240,524 | 247,742 | 255,174 | 262,820 | 270,714 | 278,836 | 287,261 | |
| 1 Bedroom Acc-RG | 759.00 | 17,548 | 100,474 | 104,689 | 106,583 | 109,791 | 113,085 | 116,477 | 119,972 | 123,571 | 127,278 | 131,096 | 135,029 | |
| 2 Bedroom - Market | 1810.00 | 57,960 | 59,699 | 61,810 | 63,314 | 65,234 | 67,392 | 69,207 | 72,383 | 73,422 | 75,625 | 77,693 | 80,220 | |
| 2 Bedroom Acc-RG | 1286.00 | 40,000 | 47,462 | 48,836 | 50,331 | 51,853 | 53,429 | 55,222 | 56,873 | 58,370 | 60,124 | 61,818 | 63,715 | |
| 2 Bedroom - Subsidy | 970.00 | 5,640 | 7,045 | 7,257 | 7,474 | 7,688 | 7,929 | 8,267 | 8,442 | 8,665 | 8,925 | 9,192 | 9,463 | |
| 3 Bedroom - RG | 1880.00 | 33,320 | 34,134 | 35,137 | 36,391 | 37,277 | 38,395 | 39,547 | 40,733 | 41,950 | 43,214 | 44,511 | 45,846 | |
| Laundry Revenue | 8.50 | 5,777 | 5,959 | 6,129 | 6,232 | 6,522 | 6,697 | 6,988 | 7,195 | 7,338 | 7,527 | 7,764 | 7,966 | |
| Parking Revenue | 10.54 | 7,187 | 7,431 | 7,515 | 7,864 | 8,100 | 8,341 | 8,593 | 8,651 | 8,138 | 6,985 | 6,672 | 5,967 | |
| Major/Minorus Rentals | | | | | | | | | | | | | | |
| Operating Income | 173.00 | 37,840 | 63,639 | 62,266 | 59,267 | 57,019 | 50,857 | 50,883 | 50,899 | 510,200 | 511,515 | 516,011 | 520,428 | |
| Less Contingency for Vacancy Loss | (17.00) | (11,975) | (14,899) | (14,621) | (15,263) | (15,733) | (16,185) | (16,621) | (17,111) | (17,697) | (18,223) | (18,774) | (19,310) | |
| TOTAL REVENUES | 666.38 | 686,527 | 756,660 | 738,215 | 748,002 | 770,442 | 793,555 | 817,362 | 841,882 | 867,130 | 893,153 | 919,946 | 947,546 | |
| EXPENSES | | | | | | | | | | | | | | |
| Financing (All Units) | FUPM | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | |
| Administration & Overhead | 115.00 | 68,990 | 88,165 | 91,234 | 95,679 | 96,221 | 96,411 | 100,602 | 101,404 | 105,949 | 106,619 | 111,215 | 114,128 | |
| Maintenance/Contractor | 58.00 | 28,560 | 29,213 | 29,943 | 30,891 | 31,459 | 32,245 | 33,051 | 33,876 | 34,724 | 35,593 | 36,482 | 37,384 | |
| Maintenance (Building & grounds) | 52.00 | 32,702 | 33,448 | 34,137 | 34,789 | 35,495 | 36,205 | 36,929 | 37,668 | 38,421 | 39,188 | 39,973 | 40,773 | |
| Audit Fees | 14.38 | 10,000 | 10,200 | 10,515 | 10,778 | 11,047 | 11,324 | 11,607 | 11,897 | 12,194 | 12,489 | 12,812 | 13,121 | |
| Insurance | 22.00 | 15,532 | 15,699 | 16,087 | 16,489 | 16,922 | 17,324 | 17,717 | 18,201 | 18,696 | 19,121 | 19,601 | 20,061 | |
| Property Taxes | 55.00 | 38,230 | 39,237 | 40,218 | 41,223 | 42,254 | 43,310 | 44,393 | 45,500 | 46,640 | 47,806 | 49,000 | 50,227 | |
| Service Contracts | 13.83 | 8,626 | 8,866 | 10,113 | 10,366 | 10,625 | 10,891 | 11,363 | 11,642 | 11,726 | 12,023 | 12,322 | 12,600 | |
| Waste Management | 23.00 | 16,083 | 16,408 | 16,818 | 17,219 | 17,679 | 18,112 | 18,564 | 19,021 | 19,506 | 19,921 | 20,492 | 21,044 | |
| Water, Sewer & Storm | 56.00 | 25,006 | 25,602 | 26,224 | 26,883 | 27,657 | 28,349 | 29,037 | 29,784 | 30,528 | 31,322 | 32,074 | 32,876 | |
| Hydro (common areas) | 36.50 | 11,498 | 11,771 | 12,055 | 12,367 | 12,678 | 12,993 | 13,218 | 13,651 | 13,992 | 14,342 | 14,700 | 15,063 | |
| Subtotal | 335.71 | 276,698 | 282,744 | 287,395 | 294,614 | 302,896 | 308,177 | 316,722 | 324,405 | 332,378 | 340,480 | 348,612 | 357,029 | |
| Replacement Reserve (RR) | 75.00 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | 52,200 | |
| TOTAL EXPENSES | 460.71 | 328,238 | 332,544 | 339,795 | 346,814 | 354,096 | 361,373 | 368,922 | 376,605 | 384,578 | 392,619 | 401,812 | 409,521 | |
| NET OPERATING INCOME (NOI/PI) | 525.68 | 360,271 | 372,120 | 398,420 | 401,187 | 416,416 | 430,182 | 446,460 | 465,278 | 482,551 | 500,434 | 518,936 | 538,026 | |
| Financing - Mortgage | 513.81 | 333,043 | 335,000 | 336,910 | 338,050 | 339,019 | 339,925 | 340,805 | 341,655 | 342,478 | 343,276 | 344,055 | 344,815 | |
| Debt Servicing | | | | | | | | | | | | | | |
| Cash Flow - No Replacement Reserve | 51,866 | 63,315 | 79,615 | 94,382 | 100,631 | 125,377 | 141,635 | 158,623 | 175,796 | 193,653 | 212,131 | 231,209 | 251,209 | |
| Accumulated Cash Flow - No Replacement Reserve | 55,466 | 118,778 | 198,396 | 292,778 | 402,410 | 527,786 | 669,421 | 827,964 | 1,003,600 | 1,197,253 | 1,409,384 | 1,640,501 | 1,891,909 | |
| Cash Flow - With Replacement Reserve | 1,268 | 15,119 | 27,815 | 42,182 | 57,621 | 74,177 | 91,433 | 108,223 | 125,576 | 143,451 | 161,931 | 181,001 | 179,969 | |
| Accumulated Cash Flow - With Replacement Reserve | 1,268 | 16,383 | 41,796 | 81,978 | 141,410 | 214,587 | 304,021 | 410,244 | 531,800 | 675,251 | 835,184 | 1,014,153 | 1,214,122 | |

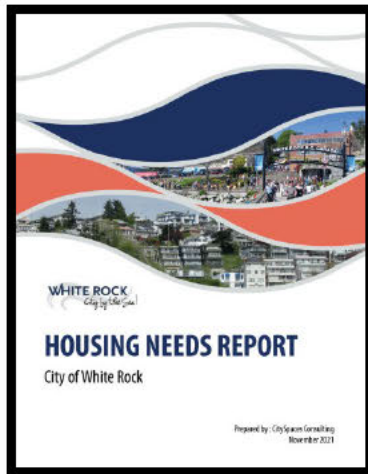
Prepared by ChySpac Consulting Ltd.

WHITE ROCK
My City by the Sea!

P-3 : HOUSING STRATEGY AND ACTION PLAN

“The City’s Housing Advisory Committee (HAC) has built into their 2022 Work Plan a commitment to explore opportunities to support housing choice, and affordability, to address local needs and the overall quality of life for White Rock residents.” (Corporate Report to Council November 22, 2021).

There is a need for a housing strategy to identify actions, strategies and initiatives to address White Rock’s housing needs. The HAC can be tasked with producing a housing strategy. There will be capacity for staff to support the HAC when the Planning and Development Services department is at full complement. We propose to use the District of Saanich Housing strategy as a model on which to base our strategy for White Rock.

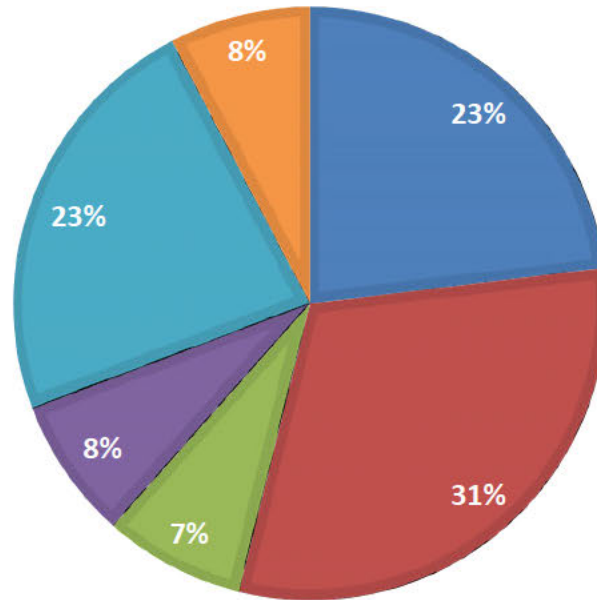


SAANICH HOUSING STRATEGY – AUGUST 23, 2021 – UNANIMOUS!!!

- They selected an 18 member 'Task Force', assigned 1 FTE Staff Planner and hired 2 Consulting Firms (Urban Matters and City Spaces) to workshop the Strategy.
- And took over 18 months to produce their strategy.
- Strategy has 7 Focus Areas, 22 Strategies, 73 Actions and a 10 year implementation period.
- Focus Areas include:
 1. Increasing Affordable and Supportive Housing *
 2. Promote and Protect Rental Housing *
 3. Support Housing Diversity and Increase Supply *
 4. Reduce Barriers to Housing Development*
 5. Strengthen Partnerships*
 6. Enhance Community Engagement
 7. Understand Housing Demand and Address Speculation

HOUSING NEEDS IN WHITE ROCK – 6 TARGETS

- AHOP
- RENTAL
- SENIORS
- SHELTER
- FAMILY - MMH
- SPECIAL NEEDS



HOUSING UNITS REQUIRED IN WHITE ROCK

Table 3: Anticipated Number of Units By Size – Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

| UNIT SIZE | 2016 INDEX | 2021 | 2026 | NET NEW UNITS REQUIRED |
|--------------------------|------------|--------|--------|------------------------|
| Bachelor (0 bedrooms) | 55 | 59 | 61 | +6 |
| 1-Bedroom | 2,500 | 2,290 | 2,391 | -109 |
| 2-Bedroom | 4,245 | 4,533 | 4,734 | +489 |
| 3-Bedroom | 1,565 | 2,419 | 2,526 | +961 |
| 4+Bedroom | 1,640 | 1,384 | 1,445 | -195 |
| Total | 10,005 | 10,684 | 11,158 | +1,153 |

HOUSING STRATEGY FOCUS AREAS FOR WHITE ROCK

- Adopt contemporary neighbourhood planning best practices to create dense, walkable, compact, inclusive streets.
- Broaden the spectrum of housing types and tenures available in White Rock.
- Create opportunities to increase housing supply
- Rapid deployment of affordable and supportive housing proposals (Warm Up Centre at Centennial Park is a recent example)
- Pursue Partnerships
- Honour the OCP. Use it as the template to redevelop and rebuild our City.

12 APOSTLES OF AFFORDABLE HOUSING

1. Accelerate and De-Politicize the Approval Process (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for Affordable Housing [HERE!](#)
3. Delegate Approval Authority to Staff
4. No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to DP)
5. Municipal Initiative Pre-Zoning for Missing Middle Housing (4 Floors and a Corner Store on Every block!)
6. Waiving Public Hearings (Section 464(2) of the LGA)
7. Broaden the Spectrum of Housing Opportunities in White Rock (OCP Amendment)
8. Affordable Housing Partnership Seminar (April 19, 2022 and follow through)
9. Affordable Housing Development Proposal (Municipal Initiative)
10. Waiving DCC's for 'Affordable Housing' applications
11. Rental Tenure Zoning with bonus density
12. Expediting 'non-market' housing applications

NEXT STEPS

“TO REBUILD, RECREATE AND REDEVELOP OUR CITY BY THE SEA,... IN THE IMAGE OF OUR OCP”

Next Steps:

1. Workshop and produce the Housing Strategy Action Plan
2. Prepare Corporate Report to Council
3. Present to Council for implementation and follow through
4. All in 90 days or less

WHITE ROCK

My City by the Sea!

The background features several light gray, stylized wavy lines that resemble ocean waves, flowing from the bottom left towards the right side of the image.

RECOMMENDATIONS FOR COUNCIL

- 1. Authorize staff to pursue the purchase of a property in White Rock for an affordable housing development in partnership with a non-profit housing society.**
- 2. Authorize staff to produce an Affordable Housing Partnership Seminar to be delivered in April 2022.**
- 3. Authorize staff to prepare a Housing Strategy Action Plan for White Rock.**

From: [Joseph Calenda](#)
To: [Raymond Kwong](#); [Carolyn Latzen](#)
Cc: [Naomi Brunemeyer](#); [Corinne Saad](#); [Guillermo Ferrero](#)
Subject: RE: City of White Rock Affordable Housing Partnership Seminar
Date: February 25, 2022 1:30:12 PM
Attachments: [image001.jpg](#)
[Affordable Housing Partnerhsip Seminar and Action Plan- PPP.pdf](#)

Hi Raymond,

Thank you for your participation in our partnership seminar. You may recall the presentation you made to Metro Van RPAC on November 19, 2021. You presented on Building Partnerships and Building Homes. That can be a template for your presentation on April 19, 2022. With the addition of \$2B for 8000 houses over the next 3 years for median income families at \$70,000.00 annual GFI; announced as part of Budget 2022. At the end of the day we want to educate about affordable housing partnerships; the funding opportunities, the partnering challenges, who might be partners etc.

We are in the process of producing a Housing Strategy Action Plan of which the Affordable Housing Partnership Seminar is a component. I am attaching the PPP that was presented to our Housing Advisory Committee last week. This includes some details about Gorge View Society (GVS), a non-profit housing society in Victoria, who will be a presenter at the Seminar.

In addition to presentations, of which there may be three, we also want to feature a panel discussion and break out sessions for networking and 'partnering'. It is our intention to meet with the presenters in advance and TEAMS.

Thank you again for participating. I will be in touch. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM

Director of Planning and Development Services, City of White Rock

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

Tel: 604.541.2293 | www.whiterockcity.ca

Email signature logo



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From: Raymond Kwong <rk Wong@bchousing.org>

Sent: February 25, 2022 10:42 AM

To: Carolyn Latzen <CLatzen@whiterockcity.ca>

Cc: Joseph Calenda <JCalenda@whiterockcity.ca>; Naomi Brunemeyer <NBruneme@bchousing.org>

Subject: RE: City of White Rock Affordable Housing Partnership Seminar

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carolyn,

We have heard from the team. So we will have two attendees:

1. Naomi Brunemeyer, Director Regional Development, Lower Mainland Region;
2. Raymond Kwong, Provincial Director, HousingHub

Thanks and let us know what responsibilities or items that you would like us to present.

RK

From: Carolyn Latzen <CLatzen@whiterockcity.ca>

Sent: February 22, 2022 8:37 AM

To: Raymond Kwong <rk Wong@bchousing.org>

Cc: Joseph Calenda <JCalenda@whiterockcity.ca>

Subject: Re: City of White Rock Affordable Housing Partnership Seminar

Hi Raymond,

We'd like to finalize the list of presenters by mid-March. If you can get back to me before then, that would be great.

Thanks,

Carolyn

CAROLYN LATZEN, BCOMM

Economic Development Officer, Planning and Development Services, City of White Rock

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

Tel: 604.541. 2108 | Fax: 604.541.2118 | www.whiterockcity.ca

From: Raymond Kwong <rk Wong@bchousing.org>

Sent: Tuesday, February 22, 2022 8:26 AM

To: Carolyn Latzen <CLatzen@whiterockcity.ca>

Cc: Joseph Calenda <JCalenda@whiterockcity.ca>

Subject: RE: City of White Rock Affordable Housing Partnership Seminar

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So far it is myself. I have not yet heard back from my colleagues. Do you have a deadline date to respond?

RK

From: Carolyn Latzen <CLatzen@whiterockcity.ca>

Sent: February 18, 2022 2:21 PM

To: Raymond Kwong <rk Wong@bchousing.org>

Cc: Joseph Calenda <JCalenda@whiterockcity.ca>

Subject: Re: City of White Rock Affordable Housing Partnership Seminar

Hi Raymond,

Thanks, that would be great.

Carolyn

CAROLYN LATZEN, BCOMM, CSC

Economic Development Officer, Planning and Development Services, City of White Rock

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

Tel: 604.541. 2108 | Fax: 604.541.2118 | www.whiterockcity.ca

From: Raymond Kwong <rkwong@bchousing.org>
Sent: Friday, February 18, 2022 10:42 AM
To: Carolyn Latzen <CLatzen@whiterockcity.ca>
Cc: Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: RE: City of White Rock Affordable Housing Partnership Seminar

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carolyn,
Thanks for letting us know. I'll canvass the team to see who has availability to participate and circle back.
RK

From: Carolyn Latzen <CLatzen@whiterockcity.ca>
Sent: February 17, 2022 11:51 AM
To: Raymond Kwong <rkwong@bchousing.org>
Cc: Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: City of White Rock Affordable Housing Partnership Seminar
Hello Raymond,

In response to its recently completed Housing Needs Report, the City of White Rock will be holding an Affordable Housing Partnership Seminar. This will be a one-day workshop, facilitated by the Planning and Development Services Department (PDS) and the Director of PDS, Joe Calenda. The purpose of the workshop is to share best practices on affordable housing partnerships and identify local groups who may be interesting in entering into a partnership with the City to share in financing, building and operating an affordable housing development in White Rock.

We would like the day to include presenters and panelists from BC Housing, CMHC, local governments, non-profit housing providers, and representatives from the development industry and are wondering if you are available to do a presentation on the resources and programs that are available to support affordable housing through your organization.

The seminar will be held at the White Rock Community Centre on Tuesday, April 19, 2022, from 9am to 5pm. Attendance in person is encouraged but attendees can also choose to participate via Teams. Please let me know if you, or another representative from BC Housing is available to present and we can set up a call to further discuss your presentation and the activities planned for the day.

Sincerely,

Carolyn Latzen

CAROLYN LATZEN, BCOMM

Economic Development Officer, Planning and Development Services, City of White Rock

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

Tel: 604.314-5113 | Fax: 604.541.2118 | www.whiterockcity.ca

Debbie Johnstone

From: Doug Tennant <D.Tennant@uniti4all.com>
Sent: March 2, 2022 11:03 AM
To: Joseph Calenda
Cc: Corinne Saad; Carolyn Latzen; Guillermo Ferrero; Neethu Syam
Subject: RE: UNITI + WR Housing Forum - GVS and
Attachments: 2022_02_23_Inclusive Housing including Harmony.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Joseph,

Thank you for this email. I wish I had seen you there and said hi in person! I'll take a look at the Housing Strategy Plan—looks comprehensive and I am always interested in housing data/reports from this area. Thank you. I'll look forward to meeting with you to discuss the April 19 presentation plan.

Hi Corinne, nice to meet you. I've attached a PDF of the slides I shared at the Council meeting. Great to have people talking about housing and the barriers to making it affordable and inclusive.
Doug

Doug Tennant
Chief Executive Officer



UNITI respectfully acknowledges that we do our work on the traditional and unceded territories of the Coast Salish peoples, specifically the Semiahmoo, Kwantlen, and Katzie First Nations and the ceded territory of the Tsawwassen First Nations. We are grateful for the use of their land.

From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: March 2, 2022 8:29 AM
To: Doug Tennant <D.Tennant@uniti4all.com>
Cc: Corinne Saad <ed@gorgeviewsociety.ca>; Carolyn Latzen <CLatzen@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Neethu Syam <NSyam@whiterockcity.ca>
Subject: RE: UNITI + WR Housing Forum - GVS and

[CAUTION EXTERNAL E-MAIL Please don't open attachments unless you trust them]

Hello Doug (and Corrine)

Thank you for the presentation at Monday's Council meeting. You articulated very well the challenges of producing non-profit housing. I want to connect you with Corrine Saad. She is Executive Director of Gorge View Society in Victoria. We are in the process of master planning our 5.6 acre site. Our first phase redevelopment building is currently under construction. And we have a partnership agreement with BC Housing. We know where of you speak!

I am attaching the Housing Strategy Action Plan PPP presented to our Housing Advisory Committee on February 22nd. I intend to workshop this with HAC and produce the '12 Apostles of Affordable Housing.' Its a work in progress for sure. Councillors Manning and Trevelyan are co chairs of the HAC.

(Please note the GVS slides. Good overview of who we are and what we are trying do. By the way, I serve on the Board of GVS. That's where the 'we' comes from.)

Doug could you make your PPP from Monday night available to Corrine? That will serve as a good Uniti introduction for her.

Corrine will be presenting the Victoria experience at our seminar. Perhaps you can present the White Rock/Surrey experience. Certainly we should get together before April 19th to structure your presentations. Ok ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2293 | www.whiterockcity.ca



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From: Doug Tennant <D.Tennant@uniti4all.com>
Sent: February 17, 2022 2:07 PM
To: Rick Mann <rick.mann@iompropertygroup.com>; Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: RE: UNITI + WR Housing Forum

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Rick, and hello Joe.

I just received my invite to present at the April 19 forum and will look forward to learning and participating there.

Mayor Walker also asked me to present our Harmony Apartment experience at the February 28 White Rock Council meeting, so I will be interacting with council at that time too.

Doug

Doug Tennant
Chief Executive Officer



UNITI respectfully acknowledges that we do our work on the traditional and unceded territories of the Coast Salish peoples, specifically the Semiahmoo, Kwantlen, and Katzie First Nations and the ceded territory of the Tsawwassen First Nations. We are grateful for the use of their land.

From: Rick Mann <rick.mann@iompropertygroup.com>
Sent: February 17, 2022 12:02 PM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Doug Tennant <D.Tennant@uniti4all.com>
Subject: UNITI + WR Housing Forum

[CAUTION EXTERNAL E-MAIL Please don't open attachments unless you trust them]

Hi Joe,

I met with Doug Tennant earlier this week and we had a really productive and creative discussion about the housing needs in the community. I mentioned the forum that you and Counc. Manning are hosting on April 19th and Doug has expressed an interest in being part of the discussion.

I'm hoping prior to there may be an opportunity for us to get together and help put the seeds in place to hopefully starting some meaningful projects in White Rock.

Rick Mann
Director, Development & Construction

D +1 604 560 8758
M +1 604 760 9174

Rick.Mann@IOMPropertyGroup.com



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Inclusive Housing Case Studies

-Chorus and Harmony-

February 23, 2022



uniti

together we're stronger

SEMIAMMOO
HOUSE SOCIETY



PENINSULA ESTATES
HOUSING SOCIETY



THE
SEMIAMMOO
FOUNDATION





Affordable and Inclusive Housing

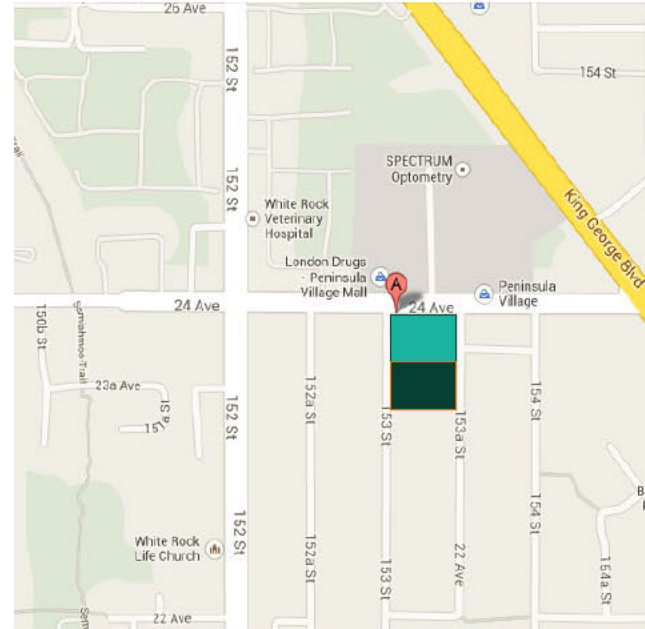
Consultations



- In 2002 we asked the people we support (and their families) how and where they would like to live
- Overwhelmingly they said they wanted to live in their community, and, if given the choice, they'd like to live in an apartment
- These choices became our marching orders

Key Project Details

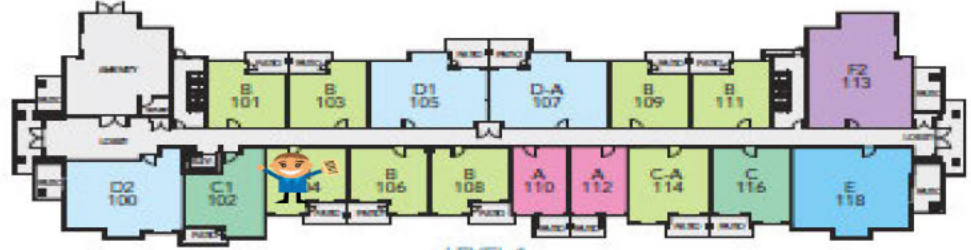
- UNITI purchased residential lots and consolidated them for Chorus
- 71 self-contained apartment homes – studio to 3-bedrooms
 - 20 units for people with developmental disabilities.
 - 17 rental
 - 3 long-term leases
 - 51 units rented at affordable, below market rents to residents of Surrey and White Rock
- The innovative nature of the project has helped foster strong support from market and public partners



Inclusive Nature of Chorus

- Chorus is an apartment similar to other apartments in South Surrey
- People with disabilities have social power—the apartment exists because of them and is a benefit to the whole community





- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + FLEX
- 3 BEDROOM

Living Like Everyone Else



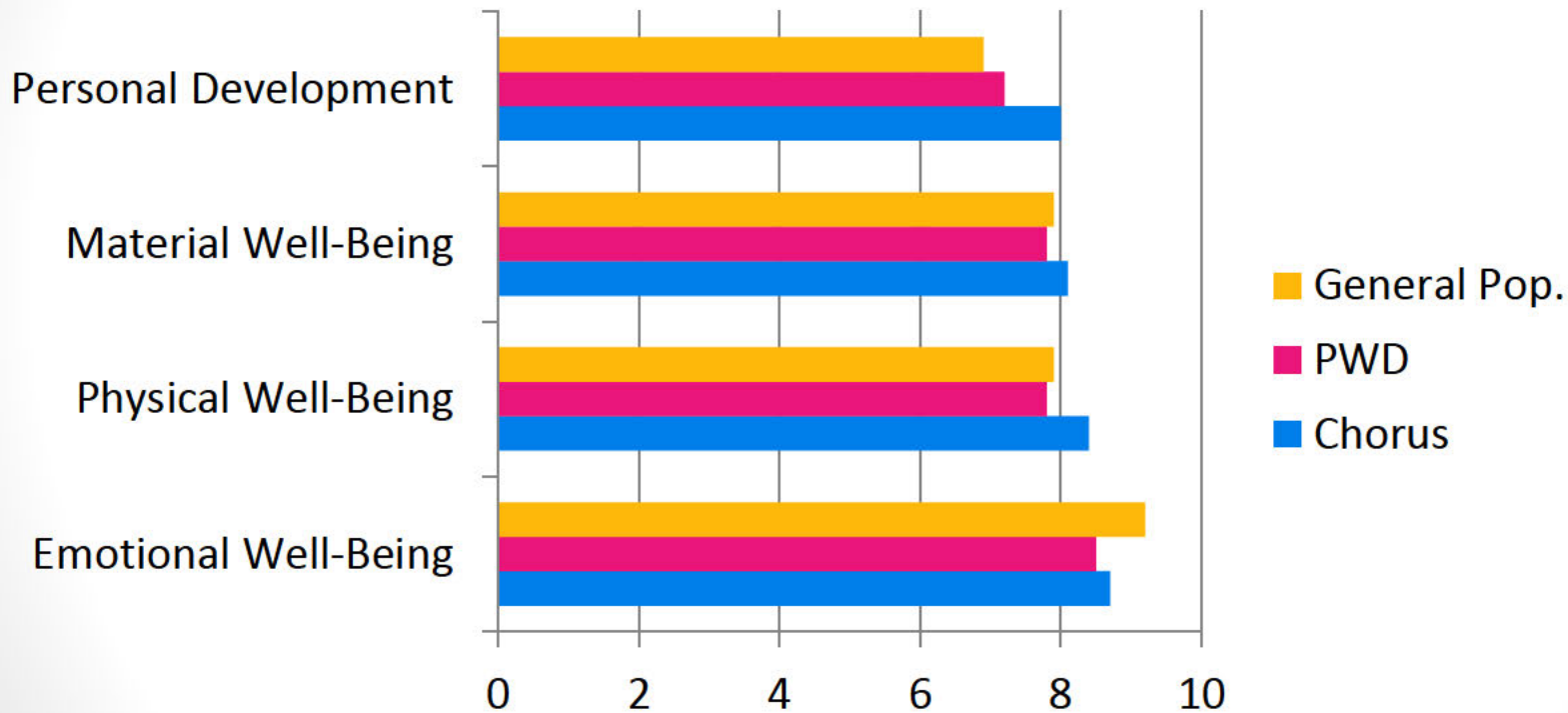
John Sayre and Bashad have called Chorus home since last October. (Tracy Holmes photo)

South Surrey's Chorus development 'a model we want to replicate'

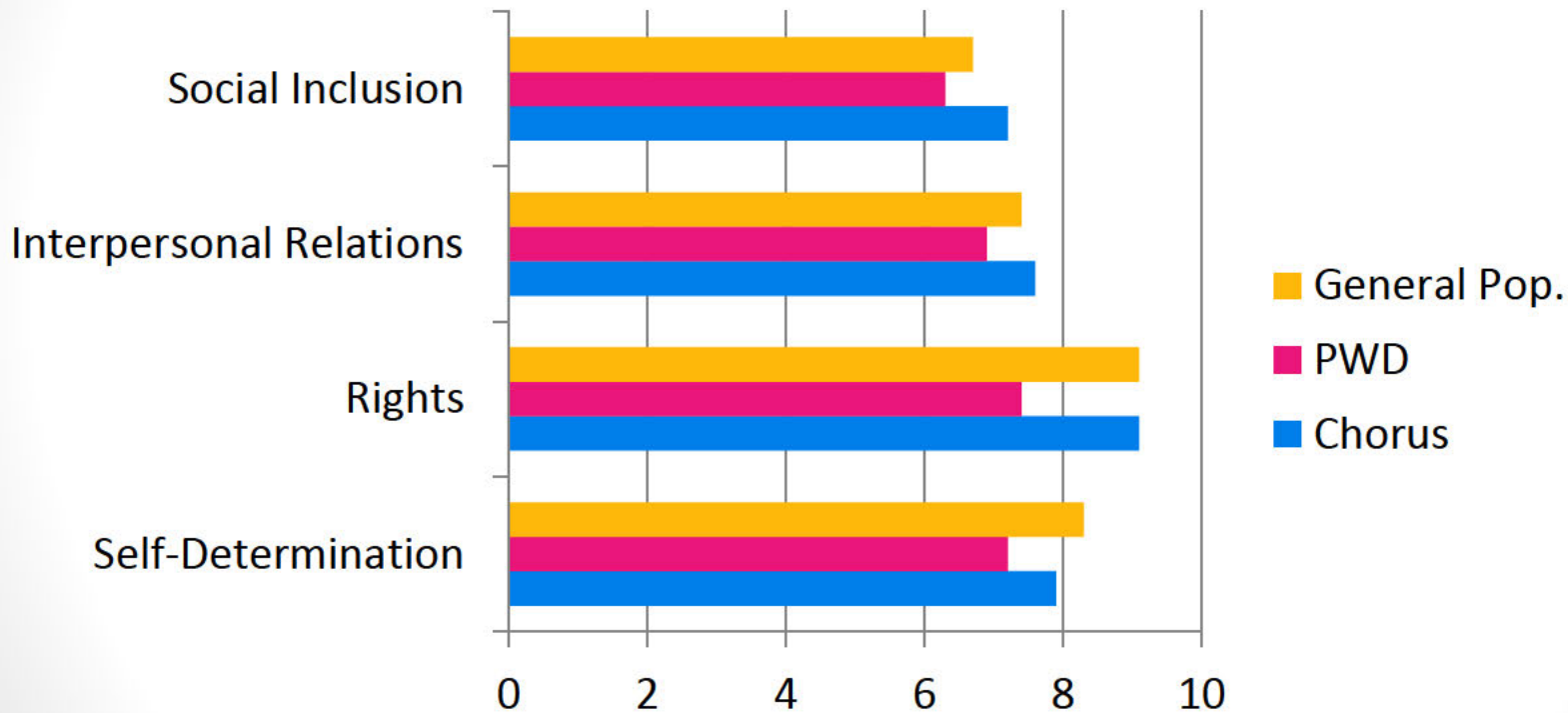
City of Surrey urged to step up support for accessible/affordable housing



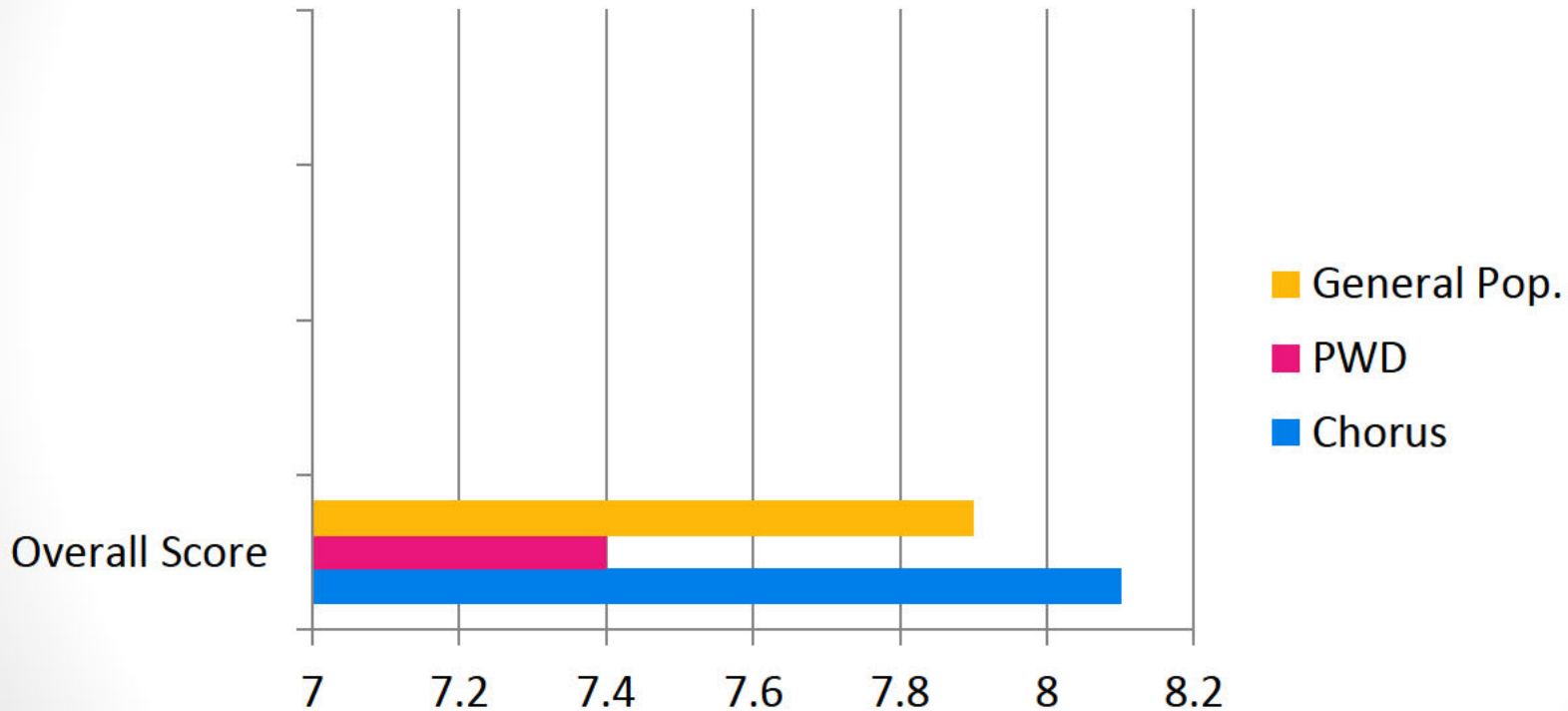
Quality of Life Research



Quality of Life Research



Quality of Life Research



Harmony



- Inclusive and affordable apartment UNITI was trying to develop in South Surrey
- Most supported affordable housing project in BC's history
- Municipal leaders did not understand the model
- NIMBY neighbours spread misinformation that decision-makers listened to
- Project is not dead—please support

Need for Harmony

- According to Metro Vancouver, Surrey was short 15000 below market rental homes in 2020.
- An additional 20K need to be built in the next 10 years (15K + 20K = 35K)
- This type of housing is not being built in Surrey—UNITI one of the few housing providers building this housing
- South Surrey residents are being priced out of their neighbourhood



Harmony Tenants

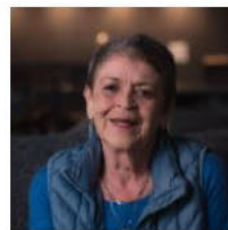
- Rental profile:
 - 20% extremely affordable (\$375 a month);
 - 50% rent geared to income (30% of low to mid income levels);
 - 30% close to market (affordable for people making median incomes)
- Our mission is to create housing for tenants that are “representative of the community”
- Tenant mix will match that of Chorus
- People with intellectual disabilities are an important part of our tenant mix
- Tenant mix creates a community that keeps an eye out for each other and “on the street,” making their neighbourhoods safer



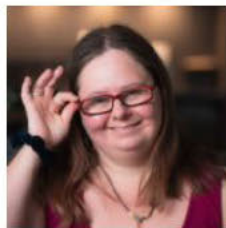
Jasper & Kristina's Story – Family



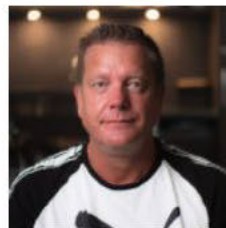
John's Story – Retired



Donna's Story – Retired



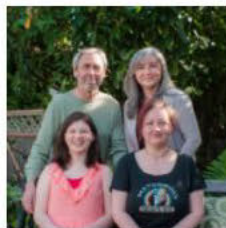
Liz El's Story – Artist



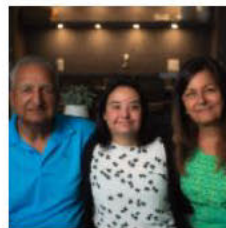
Zeltan's Story – Chorus Tenant, Previously Displaced



Roxanne's Story – My Mother Found a Home



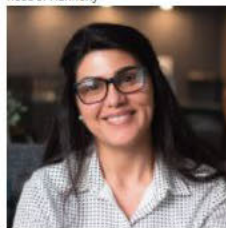
Victoria & Zoe's Family Story – Family in need of Harmony



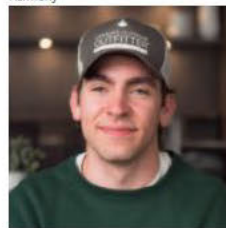
Manjeet's Family Story – Family in need of Harmony



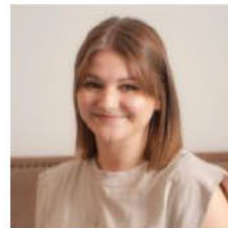
Krista's Story – Active Community Member



Azza's Story – My Mother Needs Harmony



Garrett's Story – Student



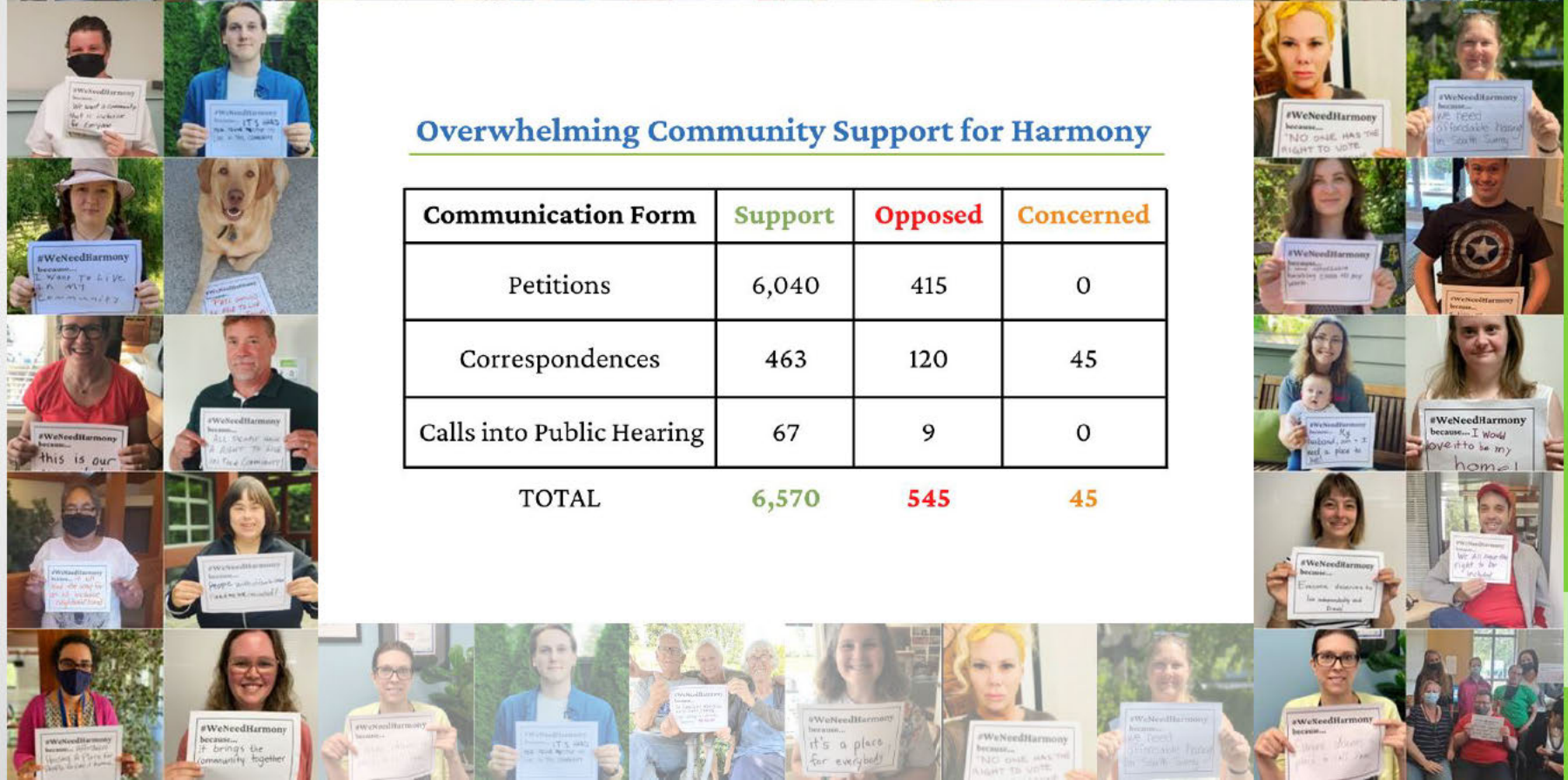
Elizabeth's Story – Student



Overwhelming Community Support for Harmony

| Communication Form | Support | Opposed | Concerned |
|---------------------------|---------|---------|-----------|
| Petitions | 6,040 | 415 | 0 |
| Correspondences | 463 | 120 | 45 |
| Calls into Public Hearing | 67 | 9 | 0 |

TOTAL **6,570** **545** **45**



Mayor McCallum: Harmony “in the wrong location for that type of housing...”

**Mayor McCallum Speaks
his Mind about Harmony
--April 26 Public Hearing**

Harmony



Supporters gathered Friday (Sept. 24, 2021) at the South Surrey site proposed for the Harmony inclusive-housing project. (Contributed photo)

Harmony

- Write letters and emails to Mayor and Council Members asking what they are doing to ensure there is housing for people with intellectual disabilities in Surrey
- Write letters to Surrey newspapers
- Share INCLUSION BC video on social media
- Vote for politicians who support inclusive housing

Thank you

Contact Information:

Doug Tennant

d.tennant@uniti4all.com

604-536-1242 Ext 229

The logo for Uniti, featuring the word "uniti" in a lowercase, sans-serif font. The letters are colored: 'u' is blue, 'n' is grey, 'i' is green, 't' is grey, and 'i' is blue.

@DouglasRTennant

Inclusion BC Video Link

<https://youtu.be/RtHB2r7zceU>

Debbie Johnstone

From: Clerk's Office
Sent: March 8, 2022 12:12 PM
To: Redacted S. 22
Cc: Anthony Manning; Guillermo Ferrero
Subject: RE: Housing Advisory Committee
Attachments: Affordable Housing Partnership Seminar and Action Plan- PPP.pdf

Good afternoon, s. 22,

The next meeting is scheduled for next Thursday, March 17th. An agenda, including the minutes from last week, will be sent to Committee members this Friday.

As for the 'homework' you are referring to, it was to start thinking about what a Housing Strategy Action Plan could look like. At the previous meeting, six Housing Strategy Focus Areas and 12 Apostles of Affordable Housing were introduced. I have attached the PowerPoint where this topic was discussed (from last meeting), which was previously sent to Committee members. I will make sure this action item is reminded in the email on Friday, or, at the very least, in the agenda.

Kind regards,

CHLOE RICHARDS
Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca

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-----Original Message-----

From: Redacted S. 22
Sent: March 7, 2022 6:24 PM
To: Anthony Manning <AManning@whiterockcity.ca>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Housing Advisory Committee

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I think we scheduled our next meeting on the 15th, next Tuesday, and I think we all had some "homework" to do. Can you please confirm and might the minutes be available to review plans for the next meeting?
Thanks,
s. 22

Sent from my iPhone

Debbie Johnstone

From: Chloe Richards
Sent: March 10, 2022 11:32 AM
Subject: March 17th HAC Meeting Agenda Preparation
Attachments: Possible February HAC agenda item; 2022-02-22 HAC Minutes (Unapproved).docx

Good morning,

The next Housing Advisory Committee meeting is scheduled to take place on **Thursday, March 17th, from 4:00pm – 6:00 pm.**

Based on the HAC Action & Motion Tracking Document, previous meeting minutes (attached) and recent discussions, these are the items that we have noted to include in the agenda (**please see bullets for comments/questions regarding the items**):

1. Call to Order
2. Adoption of Agenda
3. Adoption of Minutes
1. Discussions Relating to the Final Draft Housing Report
 - The Acting Director of Planning and Development Services to provide information on whether the owners of the development projects (on land owned by the United Church), located east of City Hall and the library, have DCCs (Development Cost Charges) payable. **(Joe, action item from previous meeting)**
 - The Committee to further discuss what a Housing Strategy Action Plan could look like. At the previous meeting, six Housing Strategy Focus Areas and 12 Apostles of Affordable Housing were introduced. → **I will attach the PowerPoint to the agenda for this discussion.**
2. 2021-2022 Work Plan Update
 - i. The Chairperson to provide any updates and facilitate a roundtable discussion regarding the three (3) priority items highlighted in the Committee's 2021-2022 Work Plan document.
3. CAC Funding and Senior Spot Zoning
 - An idea **Redacted S. 22** (Committee member) brought up in the chat at a previous meeting that Councillor Manning made note of (see attached email, titled "Possible February HAC agenda item").
 - **Councillor Manning, have you looked more into this? Would you like to have it as item at this meeting?**
4. Other Business
 - Invitation confirmation of the Affordable Housing Partnership Seminar, tentatively scheduled for April 19, 2022. → **Joe, please see the below action item from the previous meeting:**
ACTION ITEM: Acting Director of Planning and Development Services to confirm with the Economic Development Officer that invitations will be provided to the Housing Advisory Committee members for the Affordable Housing Partnership Seminar, tentatively scheduled for April 19, 2022.
5. Information
 - Committee Action & Motion Tracking Document
 - i. Council adopted the motion regarding the Soleil signage installation idea at the November 8th regular Council meeting:
Motion Number 2022-079: It was MOVED and SECONDED
THAT Council adopt the five Calls to Action into their housing strategy, with an amendment to #5 from the list to instead read: "Ensuring more equitable treatment."
CARRIED
1. 2022 Meeting Schedule
 - The Committee to approve the following 2022 meeting schedule at the March 4, 2022 meeting:
 - March 29, 2022;

- April 26, 2022;
- May 24, 2022;
- June 28, 2022;
- July 26, 2022; and
- September 27, 2022.

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.

8. Conclusion

Please send any agenda item requests (removing or adding) to me by 3pm on Friday, March 11th; I intend on sending the agenda to all members shortly after the cut-off time.

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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Debbie Johnstone

From: Anthony Manning
Sent: March 11, 2022 9:54 AM
Subject: Re: March 17th HAC Meeting Agenda Preparation

Follow Up Flag: Follow up
Flag Status: Completed

You're welcome! One less thing to do right now.

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: March 11, 2022 09:23
To: Anthony Manning <AManning@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: RE: March 17th HAC Meeting Agenda Preparation

Good morning, Councillor Manning,

Thank you for letting me know. I will remove it from this agenda.

Kind regards,

CHLOE RICHARDS

Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca



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From: Anthony Manning <AManning@whiterockcity.ca>
Sent: March 11, 2022 9:18 AM
To: Chloe Richards <CRichards@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: Re: March 17th HAC Meeting Agenda Preparation

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Please send any agenda item requests (removing or adding) to me by 3pm on Friday, March 11th; I intend on sending the agenda to all members shortly after the cut-off time.

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Debbie Johnstone

From: Joseph Calenda
Sent: March 11, 2022 3:01 PM
To: Anthony Manning; Chloe Richards; Christopher Trevelyan
Cc: Guillermo Ferrero
Subject: RE: March 17th HAC Meeting Agenda Preparation

Hi Chloe,

The agenda looks good to me. WRT 15385 Semiahmoo Avenue and the new institutional Residential building , DCC's have been levied along with other development charges. And these are still payable. I can report this to the meeting as needed. For certain DCC's have not been waived for the United Church. Which I think was the question in the first place. Ok ciao for now.

joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
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Debbie Johnstone

From: Joseph Calenda
Sent: March 17, 2022 2:09 PM
To: Chloe Richards
Subject: HAC Meeting March 17th -Affordable Housing Strategy PPP
Attachments: Affordable Housing Partnership Seminar and Action Plan- Focus Areas and Strategies March 2022-PPP.pptx

Follow Up Flag: Follow up
Flag Status: Completed

Hi Chloe,

Please see attached PPP for the HAC meeting at 4:00. Thanks and ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
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WHITE ROCK

My City by the Sea!

AFFORDABLE HOUSING STRATEGY AND ACTION PLAN

-Housing Advisory Committee-
Focus Areas and Strategies

March 17, 2022

TO REDEVELOP OUR CITY BY THE SEA IN THE IMAGE
OF THE OCP

NEXT STEPS

SETTING THE STAGE

“TO REBUILD, RECREATE AND REDEVELOP OUR CITY BY THE SEA,... IN THE IMAGE OF OUR OCP”

Next Steps:

1. Workshop and produce the Housing Strategy Action Plan
2. Prepare Corporate Report to Council
3. Present to Council for implementation and follow through
4. All in 90 days or less – APRIL 30, 2022?

HOUSING STRATEGY FOCUS AREAS FOR WHITE ROCK SETTING THE STAGE!

- Adopt contemporary neighbourhood planning ‘**best practices**’ to create walkable, compact, inclusive streets.
- Broaden the spectrum of housing types and tenures available in White Rock.
- Create opportunities to increase housing supply.
- Rapid deployment of affordable and supportive housing proposals (Warm Up Centre at Centennial Park is a recent example).
- Pursue Partnerships.
- Implement the OCP. Use it as the template to address our housing needs and redevelop our City.

12 APOSTLES OF AFFORDABLE HOUSING

1. Accelerate and Depoliticize the Approval Process (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for Affordable Housing [HERE!](#)
3. Delegate Approval Authority to Staff ([Bill 26](#))
4. No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to DP)
5. Municipal Initiative Pre-Zoning for Missing [Middle Housing \(4 Floors and a Corner Store on Every block!\)](#)
6. Waiving Public Hearings ([Section 464\(2\) of the LGA](#))
7. Broaden the Spectrum of Housing Opportunities in White Rock ([OCP 'Hybrid Towers' Amendment](#))
8. Affordable Housing Partnership Seminar ([April 19, 2022 and follow through](#))
9. Affordable Housing Development Proposal ([Municipal Initiative](#))
10. Waiving DCC's for 'Affordable Housing' applications ([And 5% park dedication?](#))
11. Rental Tenure Zoning with bonus density
12. Expediting 'non-market' housing applications

1. ACCELERATE AND DEPOLITICIZE THE APPROVAL PROCESS

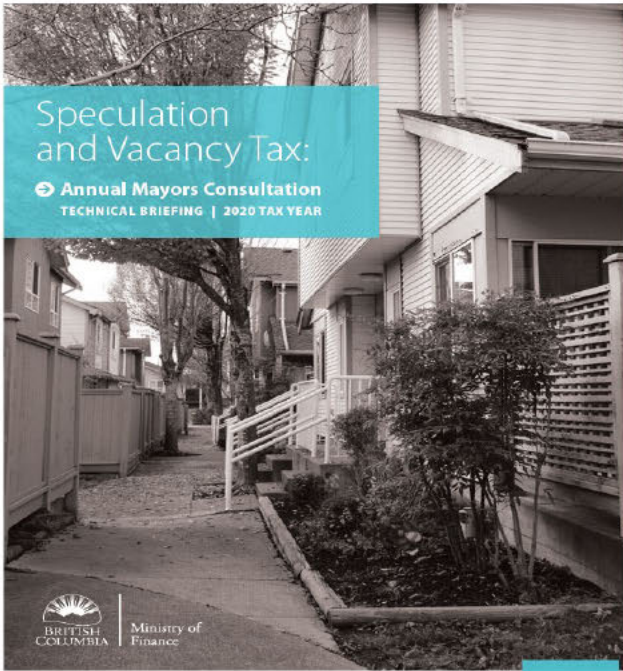
1. Focus on the OCP. Council approves every application that is consistent with the OCP. No exceptions. This creates a culture of acceptance and support for the OCP. Both inside and outside City Hall. Voting for the OCP every time puts predictability into the review process. It will over time accelerate and depoliticize the approval process.
2. Review internal processes and identify redundancies, shortcuts and 'economies'.
3. Hire more Planners.
4. Amend the Advisory Design Panel terms of reference to provide for mandatory design review of four plexes, townhouses and apartment buildings. Exempt single family, duplexes and triplexes from design review of ADP. Staff will review design for these applications.

2. LOCAL USE OF THE SPECULATION AND VACANCY TAX

1. Petition British Columbia to give White Rock authority to surtax vacant properties. (Same as Vancouver! Requires provincial legislation.)
2. Redirect the current speculation tax revenues to the communities from which they were collected. (In year 2020 there were 8617 properties exempt from SVT and 33 properties that paid SVT. \$201,000 was the SVT collected from White Rock property owners in 2020. Collected by BC and spent by BC Housing Hub.)

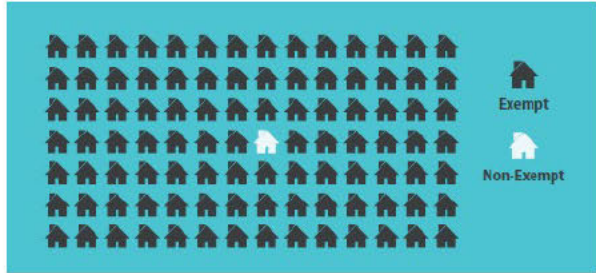
Table 5: 2020 Calendar Year Revenue by Owner Type in White Rock

| | BC Resident | Other Canadian | Foreign Owner | Satellite Family | Other | Total |
|-------|----------------|-------------------|------------------|---------------------|----------|-----------|
| Total | \$43,000 | \$21,000 | \$24,000 | \$87,000 | \$26,000 | \$201,000 |



Speculation and Vacancy Tax: Key Facts

For the third year, more than 99 per cent of British Columbians are exempt from the tax.



The majority of tax revenue based on received declarations comes from foreign owners and satellite families.



Table 1: Tax Revenue¹ by Region – 2020

| Regional District | Tax Revenue |
|-------------------|---------------------|
| Capital | \$7,224,102 |
| Central Okanagan | \$4,552,154 |
| Fraser Valley | \$2,240,594 |
| Metro Vancouver | \$65,512,039 |
| Nanaimo | \$1,115,859 |
| TOTAL | \$80,644,747 |

4 Speculation and Vacancy Tax Annual Mayors Consultation

3. DELEGATE APPROVAL AUTHORITY TO STAFF

1. Development Variance Approval Authority. (Delegate to Staff – Bill 26)
2. Other delegations include:
 - ❖ Minor Development Permits delegated to CAO via Director of Planning and Development Services – Bylaw 2409
 - ❖ Tree Management Permit – Director of Planning and Development Services – Bylaw 2409
 - ❖ Strata Conversions – Director of Planning and Development Services – Bylaw 2409 (check?)
 - ❖ See Planning Procedures Bylaw updated 2022
3. Subdivision Approving Authority already rests with the Subdivision Approving Officer – Director of Planning and Development Services / CAO

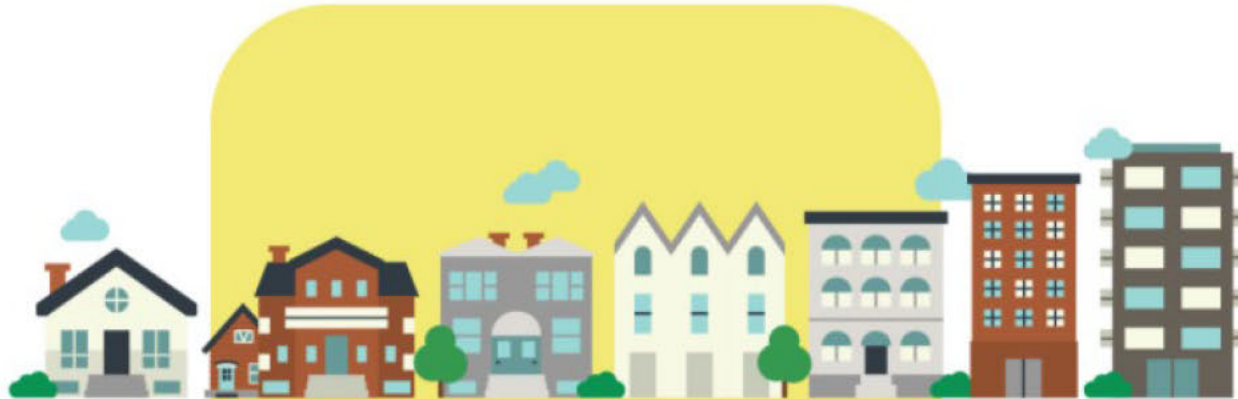
4. NO MORE 'EXCLUSIVE ' SINGLE FAMILY ZONES

1. Create a Residential Zone which permits single detached houses, duplexes and triplexes 'as of right'.
2. Also permit conversion of existing single detached homes into 'multiple units'.
3. All of this is subject to design review by staff.
4. Apply to 'Mature Neighbourhood' area from Anderson Street to Bergstrom Road.
5. Create minimum lot size and regulations for this zone. Includes building envelope, height, parking regulations etc.
6. Require Zone Change applications by the owner? Or up zone by municipal initiative?
7. Waive public hearing?

'AS OF RIGHT' ZONE



MISSING MIDDLE HOUSING FORMS

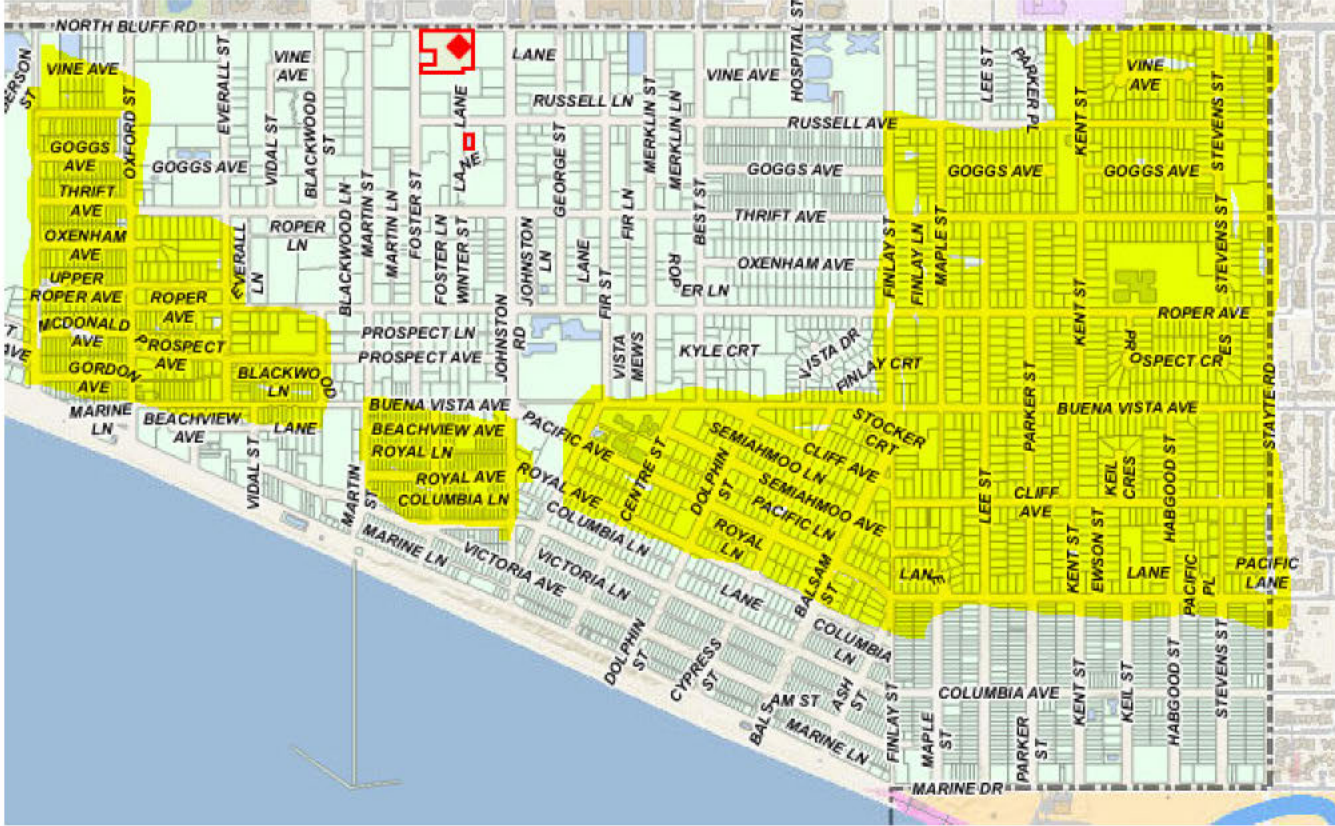


**The
Missing
Middle**

5. PRE-ZONE FOR MISSING MIDDLE HOUSING

1. Four floors and a corner store!
2. Includes row townhouses, 3 storey stacked townhouses and low rise apartments up to 4 storeys. Design zoning regulations to permit these housing forms. Design review is required.
3. Applies to 'Mature Neighbourhood' area from Anderson Street on the west side to Stayte Street on the east side.
4. Pre-Zone by Municipal Initiative.
5. We want to create compact, walkable, inclusive streets. All over the place!

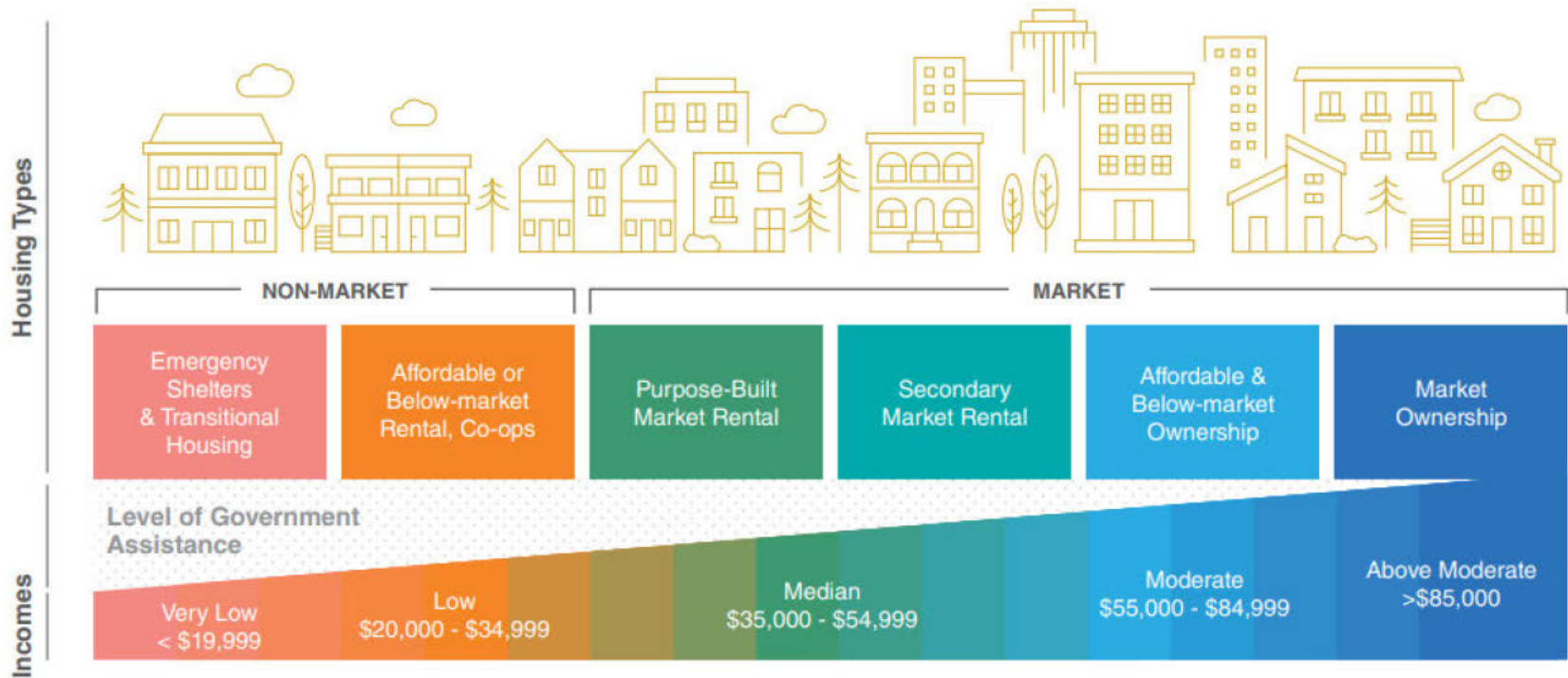
MISSING MIDDLE HOUSING AREA



6. WAIVING PUBLIC HEARINGS

1. Amend the Policy and Procedure Bylaw to provide for automatic waiving of Public Hearings for ALL Zoning Amendment Proposals that are consistent with the OCP. (Except as otherwise provided for in this Housing Strategy.)
2. Staff determines whether an application is consistent with the OCP.
3. Section 464(2) of the LGA.

HOUSING SPECTRUM FOR WHITE ROCK (INCLUDES 18 AND 25 STOREY HYBRID TOWERS)



7. BROADEN THE SPECTRUM OF HOUSING CHOICES

1. Provide for 25 storey 'HYBRID' towers in the 'Town Centre' area (OCP)
2. Provide for 18 storey 'HYBRID' towers in the 'Town Centre Transition' area (OCP)
3. Define "HYBRID" tower as up to 50% market housing and up to 50% non-market housing
4. Amend the OCP.
5. Setting the stage to increase supply!



8. AFFORDABLE HOUSING PARTNERSHIP SEMINAR

1. Scheduled for April 19, 2022 from 9:00 am to 5:00 pm at the White Rock Community Centre
2. We expect up to 75 delegates including presenters.
3. We anticipate the outcomes to include education, networking and 'partnering'.
4. We are producing the seminar to include:
 - ❖ presentations from non-profit housing providers, provincial and federal government 'funding' agencies;
 - ❖ a partnership panel to include delegates from the City, the development industry, non-profit housing providers and funding agencies; and
 - ❖ Break out sessions for networking and partnership building.

9. AFFORDABLE (NON-PROFIT) HOUSING DEVELOPMENT PROPOSAL

1. MUNICIPAL INITIATIVE – Assign a staff person and/or consultant to facilitate the process.
2. Access the Community Amenity Contribution (CAC) Reserve Fund as needed. \$4m allocated in 2022.
3. City Owned Land Report to identify surplus land that may be suited to development of affordable housing. To Council by April 2022 – (Closed Council?)
4. Build partnership.
5. MUNICIPAL INITIATIVE



10(A) WAIVE OR EXEMPT DCC'S FOR 'NON-PROFIT' HOUSING PROPOSALS

1. Your housing is affordable when you spend no more than 30% of your annual Gross Family Household Income. (CMHC and National Housing Strategy definition.)
2. Exempting non-profit housing requires the following:
 - ❖ Defining which 'affordable housing units' will be exempt.
 - ❖ Defining the shortfall in DCC contributions.
 - ❖ Amending the DCC Bylaw to account for the shortfall.

| DCC Rate | Contributors | DCC Fund | Shortfall | Comment |
|-----------------|---|-------------------------|-----------|-------------------------------------|
| \$5000 per unit | 5000 units (Includes 500 non-profit units) | \$25M to be collected | NIL | DCC Bylaw today |
| | 4500 units excluding 500 non-profit units | \$22.5M to be collected | \$2.5M | Revise DCC to capture the shortfall |
| \$5555.00 | 4500 units | \$25M to be collected | NIL | Amended DCC Bylaw |

10 (B) EXEMPTING NON-PROFIT FROM 5% PARKLAND DEDICATION

1. Further to section 510 of the LGA, waive or exempt non-profit housing from 5% cash in lieu and/or land dedication
2. Requires a change to policy and practice at the municipal government level.
3. Assume the residents of the non-profit housing are currently residents of White Rock. And so there would be no need to increase the supply of parks in White Rock. The impact of exempting non-profit from parkland contributions is neutral.
4. Having 'Market Housing' pay for 'Non-Market Housing DCC's is social justice.

11. RENTAL TENURE ZONING

1. Create a 'Rental Tenure Housing Zone'.
2. Make it 'affordable rental rate' which is greater than non-profit rental rates and less than market rental rates. (TO BE DETERMINED. Be careful!)
3. Allow 'bonus density' and height of up to 30% above the density anticipated in the 'Missing Middle Housing Zone'. (TBD)
4. Owner initiated Zone Change. Public hearing required.
5. Requires a Housing Agreement further to section 483 of the LGA.
6. Approve ' Rental Tenure Housing Zone' within the same area as 'Missing Middle Housing Zone'. (See Apostle 5 – Mature Neighbourhood)
7. Requires an OCP Amendment.
8. We want to create walkable, compact and 'inclusive' streets all over the place!

12. EXPEDITE NON-MARKET HOUSING APPLICATIONS

1. Define 'non-market' housing applications to be expedited. Perhaps use non-profit housing as provided by Gorge View Society as the definition.
2. Non-Market Housing applications go to the front of the line!
3. Confine the internal review response period to 14 days.
4. Eliminate the need for P.I.M. (Public Information Meeting)
5. Waive the initial review or early review process.
6. Waive the public hearing if required.
7. Delegate authority for issuing Development Permit to the Director of Planning and Development Services.
8. Revise Planning Procedures Bylaw as required to expedite non-market housing applications.

IMPLEMENTATION PROCESS

- ❖ AMEND THE OCP
- ❖ AMEND THE ZONING BYLAW
- ❖ AMEND THE DCC BYLAW
- ❖ IMPLEMENT THE OCP EVERYTIME!
- ❖ AMEND THE POLICY AND PROCEDURES BYLAW TO WAIVE PUBLIC HEARINGS FOR ALL ZONING AMENDMENT APPLICATIONS CONSISTENT WITH THE OCP. (Except as specifically required in the housing strategy.)

WHITE ROCK

My City by the Sea!

The background features several light gray, stylized wavy lines that resemble ocean waves, flowing from the bottom left towards the right side of the image.

P-1 : PROPERTY PURCHASE FOR AN AFFORDABLE APARTMENT 'NON-MARKET' BUILDING

(RENTERS AT 30% GFI = \$1,050.00 MONTHLY)

Figure 6. Median Household Income by Tenure, White Rock and Metro Vancouver (2016)



HOUSING UNITS REQUIRED IN WHITE ROCK

Table 3: Anticipated Number of Units By Size – Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

| UNIT SIZE | 2016 INDEX | 2021 | 2026 | NET NEW UNITS REQUIRED |
|--------------------------|------------|--------|--------|------------------------|
| Bachelor (0 bedrooms) | 55 | 59 | 61 | +6 |
| 1-Bedroom | 2,500 | 2,290 | 2,391 | -109 |
| 2-Bedroom | 4,245 | 4,533 | 4,734 | +489 |
| 3-Bedroom | 1,565 | 2,419 | 2,526 | +961 |
| 4+Bedroom | 1,640 | 1,384 | 1,445 | -195 |
| Total | 10,005 | 10,684 | 11,158 | +1,153 |

Debbie Johnstone

From: Joseph Calenda
Sent: March 19, 2022 7:39 AM
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Cc: Guillermo Ferrero
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1. Call to Order
2. Adoption of Agenda
3. Adoption of Minutes
4. Housing Strategy Action Plan

- The Acting Director of Planning and Development Services to continue discussing the 12 Apostles of Affordable Housing. At the March 17th Housing Advisory Committee meeting, due to meeting time limitations, Apostles 1 through 5 were discussed. The discussion will begin at Apostle 5 (discussion did not finish/no motion made at last meeting).
5. 2021-2022 Work Plan Update
 - The Chairperson to provide any updates and facilitate a roundtable discussion regarding the three (3) priority items highlighted in the Committee’s 2021-2022 Work Plan document:
 - i. Review and provide feedback on the Draft Housing Needs Report;
 - ii. Provide input on Draft Amendments to the City’s Zoning Bylaw as they relate to housing; and,
 - iii. Evaluate strategies to address areas regarding housing needs, following the final approval of the Housing Needs Report.
 6. CAC Funding and Senior Spot Zoning
 - An idea Redacted S. 22 (Committee member) brought up in the chat at a previous meeting that Councillor Manning made note of (see attached email, titled “Possible February HAC agenda item”).
 - Councillor Manning, have you looked more into this? Would you like to have it as item at this meeting?
 7. Other Business
 8. Information
 - Committee Action & Motion Tracking Document
 - Affordable Housing Partnership Seminar Information
 - i. At the March 17th meeting, it was noted that further information pertaining to the seminar would be provided at the March 29th meeting.
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Thank you,

CHLOE RICHARDS

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Debbie Johnstone

From: Chloe Richards
Sent: March 23, 2022 11:14 AM
Subject: FW: March 29th HAC Meeting Agenda Preparation

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I hope your week is going well. I am following up on the HAC agenda preparation email I sent on Friday, March 18th. I don't believe I have heard from you yet and I noticed that the cut-off date was written incorrectly in my original email (correct version in below email). Can you please confirm that everything looks good to you? Should we include CAC Funding and Senior Spot Zoning item in this agenda, or delay it to the next?

I was planning on sending out the agenda by end of day today, but I can hold off until tomorrow early afternoon should this allow you more time to review.

Thank you,

CHLOE RICHARDS

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From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: March 19, 2022 7:39 AM
To: Chloe Richards <CRichards@whiterockcity.ca>;
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: RE: March 29th HAC Meeting Agenda Preparation

Hi Chloe,

The agenda outline looks good to me. Thanks.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
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From: Chloe Richards <CRichards@whiterockcity.ca>

Sent: March 18, 2022 4:57 PM

To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Subject: March 29th HAC Meeting Agenda Preparation

Good afternoon,

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- June 28, 2022;
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- September 27, 2022.

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.

10. Conclusion

Please send any agenda item requests (removing or adding) to me by 2pm on Friday Wednesday, March 23rd; I intend on sending the agenda to all members shortly after the cut-off time.

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Debbie Johnstone

From: Chloe Richards
Sent: March 23, 2022 11:26 AM
To: Anthony Manning
Cc: Guillermo Ferrero
Subject: RE: March 29th HAC Meeting Agenda Preparation

No worries, thank you for getting back to me so quickly!

Have a great day,

CHLOE RICHARDS

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Sorry, Chloe ... thought I already responded. Yes, everything looks fine.

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Debbie Johnstone

From: Anthony Manning
Sent: March 31, 2022 5:34 AM
To: Redacted S. 22
Subject: Re: 12 April consult Housing Advisory, May I also attend please; some feedback/observations

Thanks, s. 22. Yes, it was a valid point!

Attendance at the seminar on the 19th is limited and I don't know how if we're at our max yet. I'll email Joe and ask.

From: Redacted S. 22
Sent: March 29, 2022 17:10
To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>
Cc: Darryl Walker <DWalker@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: 12 April consult Housing Advisory, May I also attend please; some feedback/observations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Anthony & Christopher

On behalf of Semiahmoo Seniors - Observe the Advisory meeting – offer feedback. some things to consider.

Appreciate the removal of the Apostles term. My Islam, Sikh, other faith/cultures would feel excluded. I observe the planner appears to impose prior models of Victoria and Sooke – no national context/Urban planning broader lens shared. I follow Smart Growth and more, the language to use to gain acceptance is being tweaked there.

I hear angst about “hot button” fears – Missing Middle

a) commercial/café corner possible; when framed more specific in the bylaw it does not mean a proliferation on every corner. b) GENTLE density missing middle will evolve and not suddenly happen, following traditional renewal/development proposals over decades. Hospital Lands is an example here – 2 for one.

Stacked town houses loose 35% to STAIR WELLS have same height and FAR yet 4 floor apartment FAR/ same, but # of units and better SPACE use. It need not negatively impact neighbours when designed well. HEIGHT & set back, etc. can be contained. Will try to find a short list of examples to share where ever.

I am trying to obtain details about participating with the April 12 Stakeholder consult. Redacted S. 22 is Semiahmoo Seniors Chair, accepted it.

Is there a way for me to ALSO attend kindly advise? Redacted S. 22 has not discussed this with the steering committee.

Cheers, s. 22

Debbie Johnstone

From: Joseph Calenda
Sent: March 31, 2022 4:14 PM
To: Jim Gordon
Cc: Guillermo Ferrero; Anne Berry; Alex Wallace
Subject: RE: HAC & one comment made at the last meeting - HAC March 29, 2022
Attachments: SKM_C360i22033116020.pdf

Hi Jim,

Yes Greg Newman did present a 'Defining Affordable Housing' report dated April 28, 2021. See attached. Very well done. It does provide a working definition(s) for White Rock; some of which have already been used in White Rock Housing Agreements (1485 Fir Street for example.). The report will be very useful when we amend our OCP to accommodate affordable housing supply in White Rock. And to implement our Housing Strategy.

In the meantime, I need to produce a 'made in White Rock' housing strategy that I can stand behind. Without being constrained by any definition in particular for the time being. Its clear to me that some of the HAC members are representing views and preferences circa 2015 or 2018. And they are using and perhaps misusing statistics to promote those views and limit the spectrum of housing opportunities in White Rock. Hence my comments about monopolistic NIMBY's. And that was the purpose of my email to Redacted S. 22. Let's not get sucked in by misapplying or misinterpreting the stats! That is contrary to what needs to be done in our housing strategy.

So we need to proceed very carefully to ensure we produce a housing strategy that works. I am trying to do just that by the end of April. Steady as she goes. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
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From: Erika Johanson <EJohanson@whiterockcity.ca>
Sent: March 31, 2022 3:14 PM
To: Jim Gordon <JGordon@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: Re: HAC & one comment made at the last meeting - HAC March 29, 2022

Jim,

Greg Newman spent much of his time working on the background material to come up with a "made in White Rock" definition of "affordable" housing and approved by Council. His report and the recommendations of the Housing Advisory Committee are in the HAC agenda April 28, 2021.

FYI,

Councillor Erika Johanson

City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca



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From: Jim Gordon <JGordon@whiterockcity.ca>
Sent: March 31, 2022 2:18 PM
To: Mayor and Council <MayorandCouncil@whiterockcity.ca>
Subject: Fw: HAC & one comment made at the last meeting - HAC March 29, 2022

Hello Mayor and Council,

This is FYI, so everyone on Council is aware.

Jim

Jim Gordon P.Eng.

Director of Engineering and Municipal Operations,

City of White Rock

877 Keil Street, White Rock, BC V4B 4V6

Tel: 604.541.2181 | www.whiterockcity.ca



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From: Joseph Calenda <JCalenda@whiterockcity.ca>

Sent: Thursday, March 31, 2022 11:35 AM

To: Redacted S. 22

Cc: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Alex Wallace <AWallace@whiterockcity.ca>

Subject: RE: HAC & one comment made at the last meeting - HAC March 29, 2022

Hi S. 22,

Its kind of complicated. Statistics and numbers can mean so many things.

For example we talked about the 30% affordability index Tuesday night. The National Housing Strategy definition says your house, whatever form and tenure it may be, is 'affordable' when you are spending no more than 30% of your gross annual household/family income. This is intended to be used as a relative number. So if you are spending 45% of your GFI on your house, you are spending 15% more than is ideal! And yet your house may be very affordable to you all things considered. We have to be careful to not let 30% prohibit us from doing anything. For example, as we consider missing middle housing in the east end, it may be that the houses that are available for median income families may require 55% of their GFI. And while that is 25% more than the ideal 30%, we should still 'overlay' prezone the area to permit the construction of those houses. Pillar 5(A)! Otherwise, doing nothing achieves nothing; 30% affordability index notwithstanding!

Trying to define affordability for everyone is a political trap. It only serves the interest of monopolistic NIMBY's. Their agenda is to limit the supply of any housing form in service of protecting or enhancing their private property values at the expense of tax base assessment investment in the City of White Rock. That's a big price for the 'community as a whole' to pay to protect the private property interests of the say 200 or so NIMBY's in WR. (BTW the term NIMBY is not perjorative. I mean it as a descriptor. Not a judgment. Monopolistic self-interested NIMBY can mean whatever you want it to mean. Again no judgement. Just a descriptor.)

Another example is S. 22 statistic about White Rock being the third most dense municipality in lower mainland or BC? I'm sure the statistic is correct. And yet it in no way informs or affects my experience of White Rock and how I relate to this city. We should not use that statistic as a reason to inhibit or prohibit the further densification of White Rock. Or the consideration of hybrid towers or other measures to respond to our housing emergency in 2022. Even if WR is the third most dense municipality, it is still a relative number and NOT an absolute per se. Once again, we have to be very careful with numbers and statistics. And how we apply them.

And know to the statement we have more housing units than required. Let's be very careful here. The recent UBCM report on Housing indicates that housing supply is keeping up with population growth. And so there is no problem at the municipal level. Or local governments are doing their job. And Minister of Housing David Eby need NOT be heavy handed in the fall and bring in legislation which requires municipal council's to support every development application which is consistent with their OCP's; monopolistic NIMBY's notwithstanding. WRONG! There's a much bigger story here. Once again, be careful with numbers and statistics. They can have many meanings,

At the end of the day, our mission is to build the right housing strategy action plan for White Rock. Be they pillars, imperatives or apostles. Ok ciao for now.

Joe

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From: Redacted S. 22
Sent: March 31, 2022 8:09 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: HAC & one comment made at the last meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Joe

Well done on the results at the last HAC meeting. Anthony and you handled the meeting very well.

Question: During the meeting one of the attendees made a comment that there are more housing units than required. I think the person was referring to the Lower Mainland in general, but may have been referring to White Rock.

In any case, I wasn't sure whether this statement was accurate. Is it true that there are more housing units than required? Seems to go against evidence. What do you think?

Regards

s. 22

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 28, 2021
TO: Housing Advisory Committee
FROM: Greg Newman, Manager, Planning
SUBJECT: Defining “Affordable Housing” in the City of White Rock

RECOMMENDATION

THAT the Housing Advisory Committee recommend the following resolution to Council:

WHEREAS White Rock Council has directed staff to define affordable housing; and,

WHEREAS the Housing Advisory Committee (HAC) is tasked with providing advice to Council regarding potential housing and affordable housing policies, tools, incentives and partnerships that support a range of housing options and affordability levels in the City of White Rock; and,

WHEREAS staff have been working with members of the HAC to prepare a draft definition of “affordable housing” that not only reflects approaches undertaken by higher levels of government, housing agencies, and other industry partners, but is also reflective of local considerations; and,

WHEREAS many agencies including the Canada Mortgage and Housing Corporation (CMHC), Metro Vancouver, and BC Housing recognize “affordable housing” as being that for which “shelter costs”, commonly including rent or mortgage payments, property taxes, strata fees, heating costs, and in some cases internet fees, do not exceed 30 percent of the before tax (gross) income of the household; and,

WHEREAS roughly 67 percent of all households in the City (6,720 homes) have a gross income of less than \$90,000, being the income threshold generally needed to purchase a home at the lower end of the local ownership market while respecting the 30 percent threshold; and,

WHEREAS approximately 40 percent of all households (3,955 homes) have incomes of less than \$50,000, being the household income needed to afford the average market rent in White Rock (i.e., \$1,191 per month in 2020 as identified by CMHC), while staying within the 30 percent threshold; and,

WHEREAS variability in household income is such that many low-to-moderate income households in the region do not have the financial capacity to enter into the ownership market nor do they have income sufficient to cover the costs of market rental housing in the City of White Rock;

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare affordable housing definitions for the Official Community Plan considering factors including gross household income, the tenure of the household, and the costs associated with maintaining a home, and to focus on ensuring policies for affordable housing are directed toward increasing the supply of rental housing for “very low income households” and “low income households,”; and,

BE IT FURTHER RESOLVED THAT Council direct staff to base the definition of “affordable ownership housing” on a 30 percent income-to-shelter-cost ratio, and to base the definition of “affordable

rental housing” on housing where the rent is 20 percent below the average rents, by unit type (number of bedrooms), of purpose-built rental apartments in the city.

EXECUTIVE SUMMARY

Planning staff have been working with the Housing Advisory Committee to evaluate potential approaches to defining “affordable housing” for the City of White Rock. This work has led to the preparation of draft definitions of “affordable ownership housing” and “affordable rental housing” in addition to complementary definitions that may, collectively, be used to prepare land use policies, regulations, and programs that support local housing options unlikely to be satisfied by the private market.

PREVIOUS COUNCIL DIRECTION

| Motion # & Meeting Date | Motion Details |
|------------------------------------|---|
| January 11, 2021 2021-011 | THAT Council direct staff to define affordable housing. |

INTRODUCTION/BACKGROUND

In 2019 the City of White Rock established a Housing Advisory Committee (HAC) to “provide advice to Council regarding potential housing and affordable housing policies, tools, incentives and partnerships that support a range of housing options and affordability levels in the City of White Rock”. Since taking office, Council has been committed to defining “affordable housing” so that there is greater clarity regarding the term when used in the context of development (planning) proposals and other municipal projects. Staff have been working with HAC members to prepare a draft definition of “affordable housing” that not only reflects approaches undertaken by higher levels of government, housing agencies, and other industry partners, but is also reflective of local considerations. On January 11, 2021, Council passed a resolution recommended by the Housing Advisory Committee to request that staff define affordable housing. This work is to be done in conjunction with the Housing Advisory Committee.

On January 27 and February 24, 2021, staff presented HAC with information regarding varying approaches to defining affordable housing. Generally, agencies including the Canada Mortgage and Housing Corporation (CMHC), Metro Vancouver, and BC Housing recognize “affordable housing” as being that for which “shelter costs”, commonly including rent or mortgage payments, property taxes, strata fees, heating costs, and in some cases internet fees, do not exceed 30 percent of the before tax (gross) income of the household. While this approach provides a helpful starting point to consider housing affordability, when it is applied to households of varying income levels, particularly throughout the Lower Mainland, it becomes clear that many are forced to spend more than 30 percent of their household income to “afford” shelter costs made available by the private market.

Evaluating Affordable Housing as it relates to Ownership and Rental Households

Appendix A includes two tables which highlight “thresholds of affordability” considering the tenure of housing, the gross household income, and assumed shelter costs. The following sections give greater merit to the information presented in the tables.

Ownership Housing and Local Incomes

As it relates to ownership housing, Table A in the Appendix illustrates the household incomes that would be required to cover the shelter costs associated with the purchase of a home while respecting the 30 percent income-to-shelter-cost threshold commonly attributed to “affordable housing”. Per the 2016 Census, the median and average household incomes in White Rock were \$62,344 and \$89,992, respectively; these are explicitly referenced in Table A. At these income levels, a household could afford the purchase of a home being roughly \$250,000 and \$450,000, keeping within the 30 percent threshold. This assumes that the purchaser is able to put 20 percent down and secure a 25 year amortization period at 2.0 percent. This also assumes monthly property taxes generated at 4.14 percent of the purchase price, monthly strata fees of \$300, as well as \$100 in hydro fees, and \$80 in internet expenses per month; note that property taxes are tied to the “assessed value” of the property as determined by BC Assessment and may not be fully aligned with the purchase price of the home. Data presented in the City’s “Part 1” Housing Needs Report prepared by Metro Vancouver (see www.talkwhiterock.ca/housing) provides that the 2019 benchmark price of a single detached dwelling in White Rock / South Surrey was \$1,340,900, the benchmark price for a townhome was \$648,300, and for an apartment / condominium the price was \$500,100. At these prices, a household would need gross incomes of approximately \$240,000, \$120,000 and \$95,000, respectively, to afford the shelter costs of the home within the 30 percent threshold. Table 1 below summarizes the number of owner and renter households in White Rock based on their gross household income. As outlined in the Table, roughly 67 percent of all households in the City (6,720 homes) have a gross income of less than \$90,000, being the income threshold generally needed to purchase a home at the lower end of the local ownership market.

Table 1: Number of White Rock Owner and Rental Households by Household Income (2016 Census)

| Gross Household Income | Owner | | Renter | | Total | |
|-------------------------|--------------|-------------|--------------|-------------|---------------|-------------|
| | # | % of Owner | # | % of Renter | # | % of Total |
| Under \$5,000 | 115 | 2% | 130 | 4% | 245 | 2% |
| \$5,000 to \$9,999 | 55 | 1% | 45 | 1% | 95 | 1% |
| \$10,000 to \$14,999 | 95 | 1% | 235 | 7% | 330 | 3% |
| \$15,000 to \$19,999 | 210 | 3% | 220 | 7% | 435 | 4% |
| \$20,000 to \$24,999 | 280 | 4% | 320 | 10% | 600 | 6% |
| \$25,000 to \$29,999 | 245 | 4% | 205 | 6% | 450 | 4% |
| \$30,000 to \$34,999 | 305 | 4% | 235 | 7% | 540 | 5% |
| \$35,000 to \$39,999 | 250 | 4% | 155 | 5% | 405 | 4% |
| \$40,000 to \$44,999 | 275 | 4% | 135 | 4% | 410 | 4% |
| \$45,000 to \$49,999 | 285 | 4% | 160 | 5% | 445 | 4% |
| \$50,000 to \$59,999 | 580 | 9% | 295 | 9% | 875 | 9% |
| \$60,000 to \$69,999 | 530 | 8% | 180 | 6% | 715 | 7% |
| \$70,000 to \$79,999 | 420 | 6% | 210 | 7% | 625 | 6% |
| \$80,000 to \$89,999 | 415 | 6% | 135 | 4% | 550 | 5% |
| \$90,000 to \$99,999 | 375 | 6% | 85 | 3% | 455 | 5% |
| \$100,000 to \$124,999 | 570 | 8% | 190 | 6% | 760 | 8% |
| \$125,000 to \$149,999 | 525 | 8% | 105 | 3% | 630 | 6% |
| \$150,000 to \$199,999 | 600 | 9% | 125 | 4% | 730 | 7% |
| \$200,000 and over | 660 | 10% | 50 | 2% | 715 | 7% |
| Total Households | 6,795 | 100% | 3,210 | 100% | 10,005 | 100% |

Table B in the Appendix presents the thresholds of rental housing considering the cost of rent in addition to \$100 per month in hydro costs and \$80 per month in cable / internet fees. The Table illustrates that in order to “afford” the average market rent in White Rock (i.e., \$1,191 per month in 2020 as identified by CMHC), while staying within the 30 percent threshold, the gross income of the household would need to be roughly \$50,000 dollars or higher. As outlined in Table 1, approximately 40 percent of all households (3,955 homes) have incomes of less than \$50,000. Of these, 2,115 are owner households, representing 31 percent of the ownership stock (6,795 homes), and 1,840 are renter households, representing 57% of the rental stock (3,210 homes). The high proportion of White Rock households with incomes of less than \$50,000 may be reflective of the similarly high number of households occupied by retirees now living off a fixed income (e.g., pension, old age security, etc). For such owner households, shelter costs may be lower than assumed as many households have likely paid off the mortgage and, potentially, benefitted from the escalation in housing prices evidenced throughout the Lower Mainland. That being said, for existing renter households, the continued increase in housing costs may only further compromise the ability of occupants to enter into the ownership market, if desired.

Defining Affordable Housing

The income data presented in Table 1, set against ownership and rental housing costs in White Rock, provides that many households would not be able to “afford”, within the 30 percent threshold, what the private market is currently offering. This discrepancy highlights the need to not only define “affordable housing” on the basis of a set income-to-shelter-cost ratio, but to look at varying thresholds of affordability based on the gross income of the household. Recognizing varying household income thresholds would allow the City to create land use policy, regulatory controls and housing incentives that support greater degrees of affordability along a spectrum of household incomes. BC Housing, for example, defines “low and moderate income limits” for residential units with less than two bedrooms (i.e., \$75,730 in 2021) as well as those with two or more bedrooms (i.e., \$117,080 in 2021). These income thresholds are used to determine whether a household is eligible for programs and supports provided by the organization. The City of Vancouver has similarly defined target incomes for local housing program eligibility. Metro Vancouver’s 10-year Housing Plan provides a regional approach to defining “household income groups” based on the extent to which the gross income of the household aligns with that of the median income household in the region (see Figure 1).

RENTAL HOUSEHOLDS BY HOUSEHOLD INCOME GROUP (2016)

| Household Income Group | Definition (Annual Household Income) | Number of Rental Households | % of Rental households |
|--|--------------------------------------|-----------------------------|------------------------|
| Very Low Income (Less than 50% of median income) | Under \$35,000 | 126,630 | 36% |
| Low Income (50% to 80% of median income) | \$35,000 - \$60,000 | 80,755 | 23% |
| Moderate Income (80% to 120% of median income) | \$60,000 - \$85,000 | 57,440 | 16% |
| Above Moderate Income (120% to 150% of median income) | \$85,000 - \$115,000 | 38,850 | 11% |
| High Income (More than 150% of median income) | \$115,000 + | 45,030 | 13% |
| Total Renter Households | | 348,695 | |

SOURCE: STATISTICS CANADA. CENSUS 2016
 NOTE: REGIONAL MEDIAN HOUSEHOLD INCOME (RMHI) - \$72,600

Figure 1: Household Income Groups (Source: Metro Vancouver 10-Year Housing Plan)

Staff have applied the thresholds established by Metro Vancouver to the 2016 median household income in White Rock to define “income thresholds” as outlined below:

| |
|--|
| <p>Very Low Income Household:</p> <ul style="list-style-type: none"> - A household with gross household income of less than 50 percent of the median household income of the municipality (e.g., in 2016, gross income of less than \$31,173). <p>Low Income Household:</p> <ul style="list-style-type: none"> - A household with gross household income of 50 to 80 percent of the median household income of the municipality (e.g., in 2016, gross income of between \$31,173 and \$49,875). <p>Moderate Income Household:</p> <ul style="list-style-type: none"> - A household with gross household income of 80 to 120 percent of the median household income of the municipality (e.g., in 2016, gross income of between \$49,876 and \$74,813). <p>Above Moderate Income Household:</p> <ul style="list-style-type: none"> - A household with gross household income of 120 to 150 percent of the median household income of the municipality (e.g., in 2016, gross income of between \$74,814 and \$93,516). <p>High Income Household:</p> <ul style="list-style-type: none"> - A household with gross household income of greater than 150 percent of the median household income of the municipality (e.g., in 2016, gross income of \$93,517 or greater). |
|--|

Table 2 and Figure 2 below identify the number and proportion of owner and renter households in White Rock falling, generally, within the household income groups outlined in the definitions.

Table 2: Proportion of Households by Household Income Group in White Rock (2016 Census)

| Household Income Group | 2015 Income (per 2016 Census) | Owner | | Renter | | Total | |
|---------------------------------|-------------------------------|--------------|-------------|--------------|-------------|---------------|-------------|
| | | # | % of Owner | # | % of Renter | # | % of Total |
| Very Low Income Household | Less than \$29,999 | 1,000 | 15% | 1,155 | 36% | 2,155 | 22% |
| Low Income Household | \$30,000 to \$49,999 | 1,115 | 16% | 685 | 21% | 1,800 | 18% |
| Moderate Income Household | \$50,000 to \$79,999 | 1,530 | 23% | 685 | 21% | 2,215 | 22% |
| Above Moderate Income Household | \$80,000 to \$99,999 | 790 | 12% | 220 | 7% | 1,010 | 10% |
| Very High Income Household | \$100,000 and over | 2360 | 35% | 470 | 15% | 2,830 | 28% |
| Total Households | | 6,795 | 100% | 3,215 | 100% | 10,010 | 100% |

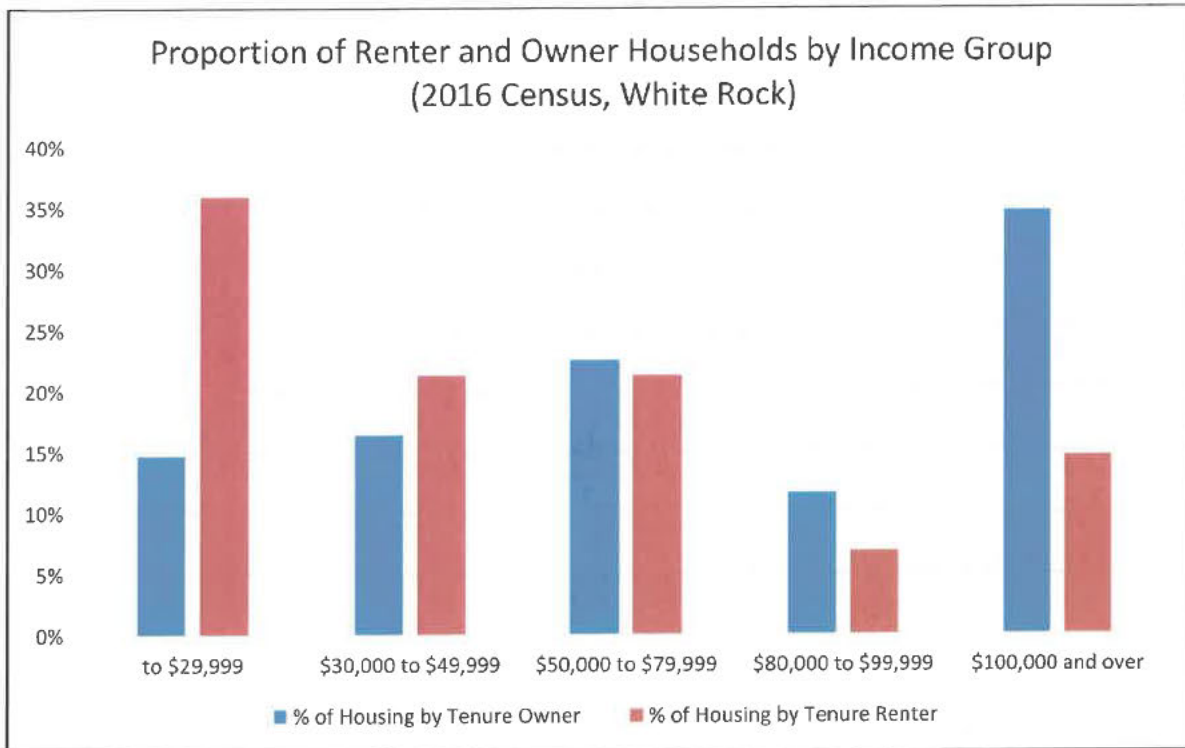


Figure 2: Proportion of Renter and Owner Households in White Rock (Source: Statistics Canada’s 2016 Census)

As illustrated in Figure 2, households with lower incomes tend to be more common in the rental market when compared with those having higher incomes, who represent a higher proportion of owners. Drawing on the income thresholds and data presented, staff believe there is merit in defining affordable housing on the basis of the tenure of the household, and focusing on the affordable rental supply where the need is greatest. This is partly necessary as many households in the region do not have the financial capacity to enter into the ownership market nor do they have income sufficient to cover the costs of market rental housing. Drawing on the definitions above, staff recommend the following definitions of “affordable ownership housing” and “affordable rental housing”; a definition of “shelter cost” is also included:

Affordable Ownership Housing:

- housing for which the purchase price results in annual *shelter costs* which do not exceed 30 percent of gross annual household income;

Affordable Rental Housing:

- housing for which the *shelter cost* is determined with the monthly rent component being set at 20 percent below the average market rent of a unit, by bedroom size, in the local market area.

Shelter Cost:

- in the case of ownership housing, includes the mortgage, principal, and interest (based on a 25-year amortization, 20 percent down payment and the chartered bank administered mortgage rate for a conventional 5 year mortgage as reported by the Bank of Canada at the time of application) plus property taxes, strata fees (where applicable), utilities, and internet; and
- in the case of rental housing, the gross monthly rent that includes utilities, internet and any other non-negotiable fees tied to the rental unit, unless otherwise stipulated in a senior level government program which may define shelter costs differently.

Table A in Appendix A highlights the thresholds of “affordable ownership housing”, at 30 percent and lower, relative to the gross income of the household. As it relates to “affordable rental housing”, staff recommend that affordable rental rates be defined by applying a 20 percent reduction to the average market rent of a unit, based on the number of bedrooms in that unit, as identified in the regional market area. In White Rock, CMHC provides data related to the “primary” rental market which captures purpose-built rental units. The “secondary” rental market includes units which are not provided within purpose-built rental buildings, such as secondary suites and coach homes. Table 2 below illustrates the “affordable rental housing” rates established by the draft definition. The Table also identifies the total shelter costs associated with each rental unit and the gross household income that would be needed to keep these costs within the 30 percent threshold. Generally, the definition of affordable rental housing, as presented, would support low-to-moderate income households in White Rock. Alternative policy measures would be needed to support deeper levels of affordability if desired by Council.

| Rental Unit | 2020 CMHC Average Rent | 20% Below Average | Hydro Cost | Internet Cost | Total Annual Shelter Costs | Gross Household Income Required @ 30% | Household Income Group |
|---------------|---|-------------------|------------|---------------|----------------------------|---------------------------------------|------------------------|
| Bachelor | \$946 | \$757 | \$100 | \$80 | \$11,242 | \$37,435 | Low Income |
| One-Bedroom | \$1,090 | \$872 | \$100 | \$80 | \$12,624 | \$42,038 | Low Income |
| Two-Bedroom | \$1,422 | \$1,138 | \$100 | \$80 | \$15,811 | \$52,651 | Moderate Income |
| Three-Bedroom | There are an insufficient number of 3-bedroom rental units in White Rock therefore rate data is not available from CMHC. City staff would look at the differences in the rental rates of two and three-bedroom units in nearby jurisdictions to identify the “uplift”. This could then be applied to the two-bedroom rate to estimate an applicable rate for three-bedroom units in the City. | | | | | | |

Next Steps

If Council were to endorse the draft definitions presented in this report staff would advance OCP amendments to introduce such into the Plan. Additional work could then be advanced to “scenario test” the defined terms so as to prepare specific land use policies which may, for example, incentivize the provision of “affordable rental housing” or, in limited circumstances, “affordable ownership housing”. In evaluating hypothetical scenarios, there may be value in retaining a consultant to support the economic / financial analysis of the “carrot” relative to the burden (e.g., subsidization of income / costs).

FINANCIAL IMPLICATIONS

Not Applicable.

LEGAL IMPLICATIONS

Not Applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Any future introduction of amendments to the Official Community Plan would be subject to Council Policy 512: Official Community Plan Consultation and the legislative requirements set out in the Local Government Act. At a minimum, staff would recommend a Public Information Meeting to raise awareness of the proposed changes in addition to the required Public Hearing.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not Applicable.

CLIMATE CHANGE IMPLICATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has identified, as a "top priority", the advancement of affordable housing policies as a component of the Official Community Plan Review in addition to the preparation of a Housing Needs Report, which will help identify areas of local housing need. The Housing Advisory Committee's mandate acknowledges the role of the Committee in providing advice to Council regarding potential housing and affordable housing policies, tools, incentives and partnerships that support a range of housing options and affordability levels in the City of White Rock. The work presented in this report will support the priorities of Council and the mandate of the Committee.

OPTIONS / RISKS / ALTERNATIVES

The Committee may believe that alternative approaches to defining affordable housing warrant further review or that the level of affordability presented in the draft definitions is insufficient to address local housing needs. Staff would need additional time to evaluate alternatives to the definitions as presented in this report if desired by the Committee.

CONCLUSION

This report provides draft affordable housing definitions that are intended to support policies, regulations and local programs that may be used to support greater housing choice, and affordability, in the City of White Rock. The definitions recognize "affordable ownership housing" as distinct from "affordable rental housing". Furthermore, the definitions introduce housing income thresholds which could be used by the City in advancing specific incentives that target low-to-moderate income households, being those whose needs may not otherwise be met by the private market.

Respectfully submitted,



Greg Newman, RPP, MCIP
Manager, Planning

Appendix A: Thresholds of Affordability

Table A: Thresholds of Ownership Housing Affordability

| Purchase Price | Down Payment (assume 20%) | Principal | Monthly Mortgage Payment (25 yr term & 2.0% interest) | Monthly Property Taxes (assume 4.14%) | Strata Fees | Hydro | Cable / Internet | Annual Housing Cost | Household Income | | | | | | | | | | | | | | | |
|----------------|---------------------------|--------------|---|---------------------------------------|-------------|--------|------------------|---------------------|------------------|-----------|-----------|-----------|------------------------|-----------|-----------|-------------------------|------------|------------|------------|------------|------------|-----|-----|----|
| | | | | | | | | | \$ 20,000 | \$ 30,000 | \$ 40,000 | \$ 50,000 | \$62,344 (2016 median) | \$ 70,000 | \$ 80,000 | \$85,992 (2016 average) | \$ 100,000 | \$ 120,000 | \$ 150,000 | \$ 175,000 | \$ 200,000 | | | |
| \$ 1,500,000 | \$ 300,000 | \$ 1,200,000 | \$ 5,078 | \$ 518 | \$ 300 | \$ 100 | \$ 80 | \$ 72,903.47 | 165% | 243% | 182% | 146% | 117% | 104% | 91% | 81% | 71% | 61% | 51% | 41% | 31% | 21% | 11% | 1% |
| \$ 1,450,000 | \$ 290,000 | \$ 1,160,000 | \$ 4,909 | \$ 500 | \$ 300 | \$ 100 | \$ 80 | \$ 70,655.35 | 153% | 236% | 177% | 141% | 113% | 103% | 89% | 79% | 69% | 59% | 49% | 39% | 29% | 19% | 9% | 0% |
| \$ 1,400,000 | \$ 280,000 | \$ 1,120,000 | \$ 4,739 | \$ 483 | \$ 300 | \$ 100 | \$ 80 | \$ 65,417.24 | 142% | 228% | 171% | 137% | 110% | 98% | 86% | 76% | 66% | 56% | 46% | 36% | 26% | 16% | 6% | 0% |
| \$ 1,350,000 | \$ 270,000 | \$ 1,080,000 | \$ 4,570 | \$ 466 | \$ 300 | \$ 100 | \$ 80 | \$ 60,179.12 | 132% | 221% | 165% | 132% | 105% | 95% | 83% | 74% | 64% | 54% | 44% | 34% | 24% | 14% | 4% | 0% |
| \$ 1,300,000 | \$ 260,000 | \$ 1,040,000 | \$ 4,401 | \$ 449 | \$ 300 | \$ 100 | \$ 80 | \$ 54,941.01 | 123% | 213% | 159% | 128% | 103% | 91% | 80% | 71% | 61% | 51% | 41% | 31% | 21% | 11% | 1% | 0% |
| \$ 1,250,000 | \$ 250,000 | \$ 1,000,000 | \$ 4,231 | \$ 431 | \$ 300 | \$ 100 | \$ 80 | \$ 49,702.90 | 115% | 205% | 156% | 123% | 99% | 88% | 77% | 68% | 58% | 48% | 38% | 28% | 18% | 8% | 2% | 0% |
| \$ 1,200,000 | \$ 240,000 | \$ 960,000 | \$ 4,062 | \$ 414 | \$ 300 | \$ 100 | \$ 80 | \$ 44,464.78 | 107% | 197% | 149% | 119% | 95% | 85% | 74% | 65% | 55% | 45% | 35% | 25% | 15% | 5% | 0% | 0% |
| \$ 1,150,000 | \$ 230,000 | \$ 920,000 | \$ 3,893 | \$ 397 | \$ 300 | \$ 100 | \$ 80 | \$ 39,226.66 | 100% | 189% | 143% | 114% | 92% | 82% | 71% | 62% | 52% | 42% | 32% | 22% | 12% | 6% | 0% | 0% |
| \$ 1,100,000 | \$ 220,000 | \$ 880,000 | \$ 3,724 | \$ 380 | \$ 300 | \$ 100 | \$ 80 | \$ 33,988.54 | 93% | 181% | 137% | 108% | 88% | 78% | 67% | 58% | 48% | 38% | 28% | 18% | 8% | 2% | 0% | 0% |
| \$ 1,050,000 | \$ 210,000 | \$ 840,000 | \$ 3,554 | \$ 363 | \$ 300 | \$ 100 | \$ 80 | \$ 28,750.42 | 86% | 173% | 132% | 103% | 83% | 73% | 62% | 53% | 43% | 33% | 23% | 13% | 7% | 1% | 0% | 0% |
| \$ 1,000,000 | \$ 200,000 | \$ 800,000 | \$ 3,385 | \$ 345 | \$ 300 | \$ 100 | \$ 80 | \$ 23,512.31 | 79% | 165% | 127% | 97% | 81% | 71% | 60% | 51% | 41% | 31% | 21% | 11% | 6% | 0% | 0% | 0% |
| \$ 950,000 | \$ 190,000 | \$ 760,000 | \$ 3,215 | \$ 328 | \$ 300 | \$ 100 | \$ 80 | \$ 18,274.20 | 72% | 157% | 121% | 92% | 77% | 67% | 56% | 47% | 37% | 27% | 17% | 7% | 1% | 0% | 0% | 0% |
| \$ 900,000 | \$ 180,000 | \$ 720,000 | \$ 3,047 | \$ 311 | \$ 300 | \$ 100 | \$ 80 | \$ 13,036.08 | 65% | 149% | 115% | 87% | 74% | 64% | 53% | 44% | 34% | 24% | 14% | 4% | 1% | 0% | 0% | 0% |
| \$ 850,000 | \$ 170,000 | \$ 680,000 | \$ 2,877 | \$ 294 | \$ 300 | \$ 100 | \$ 80 | \$ 7,797.97 | 58% | 141% | 109% | 83% | 72% | 62% | 51% | 42% | 32% | 22% | 12% | 6% | 1% | 0% | 0% | 0% |
| \$ 800,000 | \$ 160,000 | \$ 640,000 | \$ 2,708 | \$ 276 | \$ 300 | \$ 100 | \$ 80 | \$ 2,559.85 | 51% | 133% | 104% | 80% | 70% | 60% | 49% | 40% | 30% | 20% | 10% | 5% | 1% | 0% | 0% | 0% |
| \$ 750,000 | \$ 150,000 | \$ 600,000 | \$ 2,539 | \$ 259 | \$ 300 | \$ 100 | \$ 80 | \$ 1,321.73 | 44% | 125% | 98% | 76% | 67% | 57% | 46% | 37% | 27% | 17% | 7% | 1% | 0% | 0% | 0% | 0% |
| \$ 700,000 | \$ 140,000 | \$ 560,000 | \$ 2,370 | \$ 242 | \$ 300 | \$ 100 | \$ 80 | \$ 37,093.73 | 37% | 117% | 91% | 70% | 62% | 52% | 42% | 32% | 22% | 12% | 6% | 1% | 0% | 0% | 0% | 0% |
| \$ 650,000 | \$ 130,000 | \$ 520,000 | \$ 2,200 | \$ 224 | \$ 300 | \$ 100 | \$ 80 | \$ 31,855.62 | 30% | 109% | 85% | 65% | 58% | 48% | 38% | 28% | 18% | 8% | 2% | 0% | 0% | 0% | 0% | 0% |
| \$ 600,000 | \$ 120,000 | \$ 480,000 | \$ 2,031 | \$ 207 | \$ 300 | \$ 100 | \$ 80 | \$ 26,617.50 | 23% | 101% | 79% | 60% | 53% | 43% | 33% | 23% | 13% | 3% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 550,000 | \$ 110,000 | \$ 440,000 | \$ 1,862 | \$ 190 | \$ 300 | \$ 100 | \$ 80 | \$ 21,379.37 | 16% | 93% | 76% | 57% | 49% | 39% | 29% | 19% | 9% | 3% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 500,000 | \$ 100,000 | \$ 400,000 | \$ 1,693 | \$ 173 | \$ 300 | \$ 100 | \$ 80 | \$ 16,141.24 | 9% | 85% | 70% | 54% | 45% | 35% | 25% | 15% | 5% | 1% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 450,000 | \$ 90,000 | \$ 360,000 | \$ 1,523 | \$ 155 | \$ 300 | \$ 100 | \$ 80 | \$ 10,903.11 | 2% | 77% | 65% | 52% | 42% | 32% | 22% | 12% | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 400,000 | \$ 80,000 | \$ 320,000 | \$ 1,354 | \$ 138 | \$ 300 | \$ 100 | \$ 80 | \$ 5,664.93 | 0% | 69% | 59% | 47% | 36% | 26% | 16% | 6% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 350,000 | \$ 70,000 | \$ 280,000 | \$ 1,185 | \$ 121 | \$ 300 | \$ 100 | \$ 80 | \$ 21,426.81 | 0% | 61% | 52% | 41% | 30% | 20% | 10% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 300,000 | \$ 60,000 | \$ 240,000 | \$ 1,016 | \$ 104 | \$ 300 | \$ 100 | \$ 80 | \$ 19,188.69 | 0% | 53% | 44% | 34% | 23% | 13% | 3% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 250,000 | \$ 50,000 | \$ 200,000 | \$ 846 | \$ 86 | \$ 300 | \$ 100 | \$ 80 | \$ 16,950.58 | 0% | 45% | 37% | 28% | 17% | 7% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| \$ 200,000 | \$ 40,000 | \$ 160,000 | \$ 677 | \$ 69 | \$ 300 | \$ 100 | \$ 80 | \$ 14,712.46 | 0% | 37% | 29% | 20% | 10% | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

Median Household Value (2015) = \$661,196 Average Household Value (2016) = \$661,296

Table B: Thresholds of Rental Housing Affordability

| Monthly Rent | Hydro | Cable / Internet | Annual Housing Costs | Household Income | | | | | | | | | | | | | | | | | |
|--------------|--------|------------------|----------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|
| | | | | 5,000 | 10,000 | 15,000 | 20,000 | 25,000 | 30,000 | 35,000 | 40,000 | 45,000 | 50,000 | 60,000 | 70,000 | 80,000 | 90,000 | 100,000 | 125,000 | 150,000 | 200,000 |
| \$ 5,400 | \$ 100 | \$ 80 | \$ 66,960 | 1339% | 670% | 446% | 335% | 288% | 223% | 191% | 167% | 149% | 134% | 112% | 98% | 84% | 74% | 67% | 54% | 45% | 33% |
| \$ 5,200 | \$ 100 | \$ 80 | \$ 64,560 | 1291% | 646% | 430% | 323% | 258% | 215% | 184% | 161% | 143% | 123% | 108% | 92% | 81% | 72% | 65% | 52% | 43% | 32% |
| \$ 5,000 | \$ 100 | \$ 80 | \$ 62,160 | 1243% | 622% | 414% | 311% | 249% | 207% | 178% | 155% | 138% | 124% | 104% | 89% | 78% | 69% | 62% | 50% | 41% | 31% |
| \$ 4,800 | \$ 100 | \$ 80 | \$ 59,760 | 1195% | 598% | 398% | 299% | 239% | 199% | 171% | 149% | 133% | 120% | 100% | 85% | 75% | 66% | 60% | 48% | 40% | 30% |
| \$ 4,600 | \$ 100 | \$ 80 | \$ 57,360 | 1147% | 574% | 382% | 287% | 229% | 191% | 164% | 143% | 127% | 115% | 96% | 82% | 72% | 64% | 57% | 46% | 38% | 29% |
| \$ 4,400 | \$ 100 | \$ 80 | \$ 54,960 | 1099% | 550% | 366% | 275% | 220% | 183% | 157% | 137% | 122% | 110% | 92% | 79% | 69% | 61% | 55% | 44% | 37% | 27% |
| \$ 4,200 | \$ 100 | \$ 80 | \$ 52,560 | 1051% | 526% | 350% | 263% | 210% | 175% | 150% | 131% | 117% | 105% | 88% | 75% | 66% | 58% | 53% | 42% | 35% | 26% |
| \$ 4,000 | \$ 100 | \$ 80 | \$ 50,160 | 1003% | 502% | 334% | 251% | 201% | 167% | 136% | 119% | 106% | 100% | 84% | 72% | 63% | 56% | 50% | 40% | 33% | 25% |
| \$ 3,800 | \$ 100 | \$ 80 | \$ 47,760 | 955% | 478% | 318% | 239% | 191% | 159% | 136% | 119% | 106% | 96% | 80% | 68% | 60% | 53% | 48% | 38% | 32% | 24% |
| \$ 3,600 | \$ 100 | \$ 80 | \$ 45,360 | 907% | 454% | 302% | 227% | 181% | 151% | 130% | 113% | 101% | 91% | 76% | 65% | 57% | 50% | 45% | 36% | 30% | 23% |
| \$ 3,400 | \$ 100 | \$ 80 | \$ 42,960 | 859% | 430% | 286% | 215% | 172% | 143% | 123% | 107% | 95% | 86% | 72% | 61% | 54% | 48% | 43% | 34% | 29% | 21% |
| \$ 3,200 | \$ 100 | \$ 80 | \$ 40,560 | 811% | 406% | 270% | 203% | 162% | 135% | 116% | 101% | 90% | 81% | 68% | 58% | 51% | 45% | 41% | 32% | 27% | 20% |
| \$ 3,000 | \$ 100 | \$ 80 | \$ 38,160 | 763% | 382% | 254% | 191% | 153% | 127% | 109% | 95% | 85% | 76% | 64% | 55% | 48% | 42% | 38% | 31% | 25% | 19% |
| \$ 2,800 | \$ 100 | \$ 80 | \$ 35,760 | 715% | 358% | 238% | 179% | 143% | 119% | 102% | 89% | 79% | 72% | 60% | 51% | 45% | 40% | 36% | 29% | 24% | 18% |
| \$ 2,600 | \$ 100 | \$ 80 | \$ 33,360 | 667% | 334% | 222% | 167% | 133% | 111% | 95% | 83% | 74% | 67% | 56% | 48% | 42% | 37% | 33% | 27% | 22% | 17% |
| \$ 2,400 | \$ 100 | \$ 80 | \$ 30,960 | 619% | 310% | 206% | 155% | 124% | 103% | 88% | 77% | 69% | 62% | 52% | 44% | 39% | 34% | 31% | 25% | 21% | 15% |
| \$ 2,200 | \$ 100 | \$ 80 | \$ 28,560 | 571% | 286% | 190% | 143% | 114% | 95% | 82% | 71% | 63% | 57% | 48% | 41% | 36% | 32% | 29% | 23% | 19% | 14% |
| \$ 2,000 | \$ 100 | \$ 80 | \$ 26,160 | 523% | 262% | 174% | 131% | 105% | 87% | 75% | 65% | 58% | 52% | 44% | 37% | 33% | 29% | 26% | 21% | 17% | 13% |
| \$ 1,800 | \$ 100 | \$ 80 | \$ 23,760 | 475% | 238% | 158% | 119% | 95% | 79% | 68% | 59% | 53% | 48% | 40% | 34% | 30% | 26% | 24% | 19% | 16% | 12% |
| \$ 1,600 | \$ 100 | \$ 80 | \$ 21,360 | 427% | 214% | 142% | 107% | 85% | 71% | 61% | 53% | 47% | 43% | 36% | 31% | 27% | 24% | 21% | 17% | 14% | 11% |
| \$ 1,400 | \$ 100 | \$ 80 | \$ 18,960 | 379% | 190% | 126% | 95% | 76% | 63% | 54% | 47% | 42% | 38% | 32% | 27% | 24% | 21% | 19% | 15% | 13% | 9% |
| \$ 1,200 | \$ 100 | \$ 80 | \$ 16,560 | 331% | 166% | 110% | 83% | 66% | 55% | 47% | 41% | 37% | 33% | 28% | 24% | 21% | 18% | 17% | 13% | 11% | 8% |
| \$ 1,000 | \$ 100 | \$ 80 | \$ 14,160 | 283% | 142% | 94% | 71% | 57% | 47% | 40% | 35% | 31% | 28% | 24% | 20% | 18% | 16% | 14% | 11% | 9% | 7% |
| \$ 800 | \$ 100 | \$ 80 | \$ 11,760 | 235% | 118% | 78% | 59% | 47% | 39% | 34% | 29% | 26% | 24% | 20% | 17% | 15% | 13% | 12% | 9% | 8% | 6% |
| \$ 600 | \$ 100 | \$ 80 | \$ 9,360 | 187% | 94% | 62% | 47% | 37% | 31% | 27% | 23% | 21% | 19% | 16% | 13% | 12% | 10% | 9% | 7% | 6% | 5% |
| \$ 400 | \$ 100 | \$ 80 | \$ 6,960 | 139% | 70% | 46% | 35% | 28% | 23% | 20% | 17% | 15% | 14% | 12% | 10% | 9% | 8% | 7% | 6% | 5% | 3% |
| \$ 200 | \$ 100 | \$ 80 | \$ 4,560 | 91% | 46% | 30% | 23% | 18% | 15% | 13% | 11% | 10% | 9% | 8% | 7% | 6% | 5% | 5% | 4% | 3% | 2% |

2020 CMHC Average Rent \$1,191
 2020 CMHC Median Rent \$1,090

2019/2020/2021 HOUSING ADVISORY COMMITTEE MEETING ACTION TRACKING

| Meeting Date | Motion #/ Action Item | Agenda Item # & Title | Committee recommendation/ Action item | Staff/ Member Assigned | Status or Completion Date <i>(Red indicates Completed items)</i> |
|--------------|--------------------------|---|---|--|--|
| 2019-11-25 | Action Item | Item 5 – Terms of Reference | Staff to provide information on the Community Amenity Contribution (CAC) Forum to the Committee for information | Committee Clerk | Emailed January 8, 2020 |
| 2019-11-25 | Action Item | Item 8 – Housing Advisory Committee 2020 Meeting Schedule | Staff to provide alternate meeting date options in March to the Committee for consideration | Committee Clerk | Emailed January 30, 2020 |
| 2020-01-29 | Action Item | Item 6 – White Rock in 2020: Today's Reality | Staff to provide the Committee with the following information. <ul style="list-style-type: none"> An up to date number of current rentals, secondary suites, and short-term rentals (e.g. Airbnb) in White Rock; and Provide the number of rental units anticipated in current developments for the next three (3) years. | Manager, Planning | January 29, 2020 Meeting |
| 2020-01-29 | Action Item | Item 8 – Housing Continuum | Staff to provide the Committee with the range of income levels within the City. | Manager, Planning | February 26, 2020 agenda item 5 |
| 2020-01-29 | Action Item | Item 11 – 2020 Committee Meeting Schedule | Redacted S. 22 to send Committee Clerk homelessness presentation to be distributed to the Committee for information. | Redacted S. 22 Committee member / Committee Clerk | completed |
| 2020-02-26 | 2020-HAC-005 | Item 4 – Short Term Rentals (STRs) & Secondary Suites | THAT the Housing Advisory Committee request that Council direct staff to incorporate the following as a mission statement for a future short term rental and secondary suite policy: Will support homeowners in developing short or long terms rentals that are safe and affordable for whomever is going to be occupying the unit(s). | Manager of Planning | April 6, 2020 Regular Council – ENDORSED / Staff working on |
| 2020-02-26 | 2020-HAC-006 | Item 4 – Short Term Rentals (STRs) & Secondary Suites | THAT the Housing Advisory Committee request that Council direct staff to explore opportunities for partnerships in non-market housing. | Manager of Planning | April 6, 2020 Regular Council – ENDORSED / Staff working on |

| Meeting Date | Motion #/ Action Item | Agenda Item # & Title | Committee recommendation/ Action item | Staff/ Member Assigned | Status or Completion Date <i>(Red indicates Completed Items)</i> |
|--------------|--------------------------|--|---|---------------------------|--|
| 2020-02-26 | Action Item | Item 5 – Number of Households by Household Income Data | To include the following list of important vulnerable populations to consult regarding affordable housing on the next agenda for discussion: <ul style="list-style-type: none"> • Seniors on fixed income. • People on low income. • People with health issues (mental or physical). • Indigenous people. • Youth. • Addiction/ mental health issues. | Committee Clerk | On the March 12, 2020 Committee Agenda |
| 2020-03-12 | 2020-HAC-009 | Item 4 – PH2H Presentation | THAT the Housing Advisory Committee request that Council direct staff to provide more information on the City working with Peninsula Homeless to Housing (PH2H) on an affordable housing project in White Rock. | Manager of Planning | April 20, 2020 Regular Council - |
| 2020-03-12 | Action Item | Item 5 – Update on the City of White Rock Housing Needs Report | Staff to undertake high-level screening of lands that may be candidates for “up-zoning” to accommodate low-rise, medium density, housing such as townhomes, looking specifically at North Bluff Road and other arterial/collector roads that may provide for transition (scale) between higher density (high-rise) housing and lower density (low-rise) housing. | Manager of Planning | Update on November 25, 2020 Meeting |
| 2020-03-12 | Action Item | Item 6 – Definition of Affordable Housing | Staff to send the Committee the City of Kingstons’ definition of “affordable” housing as outlined in their Official Community Plan. | Manager of Planning | Emailed on March 13, 2020 |
| 2020-03-12 | Action Item | Item 7 – Community Amenity Contributions (CACs) | Staff to include the corporate report going to Council on March 30, 2020 as an item for discussion on the next agenda. | Committee Clerk | Added to November 25 Meeting |
| 2020-03-12 | | Item 9 – Vulnerable Populations & Affordable Housing | Staff to move this item to the next meeting for discussion and add “women” and “people aging out of foster care” to the list of vulnerable groups. | Committee Clerk | Added to November 25 Meeting |
| 2020-03-12 | 2020-HAC-010 | Item 11 – 2020 Committee Meeting Schedule | THAT the Housing Advisory Committee request that Council consider the City of Vancouver model for the bed and breakfast bylaw. | Committee Clerk | April 20, 2020 Regular Council - |
| 2020-11-25 | Action Item | Item 6 – City of White Rock’s Definition of Affordable Housing | The Manager of Planning was to provide the “Part 1” Housing Needs Report from Metro Vancouver (second draft) to the Committee for feedback by December 11, 2020. | G. Newman | Completed November 25, 2020 |

| Meeting Date | Motion #/ Action Item | Agenda Item # & Title | Committee recommendation/ Action item | Staff/ Member Assigned | Status or Completion Date <i>(Red indicates Completed Items)</i> |
|--------------|--------------------------|--|---|---------------------------|--|
| 2020-11-25 | 2020-HAC-013 | Item 6 – City of White Rock's Definition of Affordable Housing | THAT the Housing Advisory Committee recommends to Council to direct staff to define affordable housing | Staff | Added to January 11, 2020 Council Meeting |
| 2021-01-27 | Action Item | 4. City of White Rock Definition of Affordable Housing | Staff to prepare a definition of affordable housing, that recognizes affordability along a spectrum of household incomes and is in general alignment with thresholds established by Metro Vancouver | Staff | Staff provided draft at February 24 Meeting |
| 2021-02-24 | Action Item | Item 4 – Draft Definition of Affordable Housing in White Rock | The Manager of Planning to invite members from City Spaces to attend the next Housing Advisory Committee. | Manager of Planning | |

Debbie Johnstone

From: Anthony Manning
Sent: April 1, 2022 12:31 PM
To: Chloe Richards; Joseph Calenda; Christopher Trevelyan
Cc: Guillermo Ferrero; Jim Gordon; Anne Berry; Alex Wallace
Subject: Re: April 13th HAC Meeting Agenda Preparation

LOL!! I figured. If I can ever go back in time, it would be to 1987 and not March 13th. 🤔🤔🤔

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: April 1, 2022 12:29
To: Joseph Calenda <JCalenda@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Alex Wallace <AWallace@whiterockcity.ca>
Subject: RE: April 13th HAC Meeting Agenda Preparation

Thank you, both. And to clarify, I meant to type "April 13th", not "March 13th".

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

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From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: April 1, 2022 12:16 PM
To: Anthony Manning <AManning@whiterockcity.ca>; Chloe Richards <CRichards@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>
Subject: RE: April 13th HAC Meeting Agenda Preparation

Agreed!

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM

Director of Planning and Development Services, City of White Rock

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

Tel: 604.541.2293 | www.whiterockcity.ca



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From: Anthony Manning <AManning@whiterockcity.ca>

Sent: April 1, 2022 11:55 AM

To: Chloe Richards <CRichards@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>

Subject: Re: April 13th HAC Meeting Agenda Preparation

No, let's not add Bill 26. It's already been discussed a fair bit. It would be directly related to "pillar #6" which the committee has already debated and voted on. Beyond that, any further discussion is theoretical.

Thanks for checking!

From: Chloe Richards <CRichards@whiterockcity.ca>

Sent: April 1, 2022 11:29

To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>

Subject: April 13th HAC Meeting Agenda Preparation

Good morning,

The next Housing Advisory Committee meeting is tentatively scheduled to take place on **Wednesday, March 13th, from 4:00pm – 6:00 pm.** (pending Council approval on April 11th).

Based on the HAC Action & Motion Tracking Document, previous meeting minutes and recent discussions, these are the items that we have noted to include in the agenda (**please see bullets for comments/questions regarding the items**):

1. Call to Order
2. Adoption of Agenda
3. Adoption of Minutes
4. Housing Strategy Action Plan
 - o The Acting Director of Planning and Development Services to continue discussing the 11 Pillars of Affordable Housing. At the March 29th Housing Advisory Committee meeting, due to meeting time limitations, the discussion ended after Pillar 7. The discussion will begin at Pillar 8.
5. 2021-2022 Work Plan Update
 - o The Chairperson to provide any updates and facilitate a roundtable discussion regarding the three (3) priority items highlighted in the Committee's 2021-2022 Work Plan document:
 - i. Review and provide feedback on the Draft Housing Needs Report;
 - ii. Provide input on Draft Amendments to the City's Zoning Bylaw as they relate to housing; and,
 - iii. Evaluate strategies to address areas regarding housing needs, following the final approval of the Housing Needs Report.
6. CAC Funding and Senior Spot Zoning
 - o The committee to discuss CAC funding and senior spot zoning.
7. Bill 26
 - o At the last meeting, Bill 26 was noted to be further discussed under Other Business. Due to meeting time limitations, Other Business was never discussed.
 - o **Councillor Manning, would you like this added to this agenda?**
8. Other Business
9. Information
 - o Committee Action & Motion Tracking Document
 - o Affordable Housing Partnership Seminar Information
 - i. Reminder of upcoming event.
5. 2022 Meeting Schedule
 - o The Committee approved the following 2022 meeting schedule at the March 17, 2022 meeting:
 - March 29, 2022;
 - April 26, 2022;
 - May 24, 2022;
 - June 28, 2022;
 - July 26, 2022; and
 - September 27, 2022.

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.

10. Conclusion

Please send any agenda item requests (removing or adding) to me by 2pm on Wednesday, April 6th; I intend on sending the agenda to all members shortly after the cut-off time.

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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Debbie Johnstone

From: Joseph Calenda
Sent: April 2, 2022 3:04 PM
To: Chloe Richards
Cc: Anne Berry; Anthony Manning; Guillermo Ferrero
Subject: RE: HAC Minutes for Review & More

Hi Chloe;

- 1) Minutes look great thanks.
- 2) I will have to put this information together of course. Number of applications considered by Council in the last three years that were consistent with the OCP. As I said at the meeting I expect this is very close to 100% Staff hardly ever move forward an application unless it is consistent with the OCP. And in those cases where an application requires an OCP amendment, staff would generally support the amendment before they bring the application forward for Council consideration. Even so, I still need to go through the records to give you the three year number. I will make the information available as soon as I have it.
- 3) Yes lets hold off the minutes to April 25th Council. If we are lucky we might have a Corporate Report transmitting the Strategy from HAC to Council. I would like to focus on finishing the Pillars at the next meeting if at all possible. I will also make available the updated PPP for that April 13th meeting.

Have a nice weekend everyone. Ciao for now.

Joe

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: April 1, 2022 11:05 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>
Subject: HAC Minutes for Review & More

Good morning, Joe,

- 1) Attached, please find the recent HAC meeting minutes. Kindly review and provide any feedback you may have by 3pm Monday.
- 2) An Action Item was made at Tuesday's meeting: *J. Calenda to share with the Committee, prior to the following meeting, the amount of applications that Council considered in the last three years and that were already consistent with the Official Community Plan (OCP).*
 - If you provide me this information, I can share it with the Committee prior to the following meeting (April 13th).
- 3) Given that we have not finished reviewing all 12 (11) pillars yet, I am wondering if you would like to hold off on having these minutes and the ones from March 17th go to Council until all pillars have been reviewed? This would mean having three HAC minutes and recommendations go to Council on April 25th. If you prefer the last two meeting minutes go to the upcoming Council, they will go April 11th. Let me know what you prefer.
- 4) Councillor Manning can attend the April 13th meeting. I will send an email to the Committee confirming the tentative meeting date (pending Council approval on April 11th)

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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Debbie Johnstone

From: Joseph Calenda
Sent: April 11, 2022 10:37 AM
To: Chloe Richards
Cc: Anthony Manning; Anne Berry; Alex Wallace
Subject: RE: HAC Affordable Strategy Presentation - April 13
Attachments: Affordable Housing Partnership Seminar and Action Plan- Focus Areas and Strategies March 2022-PPP.pptx

Hi Chloe,

Please see the attached PPP for Wednesday. Whereas we started with 12 Apostles, we are now at 11 Pillars and by the time we are done it may well be at a different number. No matter. I am tracking all the changes and endorsement and will modify the PPP as we go. Thanks and ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: April 11, 2022 10:22 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: HAC Affordable Strategy Presentation

Good morning, Joe,

Our next HAC meeting is this Wednesday, April 13th. As I did not have an updated version of the presentation containing the 11 Pillars, I did not include one in the agenda. I noted in the agenda that I would share the on-table presentation with the Committee once it is available. As soon as you have it ready to share, please send it to me and I will pass it along to the members and add it as an on-table item on our website.

Thank you 😊,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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Debbie Johnstone

From: Chloe Richards
Sent: April 11, 2022 10:22 AM
Subject: HAC Affordable Strategy Presentation

Good morning, Joe,

Our next HAC meeting is this Wednesday, April 13th. As I did not have an updated version of the presentation containing the 11 Pillars, I did not include one in the agenda. I noted in the agenda that I would share the on-table presentation with the Committee once it is available. As soon as you have it ready to share, please send it to me and I will pass it along to the members and add it as an on-table item on our website.

Thank you 😊,

CHLOE RICHARDS

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Debbie Johnstone

From: Clerk's Office
Sent: April 12, 2022 10:34 AM
Subject: FW: HAC Affordable Strategy Presentation - April 13
Attachments: Affordable Housing Strategy Action Plan - April 13, 2022.pdf

Good morning, HAC members,

Attached, please find an on-table document for tomorrow's HAC meeting, pertaining to Item 4, Affordable Housing Strategy Action Plan.

Thank you and see you all tomorrow (virtually)!

CHLOE RICHARDS

Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca



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On-Table Document
Item 4 - Housing Strategy Action Plan
April 13, 2022 HAC Meeting

WHITE ROCK
My City by the Sea!

**AFFORDABLE HOUSING STRATEGY
AND ACTION PLAN**

**-Housing Advisory Committee-
Focus Areas and Strategies**

March 29, 2022

**TO REDEVELOP OUR CITY BY THE SEA IN THE IMAGE
OF THE OCP**

NEXT STEPS

SETTING THE STAGE

“TO REBUILD, RECREATE AND REDEVELOP OUR CITY BY THE SEA,... IN THE IMAGE OF OUR OCP”

Next Steps:

1. Workshop and produce the Housing Strategy Action Plan
2. Prepare Corporate Report to Council
3. Present to Council for implementation and follow through
4. All in 90 days or less – APRIL 30, 2022?

HOUSING STRATEGY FOCUS AREAS FOR WHITE ROCK SETTING THE STAGE!

- Adopt contemporary neighbourhood planning ‘**best practices**’ to create walkable, compact, inclusive streets.
- Broaden the spectrum of housing types and tenures available in White Rock.
- Create opportunities to increase housing supply.
- Rapid deployment of affordable and supportive housing proposals (Warm Up Centre at Centennial Park is a recent example).
- Pursue Partnerships.
- Implement the OCP. Use it as the template to address our housing needs and redevelop our City.

12 PILLARS OF AFFORDABLE HOUSING

1. Accelerate and Depoliticize the Approval Process (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for Affordable Housing [HERE!](#)
3. Delegate Approval Authority to Staff ([Bill 26](#))
4. No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to DP)
5. Municipal Initiative Pre-Zoning for Missing [Middle Housing \(4 Floors and a Corner Store on Every block!\)](#)
6. Waiving Public Hearings ([Section 464\(2\) of the LGA](#))
7. Broaden the Spectrum of Housing Opportunities in White Rock ([OCP 'Hybrid Towers' Amendment](#))
8. Affordable Housing Partnership Seminar ([April 19, 2022 and follow through](#))
9. Affordable Housing Development Proposal ([Municipal Initiative](#))
10. Waiving DCC's for 'Affordable Housing' applications ([And 5% park dedication?](#))
11. Rental Tenure Zoning with bonus density
12. Expediting 'non-market' housing applications

1. **ACCELERATE AND DEPOLITICIZE THE APPROVAL PROCESS**
(ENDORSED – MARCH 17, 2022)

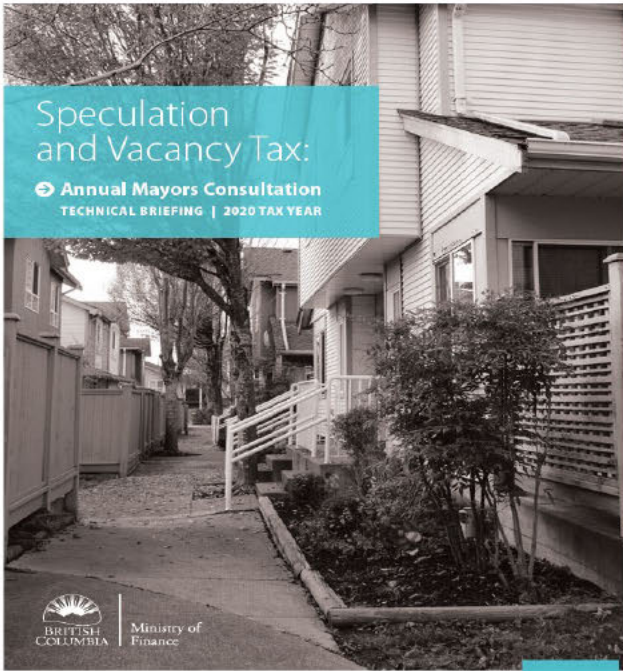
1. Focus on the OCP. Council approves every application that is consistent with the OCP. No exceptions. This creates a culture of acceptance and support for the OCP. Both inside and outside City Hall. Voting for the OCP every time puts predictability into the review process. It will over time accelerate and depoliticize the approval process.
2. Review internal processes and identify redundancies, shortcuts and 'economies'.
3. Hire more '**Planners**'.
4. Amend the Advisory Design Panel terms of reference to provide for mandatory design review of four plexes, townhouses and apartment buildings. Exempt single family, duplexes and triplexes from design review by ADP. Staff will review design for these applications.

2. LOCAL USE OF THE SPECULATION AND VACANCY TAX (ENDORSED MARCH 17, 2022)

1. Petition British Columbia to give White Rock authority to surtax vacant properties. (Same as Vancouver! Requires provincial legislation.)
2. Redirect the current speculation tax revenues to the communities from which they were collected. (In year 2020 there were 8617 properties exempt from SVT and 33 properties that paid SVT. \$201,000 was the SVT collected from White Rock property owners in 2020. Collected by BC and spent by BC Housing Hub.)

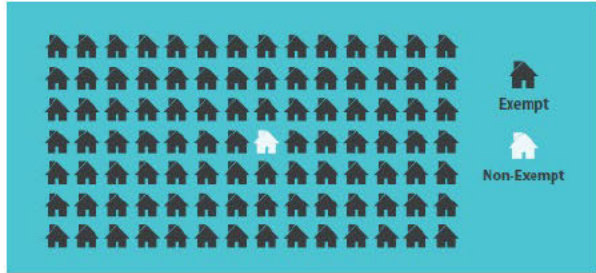
Table 5: 2020 Calendar Year Revenue by Owner Type in White Rock

| | BC Resident | Other Canadian | Foreign Owner | Satellite Family | Other | Total |
|-------|----------------|-------------------|------------------|---------------------|----------|-----------|
| Total | \$43,000 | \$21,000 | \$24,000 | \$87,000 | \$26,000 | \$201,000 |



Speculation and Vacancy Tax: Key Facts

For the third year, more than 99 per cent of British Columbians are exempt from the tax.



The majority of tax revenue based on received declarations comes from foreign owners and satellite families.



Table 1: Tax Revenue¹ by Region – 2020

| Regional District | Tax Revenue |
|-------------------|---------------------|
| Capital | \$7,224,102 |
| Central Okanagan | \$4,552,154 |
| Fraser Valley | \$2,240,594 |
| Metro Vancouver | \$65,512,039 |
| Nanaimo | \$1,115,859 |
| TOTAL | \$80,644,747 |

¹ Speculation and Vacancy Tax Annual Mayors Consultation

3. DELEGATE APPROVAL AUTHORITY TO STAFF (ENDORSED MARCH 17, 2022)

1. Development Variance Approval Authority. (Delegate to Staff – Bill 26)
2. Other delegations include:
 - ❖ Minor Development Permits delegated to CAO via Director of Planning and Development Services – Bylaw 2409
 - ❖ Tree Management Permit – Director of Planning and Development Services – Bylaw 2409
 - ❖ Strata Conversions – Director of Planning and Development Services – Bylaw 1994
 - ❖ See Planning Procedures Bylaw updated 2022
3. Subdivision Approving Authority already rests with the Subdivision Approving Officer – Director of Planning and Development Services further to section 77 of the Land Title Act and Bylaw 1994

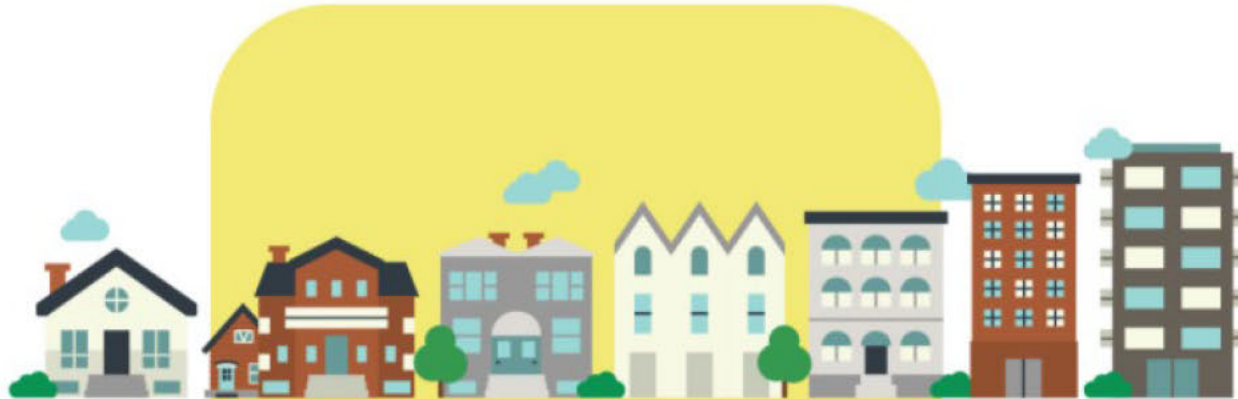
4. NO MORE 'EXCLUSIVE ' SINGLE FAMILY ZONES (ENDORSED MARCH 17, 2022)

1. Create a Residential Zone which permits single detached houses, duplexes (and triplexes) 'as of right'.
2. Also permit conversion of existing single detached homes into 'multiple units'.
3. All of this is subject to design review by staff.
4. Apply to 'Mature Neighbourhood' area from Anderson Street to Bergstrom Road.
5. Create minimum lot size and regulations for this zone. Includes building envelope, height, parking regulations etc.
6. Require Zone Change applications by the owner? Or up zone by municipal initiative?
Waive public hearing?
 - ❖ TO BE DETERMINED
 - ❖ THIS IS AN OVERLAY ZONE!

'AS OF RIGHT' OVERLAY ZONE

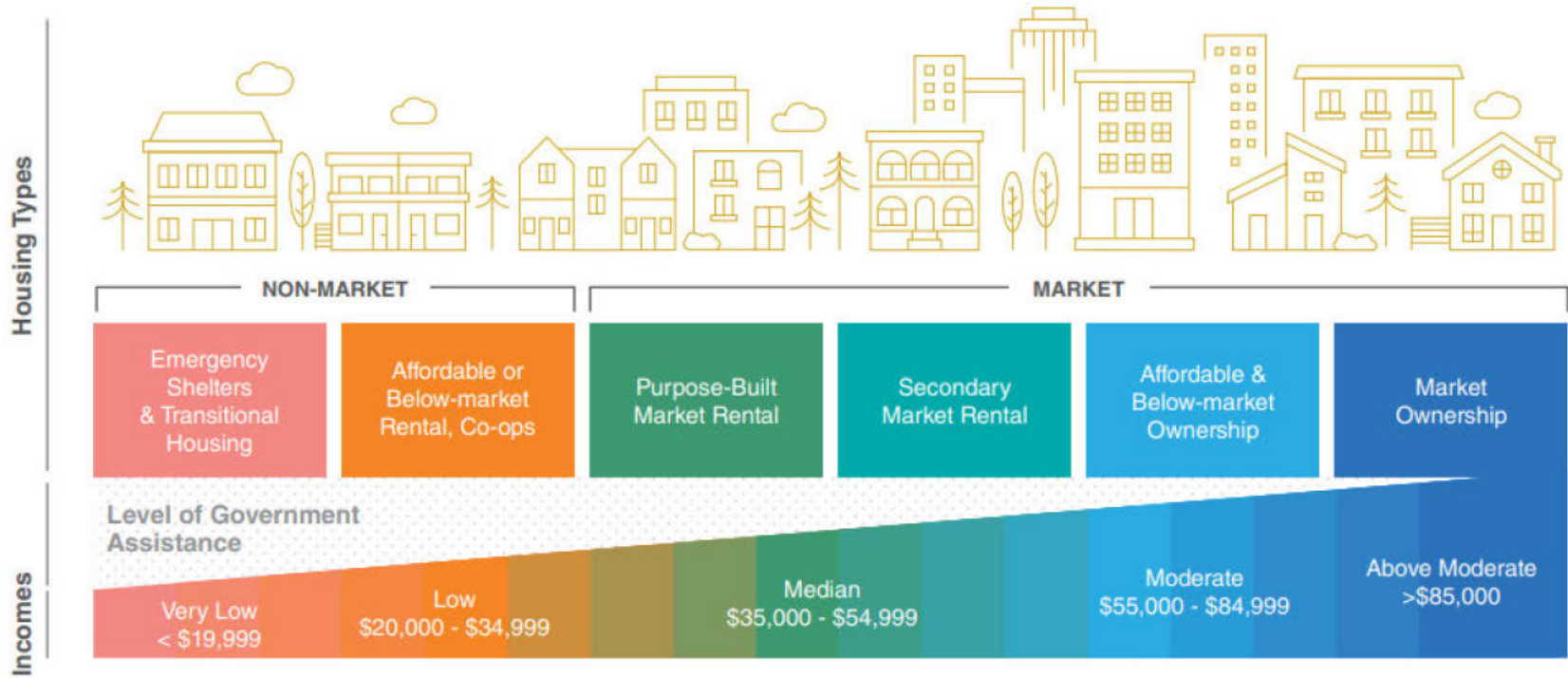


MISSING MIDDLE HOUSING FORMS



**The
Missing
Middle**

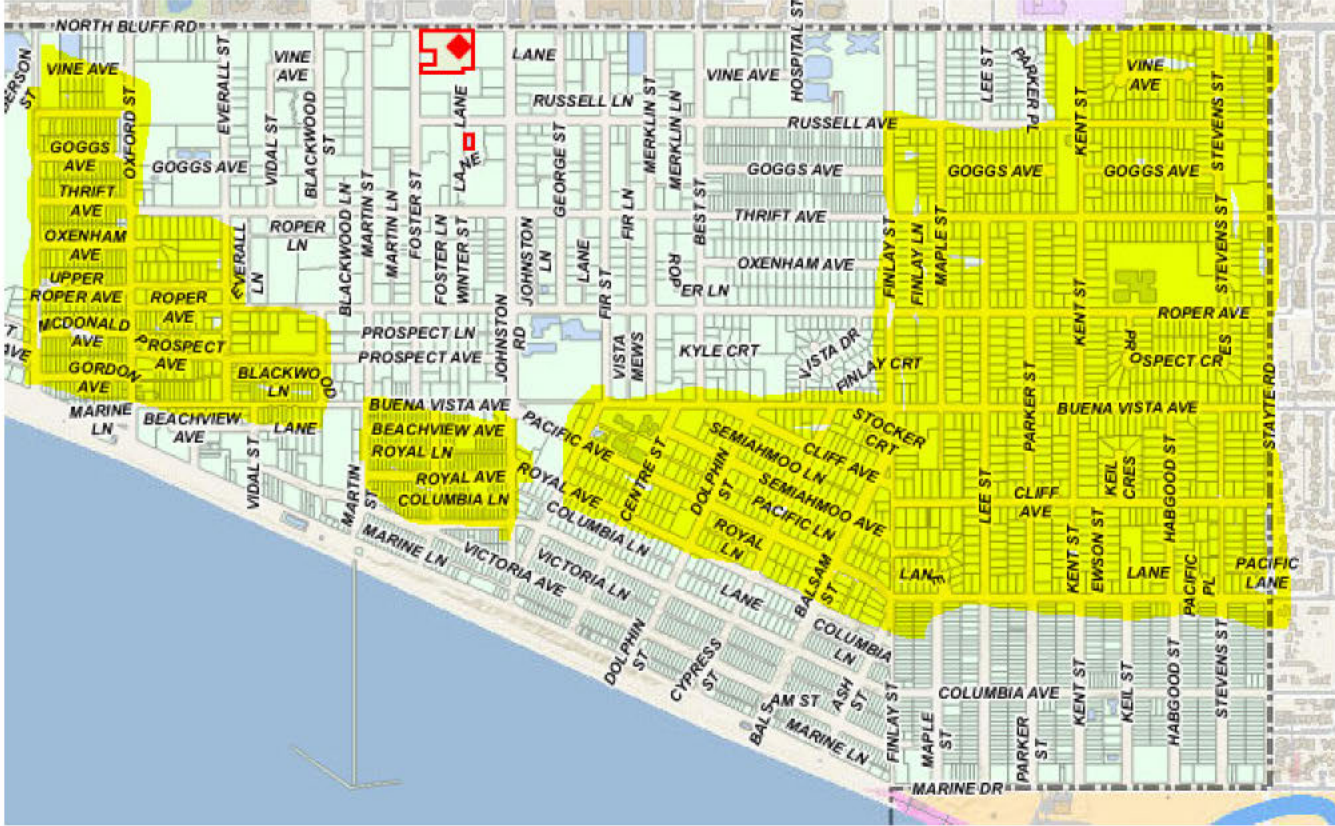
HOUSING SPECTRUM FOR WHITE ROCK (INCLUDES 14 AND 18 STOREY HYBRID TOWERS)



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PRE-ZONE FOR MISSING MIDDLE HOUSING
(ENDORSED MARCH 29, 2022)

1. Four floors and a corner store! (Café, convenience, service on part of ground level. (TBD)
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4. Pre-Zone by Municipal Initiative. **THIS IS AN OVERLAY ZONE!**
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6. **(WE MIGHT WANT TO ADD TRIPLEXES INTO THIS OVERLAY ZONE)**

MISSING MIDDLE HOUSING AREA



5 (B), BROADEN THE SPECTRUM OF HOUSING CHOICES
14 AND 18 STOREY HYBRID TOWERS
(ENDORSED MARCH 29, 2022)

1. Provide for 18 storey 'HYBRID' towers in the 'Town Centre' area (OCP)
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3. Define "HYBRID" tower as including at least 50% non-market housing component
4. Ground floor(s) should be non-residential
5. Amend the OCP. Require CD Zones with Public Hearings.
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2. We expect up to 75 delegates including presenters.
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 - ❖ presentations from non-profit housing providers, provincial and federal government 'funding' agencies;
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1. MUNICIPAL INITIATIVE – Assign a staff person and/or consultant to facilitate the process.
2. Access the Community Amenity Contribution (CAC) Reserve Fund as needed. \$4m+ allocated in 2022.
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4. Build a partnership.
5. MUNICIPAL INITIATIVE



9(A) WAIVE OR EXEMPT DCC'S FOR 'NON-PROFIT' HOUSING PROPOSALS

1. Your housing is affordable when you spend no more than 30% of your annual Gross Family Household Income. (CMHC and National Housing Strategy definition.)
2. Exempting non-profit housing requires the following:
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 - ❖ Defining the shortfall in DCC contributions.
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| DCC Rate | Contributors | DCC Fund | Shortfall | Comment |
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| \$5000 per unit | 5000 units (Includes 500 non-profit units) | \$25M to be collected | NIL | DCC Bylaw today |
| | 4500 units excluding 500 non-profit units | \$22.5M to be collected | \$2.5M | Revise DCC to capture the shortfall |
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3. Assume the residents of the non-profit housing are currently residents of White Rock. And so there would be no need to increase the supply of parks in White Rock. The impact of exempting non-profit from parkland contributions is neutral.
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4. Eliminate the need for P.I.M. (Public Information Meeting)
5. Waive the initial review or early review process.
6. Waive the public hearing if required.
7. Delegate authority for issuing Development Permit to the Director of Planning and Development Services.
8. Revise Planning Procedures Bylaw as required to expedite non-market housing applications.

IMPLEMENTATION PROCESS

- ❖ AMEND THE OCP
- ❖ AMEND THE ZONING BYLAW
- ❖ AMEND THE DCC BYLAW
- ❖ IMPLEMENT THE OCP EVERYTIME!
- ❖ AMEND THE POLICY AND PROCEDURES BYLAW TO WAIVE PUBLIC HEARINGS FOR ALL ZONING AMENDMENT APPLICATIONS CONSISTENT WITH THE OCP. (Except as specifically required in the housing strategy.)
- ❖ NOT ALL HOUSES ARE AFFORDABLE FOR EVERYONE. BUT EVERY HOUSE IS AFFORDABLE FOR SOMEONE!

WHITE ROCK

My City by the Sea!

The background features several light gray, stylized wavy lines that resemble ocean waves, curving from the bottom left towards the right side of the image.

P-1 : PROPERTY PURCHASE FOR AN AFFORDABLE APARTMENT 'NON-MARKET' BUILDING

(RENTERS AT 30% GFI = \$1,050.00 MONTHLY)

Figure 6. Median Household Income by Tenure, White Rock and Metro Vancouver (2016)



HOUSING UNITS REQUIRED IN WHITE ROCK

Table 3: Anticipated Number of Units By Size – Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

| UNIT SIZE | 2016 INDEX | 2021 | 2026 | NET NEW UNITS REQUIRED |
|--------------------------|------------|--------|--------|------------------------|
| Bachelor (0 bedrooms) | 55 | 59 | 61 | +6 |
| 1-Bedroom | 2,500 | 2,290 | 2,391 | -109 |
| 2-Bedroom | 4,245 | 4,533 | 4,734 | +489 |
| 3-Bedroom | 1,565 | 2,419 | 2,526 | +961 |
| 4+Bedroom | 1,640 | 1,384 | 1,445 | -195 |
| Total | 10,005 | 10,684 | 11,158 | +1,153 |

Debbie Johnstone

From: Joseph Calenda
Sent: April 12, 2022 7:40 AM
To: Alex Wallace; Anne Berry
Subject: RE: Bill 26 LGA amendments: DVPs and Public Hearings
Attachments: Affordable Housing Partnership Seminar and Action Plan- Focus Areas and Strategies March 2022-PPP.pptx

Good morning Alex and Anne,

Certainly we are looking at ways to accelerate and depoliticize the approval process as part of our Housing Strategy Action Plan. Bill 26 provides some opportunities for that. We should probably have a chat about it all. I hope this Council does waive public hearings every time further to section 464(2) of the LGA. That was endorsed by HAC on March 29th. See attached PPP. In particular slide 8 Pillar 3 and slide 16. Let's see how it goes at the Housing Advisory Committee tomorrow at 4:00 pm. Cao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Alex Wallace <AWallace@whiterockcity.ca>
Sent: April 11, 2022 3:32 PM
To: Joseph Calenda <JCalenda@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>
Subject: RE: Bill 26 LGA amendments: DVPs and Public Hearings

Should I start drafting a report?

From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: April 11, 2022 12:30 PM
To: Anne Berry <ABerry@whiterockcity.ca>; Alex Wallace <AWallace@whiterockcity.ca>
Subject: FW: Bill 26 LGA amendments: DVPs and Public Hearings

Hello team,

See below FYI.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Samantha Bohmert <sbohmert@newwestcity.ca>
Sent: April 5, 2022 12:39 PM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: RE: Bill 26 LGA amendments: DVPs and Public Hearings

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Joseph,

New West presented a report to Council on March 28, 2022 regarding delegation of Development Variance Permits. Please [click here](#) to access to the meeting agenda and report. The minutes will be available at the same location and will likely be adopted on Monday.

Thank you for your assistance.

Best,

Samantha Bohmert (she/her) MCIP, RPP | Planning Assistant
604.515.3791 | sbohmert@newwestcity.ca

Working hours: 8:00 a.m. – 1:30 p.m.

My last day with the City is Friday, April 8, 2022.

From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: Thursday, March 17, 2022 7:03 AM
To: Samantha Bohmert <sbohmert@newwestcity.ca>
Cc: Jordan Pelzman <JPelzman@whiterockcity.ca>
Subject: [EXTERNAL] RE: Bill 26 LGA amendments: DVPs and Public Hearings

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Samantha.

Yes to both amendments. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP(Retired), DTM
Director of Planning and Development Services, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2293 | www.whiterockcity.ca



The information transmitted, including attachments, is intended only for the individual(s) or entity(ies) to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any copying, review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is strictly prohibited. If you have received this information in error, please notify the City of White Rock and destroy any copies of this information. Thank you.

From: Planning <planning@whiterockcity.ca>
Sent: March 15, 2022 11:53 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Subject: FW: Bill 26 LGA amendments: DVPs and Public Hearings
Importance: High

Hi Joe,

Can you please assist with this inquiry?

Regards,

Jordan Pelzman
Planning & Development Assistant II, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2277 | www.whiterockcity.ca



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From: Samantha Bohmert <sbohmert@newwestcity.ca>
Sent: Tuesday, March 15, 2022 11:49 AM
To: Planning <planning@whiterockcity.ca>
Subject: Bill 26 LGA amendments: DVPs and Public Hearings
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am contacting you to learn whether the White Rock has plans to change its development approval process in response to recent LGA amendments.

In November 2021, Bill 26 amended the Local Government Act with two key changes:

- Allow delegation of minor DVPs
- Changes to process to waive Public Hearings

I am surveying municipalities in Metro Vancouver. If possible, would you please be able to respond by end of day tomorrow, March 16, 2022? Please feel free to reach out by telephone, if that is easier.

Thank you,

Samantha Bohmert (she/her) MCIP, RPP | Planning Assistant
604.515.3791 | sbohmert@newwestcity.ca

City of New Westminster | Climate Action, Planning + Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Current working hours: 8:00 a.m. – 12:30 p.m.



WHITE ROCK

My City by the Sea!

AFFORDABLE HOUSING STRATEGY AND ACTION PLAN

-Housing Advisory Committee-
Focus Areas and Strategies
March 29, 2022

TO REDEVELOP OUR CITY BY THE SEA IN THE IMAGE
OF THE OCP

NEXT STEPS

SETTING THE STAGE

**“TO REBUILD, RECREATE AND
REDEVELOP OUR CITY BY THE SEA,... IN THE
IMAGE OF OUR OCP”**

Next Steps:

1. Workshop and produce the Housing Strategy Action Plan
2. Prepare Corporate Report to Council
3. Present to Council for implementation and follow through
4. All in 90 days or less – APRIL 30, 2022?

HOUSING STRATEGY FOCUS AREAS FOR WHITE ROCK SETTING THE STAGE!

- Adopt contemporary neighbourhood planning ‘**best practices**’ to create walkable, compact, inclusive streets.
- Broaden the spectrum of housing types and tenures available in White Rock.
- Create opportunities to increase housing supply.
- Rapid deployment of affordable and supportive housing proposals (Warm Up Centre at Centennial Park is a recent example).
- Pursue Partnerships.
- Implement the OCP. Use it as the template to address our housing needs and redevelop our City.

12 PILLARS OF AFFORDABLE HOUSING

1. Accelerate and Depoliticize the Approval Process (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for Affordable Housing [HERE!](#)
3. Delegate Approval Authority to Staff ([Bill 26](#))
4. No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to DP)
5. Municipal Initiative Pre-Zoning for Missing [Middle Housing \(4 Floors and a Corner Store on Every block!\)](#)
6. Waiving Public Hearings ([Section 464\(2\) of the LGA](#))
7. Broaden the Spectrum of Housing Opportunities in White Rock ([OCP 'Hybrid Towers' Amendment](#))
8. Affordable Housing Partnership Seminar ([April 19, 2022 and follow through](#))
9. Affordable Housing Development Proposal ([Municipal Initiative](#))
10. Waiving DCC's for 'Affordable Housing' applications ([And 5% park dedication?](#))
11. Rental Tenure Zoning with bonus density
12. Expediting 'non-market' housing applications

1. **ACCELERATE AND DEPOLITICIZE THE APPROVAL PROCESS**
(ENDORSED – MARCH 17, 2022)

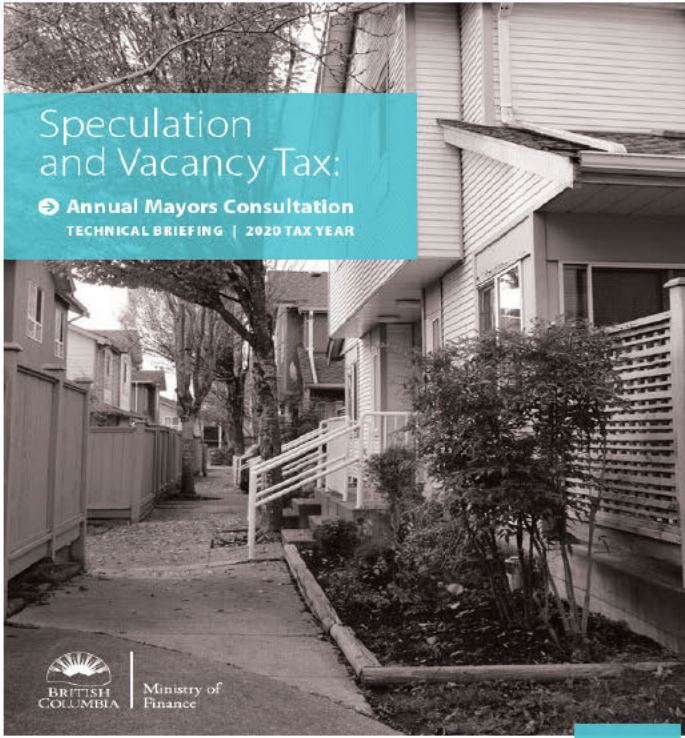
1. Focus on the OCP. Council approves every application that is consistent with the OCP. No exceptions. This creates a culture of acceptance and support for the OCP. Both inside and outside City Hall. Voting for the OCP every time puts predictability into the review process. It will over time accelerate and depoliticize the approval process.
2. Review internal processes and identify redundancies, shortcuts and 'economies'.
3. Hire more **Planners**.
4. Amend the Advisory Design Panel terms of reference to provide for mandatory design review of four plexes, townhouses and apartment buildings. Exempt single family, duplexes and triplexes from design review by ADP. Staff will review design for these applications.

2. LOCAL USE OF THE SPECULATION AND VACANCY TAX (ENDORSED MARCH 17, 2022)

1. Petition British Columbia to give White Rock authority to surtax vacant properties. (Same as Vancouver! Requires provincial legislation.)
2. Redirect the current speculation tax revenues to the communities from which they were collected. (In year 2020 there were 8617 properties exempt from SVT and 33 properties that paid SVT. \$201,000 was the SVT collected from White Rock property owners in 2020. Collected by BC and spent by BC Housing Hub.)

Table 5: 2020 Calendar Year Revenue by Owner Type in White Rock

| | BC Resident | Other Canadian | Foreign Owner | Satellite Family | Other | Total |
|-------|----------------|-------------------|------------------|---------------------|----------|-----------|
| Total | \$43,000 | \$21,000 | \$24,000 | \$87,000 | \$26,000 | \$201,000 |



Speculation and Vacancy Tax: ➔ Key Facts

For the third year, more than 99 per cent of British Columbians are exempt from the tax.



The majority of tax revenue based on received declarations comes from foreign owners and satellite families.



Table 1: Tax Revenue¹ by Region – 2020

| Regional District | Tax Revenue |
|-------------------|---------------------|
| Capital | \$7,224,102 |
| Central Okanagan | \$4,552,154 |
| Fraser Valley | \$2,240,594 |
| Metro Vancouver | \$65,512,039 |
| Nanaimo | \$1,115,859 |
| TOTAL | \$80,644,747 |

3. DELEGATE APPROVAL AUTHORITY TO STAFF (ENDORSED MARCH 17, 2022)

1. Development Variance Approval Authority. (Delegate to Staff – Bill 26)
2. Other delegations include:
 - ❖ Minor Development Permits delegated to CAO via Director of Planning and Development Services – Bylaw 2409
 - ❖ Tree Management Permit – Director of Planning and Development Services – Bylaw 2409
 - ❖ Strata Conversions – Director of Planning and Development Services – Bylaw 1994
 - ❖ See Planning Procedures Bylaw updated 2022
3. Subdivision Approving Authority already rests with the Subdivision Approving Officer – Director of Planning and Development Services further to section 77 of the Land Title Act and Bylaw 1994

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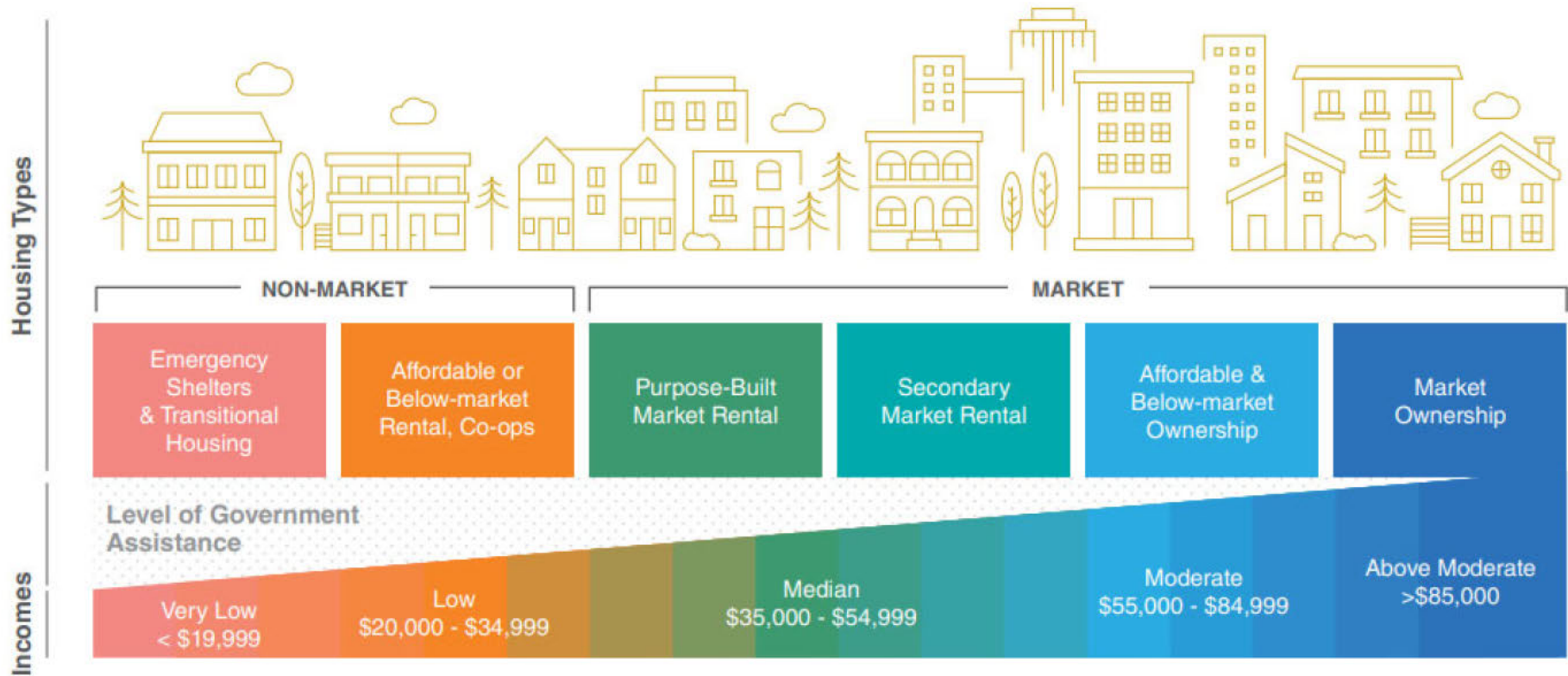


WHITE ROCK
My City by the Sea!

MISSING MIDDLE HOUSING FORMS



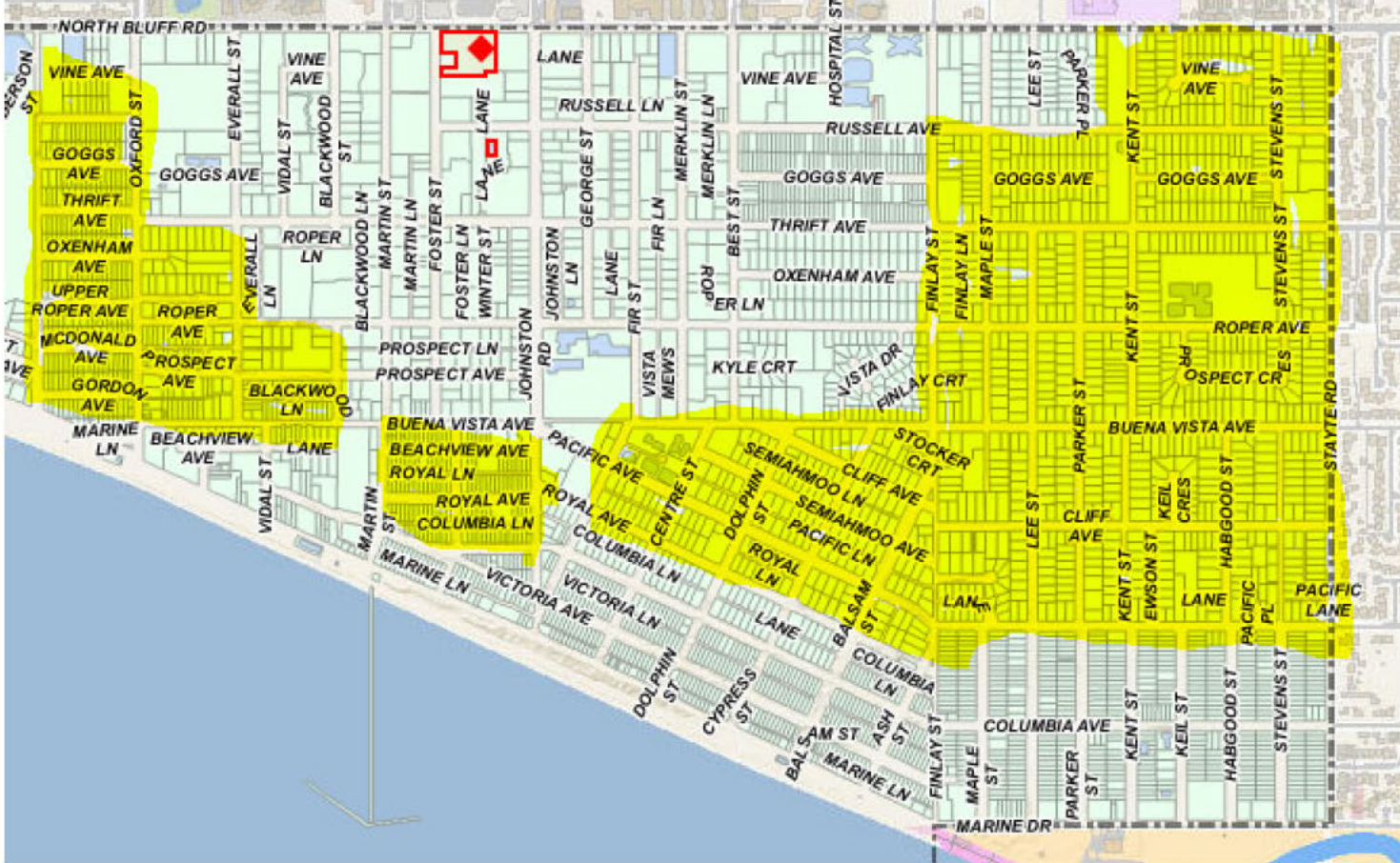
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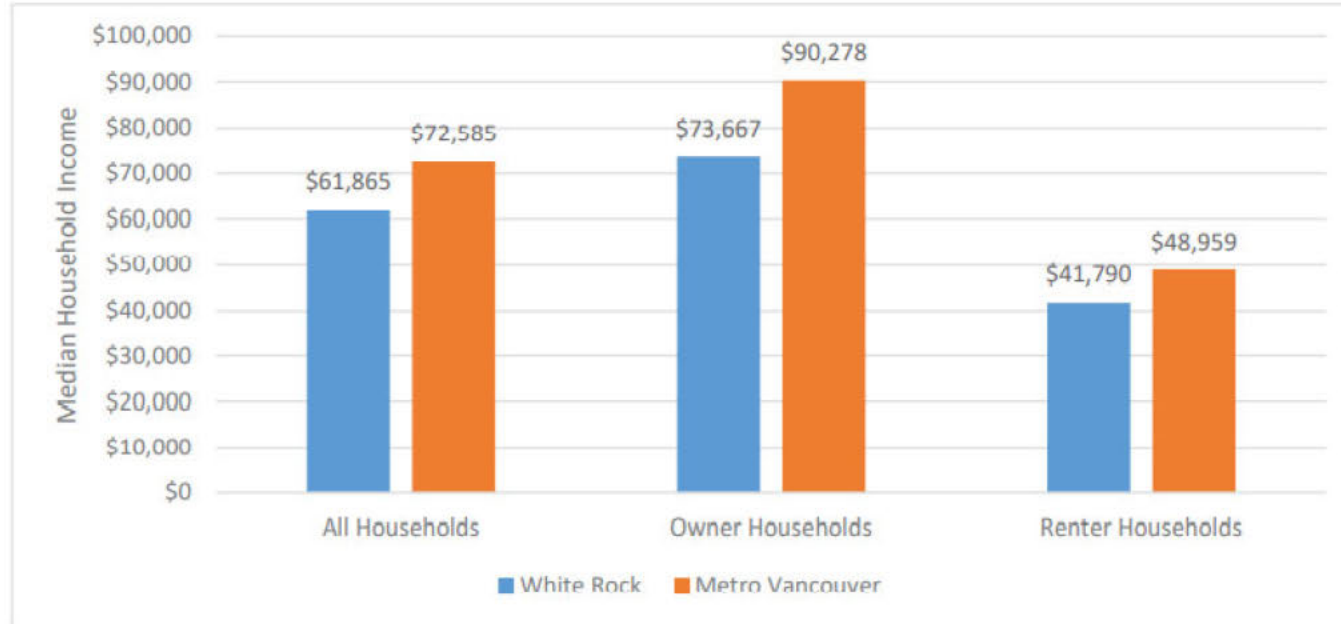
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|--------------------------|------------|--------|--------|------------------------|
| Bachelor (0 bedrooms) | 55 | 59 | 61 | +6 |
| 1-Bedroom | 2,500 | 2,290 | 2,391 | -109 |
| 2-Bedroom | 4,245 | 4,533 | 4,734 | +489 |
| 3-Bedroom | 1,565 | 2,419 | 2,526 | +961 |
| 4+Bedroom | 1,640 | 1,384 | 1,445 | -195 |
| Total | 10,005 | 10,684 | 11,158 | +1,153 |

Debbie Johnstone

From: Erika Johanson
Sent: April 16, 2022 9:09 AM
To: Redacted S. 22
Subject: Re: Redacted S. 22

Do you finally feel my pain?! I'm actually willing to meet with you on this one.

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca



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From: Redacted S. 22
Sent: April 15, 2022 11:14 PM
To: Erika Johanson <EJohanson@whiterockcity.ca>
Subject: Re: Redacted S. 22

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I can not believe what I am seeing and what I am hearing from that March 29th meeting! OMG! Another OCP review in 2023. I am only half way through. I couldn't take the whole thing at once. I am in shock! History repeats itself.

s. 22

On Fri, Apr 15, 2022 at 10:31 PM Erika Johanson <EJohanson@whiterockcity.ca> wrote:
Read the report attached to Mar 29 HAC agenda. It's a hoot!

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Redacted S. 22
Sent: Friday, April 15, 2022 6:54:01 PM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Subject: Re: **Redacted S. 22**

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"Let's redo the OCP so we can rebuild White Rock and add hybrid high rises in the uptown core..."Kidding? That ain't gonna happen!

s. 22

On Fri, Apr 15, 2022 at 5:00 PM Erika Johanson <EJohanson@whiterockcity.ca> wrote:

Yeah, that was Helen wo did that. Scott and I voted against.

Keep your eye out for an Eleven Pillars of Affordable Housing being worked on by the Housing Advisory Committee. "Let's redo the OCP so we can rebuild White Rock and add hybrid high rises in the uptown core..." I'll wait until it gets to Council, but I will blast it and any councillors who support it. It should be available through the agendas. I watched March 29 - crazy! And Guillermo wants to keep this guy another two weeks past his contract. He's always telling us there's no money in the budget for whatever we ask for...

Councillor Erika Johanson

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

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From: **Redacted S. 22**

Sent: April 14, 2022 6:51 PM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Subject: Re: **Redacted S. 22**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Speaking to your Point of Order:

2 homeowners come to council with no documentation , no pictorial historical evidence , no arborist report and not even an application and walk away with a suspended Policy 611, waving of \$5,000 of tree removal fees, no application fees and Council (4-2)kicks in another \$30,000 of taxpayers money to plant skinny trees and beautify the boulevard. Taken out of the tree replacement reserve no less. For the benefit of two homeowners who want to improve their property values at taxpayer expense.

Another Two homeowners on Marine Drive come to Council wanting The Hump to basically be stripped down to 2015 Clear cut conditions from the pictures they supplied. No application, No commitment to cover costs and again using taxpayers money, suspend Policy 611 or the Policy/bylaw that protects the Hump from any further" Vegetation Management" clear cutting. What was the vote on that one?
Neither of these have gone to public consultation .

After 20 or so Committee meetings , just suspend Policy 611. Greg Newman made that comment that they had just spent 20 meetings working on teh policy?

s. 22

On Tue, Apr 12, 2022 at 10:16 PM Erika Johanson <EJohanson@whiterockcity.ca> wrote:
Go for it, **s. 22**! Cut him to shreds like you do me!

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca

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From: Redacted S. 22
Sent: April 12, 2022 6:50 PM
To: White Rock Council <whiterockcouncil@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: **Redacted S. 22**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

23 Years CAO and 7 as Mayor. FYI.



Wayne Baldwin ~ White Rock Matters

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Tuesday, 12 April 2022

A CHANGE IN GOVERNANCE IS NEEDED IN WHITE ROCK

After a long break, I have decided to revive my blog.

To begin with, after two terms as Mayor of White Rock, and after being out of office for nearly four years, I am definitely not seeking re-election. I am however, very concerned about the ineptitude, questionable ethics, and incredibly poor fiscal management of the current Council.

The current Council members have proven themselves to be woefully inept at managing our taxes and have succeeded in frittering away the moneys entrusted to them in spectacular fashion.

At its core, a municipal council has the fiduciary duty of managing the money we the taxpayers have entrusted them with. In essence, they are the Board of Directors of a Multi-Million Dollar Corporation, and should be acting with the best interests of ALL the taxpayers in mind - not just the 13% or so who elected them.

Regrettably, that has not been the case with this Council. They have consistently shown preference to their supporters, raided the Capital Reserves, misappropriated funds from specified Utilities, hired their campaign manager for a plum job, shown special financial "consideration" for a member of Council which had the consequence of "bringing him onside", and gave themselves a 15% raise within months of taking office - to name but a few of their shortcomings.

During the first 3 years of their term of office our tax rates increased THREE TIMES THE RATE OF INFLATION. This, despite having come into office with an unprecedented boost in taxation revenue due to new construction and a disproportionately high share of COVID Relief money from the Province (which they were unable to spend within the allotted time). Properly managed, the boost in taxation from new construction alone should have been sufficient to give a prudent Council an opportunity to reduce taxes, not increase them.

It all begins with the budget process.

This Council has never been able to get a Budget done in a timely fashion. The Municipal financial year, unlike the Provincial and Federal Governments goes from January 1 to December 31st. A Council should fundamentally have its budgeting done by the end of December. If Surrey and Vancouver can do that, why not White Rock? As a result, for the fourth year, THEY WILL NOT HAVE PASSED THE BUDGET UNTIL THE END OF APRIL WHEN 33% OF THE YEAR WILL HAVE EXPIRED!

This is totally unacceptable!! This Council has shown they are not fit to govern!

In subsequent blogs I will discuss the many demonstrated shortcomings of this group of elected members,

Press

- Pier Contract
- CIOE AM980 - Interview with Bill Good
- Equitas Fundraiser
- Running for Mayor
- Emergency Pier Light Replacement
- Building Heights Key To Viability
- Ex-Manager Knocks Wages
- Go Their Separate Ways
- Going It Alone
- Bureaucrat Turns Politician
- Former City Manager
- New City Hall Not Needed
- Turning a Negative Into a Positive

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Regards

Redacted S. 22

Debbie Johnstone

From: Joseph Calenda
Sent: April 18, 2022 5:54 PM
To: Anne Berry; Guillermo Ferrero; Tracey Arthur; Chris Magnus
Cc: Anthony Manning; Carolyn Latzen
Subject: Housing Strategy Action Plan : April 2022 - Transmittal Report
Attachments: Housing Strategy Action Plan - Transmittal Report - April 25, 2022.docx

Hello Team;

Please see the attached Transmittal Report for April 25th Council. This is a very low key report which I hope will pass relatively quickly. I am looking for receipt, endorsement in principle and deferral to November 2022 for implementation. I will put this into escrow of course. In the meantime I am looking for any comments you might have. Fatal errors only. Please and thanks. Anne you should be signing off on this report as Director. I can certainly co-sign as Consulting Planner etc. Whatever suits you best. And I'm happy to co-present with you on April 25th. As you wish.

I am also circulating to Councillor Manning for his quick review. We did discuss an approach to all this last Thursday. I think I have captured the essence of it all. Which is to say receive, endorse in principle and park it till November 2022. I am very content with that approach. It is the most effective all things considered.

The White Rock Community Centre is all set up for the Partnership Seminar tomorrow. Kudos to Carolyn for producing it all. Doors open at 8:30 am for registration. Ok ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

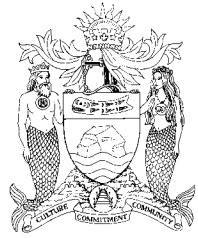
The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 25, 2022

TO: Mayor and Council

FROM: Joseph Calenda, Consulting City Planner to White Rock

SUBJECT: Housing Strategy Action Plan : April 2022 - Transmittal Report

RECOMMENDATION(S)

THAT Council:

1. Receive the corporate report dated April 25, 2022 titled “Housing Strategy Action Plan : April 2022 - Transmittal Report”
2. Endorse ‘in principle’ the Affordable Housing Strategy and Action Plan dated April 13, 2022
3. Defer to November 2022 any further consideration and implementation of the Affordable Housing Strategy and Action Plan.

EXECUTIVE SUMMARY

This corporate report transmits a Housing Strategy Action Plan prepared in response to the City of White Rock Housing Needs Report 2021. Council is being asked to receive the Housing Strategy, endorse it in principle and defer to November 2022 any further consideration and implementation of the strategy.

PREVIOUS COUNCIL DIRECTION

| Motion # & Meeting Date | Motion Details |
|------------------------------------|--|
| #2021-156 March 15, 2021 | THAT Council endorses the following as their top five (5) priorities: <ul style="list-style-type: none"> • The Official Community Plan (OCP) Review • Solid Waste Pickup for Multi-Family • <u>Housing Needs / Affordable Housing</u> • Community Amenity Contribution (CAC) ‘shovel-in-the-ground’ projects • The City’s Relationship with Semiahmoo First Nation |
| #2021 – 456 November 22, 2021 | THAT Council: |

| | |
|--|--|
| | <ol style="list-style-type: none">1. Receive the “Housing Needs Report,” included as Appendix A to the corporate report titled “City of White Rock Housing Needs Report (2021)” as the first Housing Needs Report for the municipality, prepared pursuant to Division 22 of the Local Government Act and the requirements of British Columbia Regulation 90/2019; and2. Direct staff to publish a copy of the “Housing Needs Report” on the City’s webpage. |
|--|--|

INTRODUCTION/BACKGROUND

Housing Needs/Affordable Housing continues to be Council’s number 3 top priority. With Council’s receipt of the Housing Needs Report in November 2021, staff commenced preparation of a Housing Strategy Action Plan (HSAP). This was reviewed and endorsed by the Housing Advisory Committee during March and April 2022.

The strategy is attached as a power point presentation. It can be viewed as a toolkit with 11 tools or ‘pillars’. And while not every tool will be used every day, every tool may be needed one day. The toolkit is intended to address the following six areas of local housing need as identified in the Housing Needs Report - 2021.

1. Affordable Ownership Housing;
2. Rental Housing;
3. Special Needs Housing;
4. Seniors Housing;
5. Family Housing; and
6. Shelters and Housing for People At-Risk of Homelessness.

There are 11 strategies, tools or ‘pillars’ that comprise the Housing Strategy Action Plan. Including the following:

1. Accelerate and depoliticize the approval processes (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for affordable housing in White Rock
3. Delegate ‘Approval Authority’ to staff (Bill 26 etc.)
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)
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
6. Waiving Public Hearings (Section 464(2) of the LGA)
7. Affordable Housing Partnership Seminar (April 19, 2022 and follow through)
8. Affordable Housing Development Proposal by municipal initiative
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

10. Rental tenure zoning with bonus density
11. Expediting 'non-market' housing applications

Council is being asked to endorse the tool kit “in principle” rather than in detail. Implementation of the HSAP is to be deferred to November 2022. At which time, Council may direct staff on the implementation if any. Implementation will require amending the OCP, Zoning Bylaw and the Development Cost Charges (DCC) Bylaw. It may require amending the policy and procedures bylaw to waive public hearings for all zoning amendment applications that are consistent with the OCP. And it will require the preparation of a communication plan to explain ‘delegated authority’ further to Bill 26.

Staff, in its November 22, 2021, report to Council, said the following:

“This corporate report presents Council with the first Housing Needs Report for the City of White Rock. Legislation applicable to the preparation of housing needs reports provides that such reports are to be updated every five (5) years. As measures are implemented to address local housing needs, future iterations of housing needs reports can be used to report back on the progress being made in White Rock. Overall, staff believe the Housing Needs Report included as Appendix A presents a strong foundation upon which to initiate actions that will help address the six (6) areas of local housing need. As communities throughout the Lower Mainland finalize their housing needs reports, they are now diverting their attention towards **the implementation of housing action plans**. Working with its Housing Advisory Committee, White Rock may now look **to pursue actions** that will help address local housing needs.”

The HSAP, as endorsed by the Housing Advisory Committee on April 13, 2022, is the next ‘action’ that will help address local housing needs.

FINANCIAL IMPLICATIONS

N/A.

LEGAL IMPLICATIONS

With the posting of the adopted Housing Needs Report on the City’s webpage, Council has satisfied its obligations under the Local Government Act per BC Regulation 90/2019. Endorsing in principle the Housing Strategy Action Plan is a follow through next action in the implementation of the Housing Needs Report – November 2021.

ALIGNMENT WITH STRATEGIC PRIORITIES

One of Council’s top priorities is to prepare a Housing Needs Report to support efforts to address areas of local housing need while contributing to a high quality of life for White Rock residents. Staff are of the opinion that the Housing Strategy Action Plan included as Appendix A to this corporate report provides the City with the tools that can be used to respond to the six (6) areas of identified housing need. Over the next year, Council could choose to initiate policy amendments and other measures to set the stage for improvements to the overall quality of housing in the City.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Defer receipt of the Housing Strategy Action Plan : April 2022 - Transmittal Report.
2. Approve the recommendations in the Transmittal Report.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

There will need to be a communication strategy prepared if the HSAP is endorsed in principle and considered for implementation.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

None identified at this time.

CLIMATE CHANGE IMPLICATIONS

Further to our Official Community Plan, there are two initiatives any municipality can take to address climate change. One is to redevelop its streets and neighbourhoods using best planning practices that produce compact, walkable, sustainable and inclusive mixed density streets. The other is to reduce reliance on the automobile. Implementing the Housing Strategy Action Plan will achieve both initiatives.

CONCLUSION

This corporate report presents Council with the first-ever Housing Strategy Action Plan further to the Housing Needs Report - 2021. If the Housing Strategy Action Plan is ultimately endorsed by Council, the next step in this important work would be to begin the process of evaluating, and implementing, 11 'pillars' and measures that will help address the six areas of local housing need in White Rock.

Respectfully submitted,

Author Name: Joseph Calenda
Job Title: Consulting City Planner to White Rock

Comments from the Chief Administrative Officer:

I concur with the recommendation(s) of this report.

Page No. 5

Guillermo Ferrero
Chief Administrative Officer

Attachment : AFFORDABLE HOUSING STRATEGY AND ACTION PLAN – April 13, 2022
– PPP – Endorsed by Housing Advisory Committee on March 17, 2022, March 29, 2022 and
April 13, 2022

From: [Anthony Manning](#)
To: Redacted S. 22
Subject: Re: Housing Advisory Committee
Date: April 18, 2022 2:44:43 PM

Yes, I'll be at the seminar tomorrow.

From: Redacted S. 22
Sent: April 18, 2022 14:32
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Re: Housing Advisory Committee

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sure, that's fine.
You able to come tomorrow?
Work day for most of think
s. 22

Sent from my iPhone

On Apr 18, 2022, at 2:26 PM, Anthony Manning <AManning@whiterockcity.ca> wrote:

Hello, s. 22! Could we meet at 2 instead, as I now have a 3:30 and don't want to cut our time short.

From: Redacted S. 22
Sent: April 15, 2022 12:03
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Re: Housing Advisory Committee

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Good
Thanks
s. 22

Sent from my iPhone

On Apr 15, 2022, at 9:38 AM, Anthony Manning <AManning@whiterockcity.ca> wrote:

How about Thursday, 2:30, Pelican Rouge in Central Plaza?

From: Redacted S. 22
Sent: April 14, 2022 18:24
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Re: Housing Advisory Committee

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Obviously Tuesday's out too because of the forum
s. 22

Sent from my iPhone

On Apr 14, 2022, at 10:26 AM, **Redacted S. 22**
wrote:

I'm up for that any time next week after Monday. Have to be in town Wednesday, so either Tuesday or Thursday either late morning or mid afternoon works for me.

Thanks
s. 22

On Thu, Apr 14, 2022 at 6:42 AM Anthony Manning <AManning@whiterockcity.ca> wrote:

Good morning, **s. 22**. Yes, it was a good exercise. I'm not sure Council will ultimately pass all of the recommendations but I believe most will be approved. It's certainly started a good discussion.

Let's get together for a coffee soon.

Happy Easter!

From: Redacted S. 22
Sent: April 13, 2022 19:34
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Housing Advisory Committee

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Anthony,

I just wanted to tell you I thought that working thru the various “pillars” was very interesting and productive.

I had two additional thoughts;

1. I trust that any development in the Town Centre does and will continue to require commercial on the first floor (and may even allow second floor commercial use); **yes, that is my understanding**

2. I thought we had softened the “missing middle” housing options on the east side neighbourhoods so it would not be an overlay zoning or at least the City would not be encouraging 3 or 4 storey row housing or any larger scale multifamily. I still fear speculation. **it's a concern of mine as well, unfortunately the tools that would discourage or prohibit that are outside the municipal toolbox ... and I've seen nothing in recent provincial or federal announcements/budgets that are a step in that direction**

Thanks,

s. 22

Sent from my iPhone

From: [Joseph Calenda](#)
To: [Tracey Arthur](#); [Debbie Johnstone](#); [Chloe Richards](#)
Cc: [Anne Berry](#); [Anthony Manning](#); [Christopher Trevelyan](#); [Guillermo Ferrero](#)
Subject: Agenda for April 25th Regular Council ?
Date: April 20, 2022 6:02:02 PM

Hi Team, PPP

Just reviewed the April 25th Council Agenda page. Item 6.2 © is proper and intended for Council's consideration. Please remove items 7.2 a.a.a to 7.2 a.a.f.. They are redundant. The HAC reviewed the Housing Strategy as a whole. They endorsed each of the 11 pillars by majority vote over three meetings. These endorsements are not intended as individual recommendations to Council. The recommendation for Council's consideration is to endorse in principle the Affordable Housing Strategy and Action Plan dated April 13, 2022 as a whole. And that is a PPP attachment to the report. Please reorder the agenda and remove items 7.2a.a.a to 7.2a.a.f. Thanks. Sorry for the confusion. My fault. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

Debbie Johnstone

From: Joseph Calenda
Sent: April 20, 2022 1:21 PM
To: Chloe Richards
Cc: Anne Berry; Anthony Manning
Subject: RE: HAC Minutes for Review & More

Hi Anne,

Please note item 2 below. This is a matter of researching the applications considered by Council since April 2019. I'm almost certain that 100% of the applications are consistent with the OCP. Perhaps this can be assigned to Jordan to research. Ok ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM **Consulting City Planner to White Rock**

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MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: April 1, 2022 11:05 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>
Subject: HAC Minutes for Review & More

Good morning, Joe,

- 1) Attached, please find the recent HAC meeting minutes. Kindly review and provide any feedback you may have by 3pm Monday.
- 2) An Action Item was made at Tuesday's meeting: *J. Calenda to share with the Committee, prior to the following meeting, the amount of applications that Council considered in the last three years and that were already consistent with the Official Community Plan (OCP).*
 - If you provide me this information, I can share it with the Committee prior to the following meeting (April 13th).
- 3) Given that we have not finished reviewing all 12 (11) pillars yet, I am wondering if you would like to hold off on having these minutes and the ones from March 17th go to Council until all pillars have been reviewed? This would mean having three HAC minutes and recommendations go to Council on April 25th. If you prefer the last two meeting minutes go to the upcoming Council, they will go April 11th. Let me know what you prefer.
- 4) Councillor Manning can attend the April 13th meeting. I will send an email to the Committee confirming the tentative meeting date (pending Council approval on April 11th)

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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Debbie Johnstone

From: Anthony Manning
Sent: April 21, 2022 7:23 PM
To: Joseph Calenda
Subject: Re: Voice Mail (1 minute and 8 seconds)

Hi, Joe! Thank you for the update. We'll navigate the waters.

From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: April 21, 2022 08:48
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Voice Mail (1 minute and 8 seconds)

Good morning, Anthony. It's Joe Clinton calling. Just checking in on the agenda for Monday night. The Council agenda item 7.2888288 F no need to change the agenda, Anthony. And in fact those are all recommendations for Council to receive for information that the committee endorsed Pillar 123 and so on. So they're not being put for reviewing the pillars. They're being put for receipt for information that the pillars have been endorsed. So from that perspective, I have no concern whatsoever. So I think if it's alright with you, we're going to leave the agenda as is. And I can certainly speak to it Monday night as you can't as well. I'm sure as a, as a chair of the committee. So we're going to leave the agenda as is and I'm sure we'll be just fine Monday night. Thank you, Anthony. See you later.

You received a voice mail from Joseph Calenda at JCalenda@whiterockcity.ca.

Job Title: Interim Director, Planning & Development Services
Company: City of White Rock
Work: [+1 604-541-2293](tel:+16045412293)
Email: JCalenda@whiterockcity.ca

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Joseph Calenda](#)
To: [Chloe Richards](#)
Cc: [Anne Berry](#); [Anthony Manning](#)
Subject: RE: HAC Minutes for Review & More
Date: April 20, 2022 1:21:05 PM
Attachments: [image001.jpg](#)

Hi Anne,

Please note item 2 below. This is a matter of researching the applications considered by Council since April 2019. I'm almost certain that 100% of the applications are consistent with the OCP. Perhaps this can be assigned to Jordan to research. Ok ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: April 1, 2022 11:05 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>
Subject: HAC Minutes for Review & More

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1. Attached, please find the recent HAC meeting minutes. Kindly review and provide any feedback you may have by 3pm Monday.
2. An Action Item was made at Tuesday's meeting: *J. Calenda to share with the Committee, prior to the following meeting, the amount of applications that Council considered in the last three years and that were already consistent with the Official Community Plan (OCP).*
 - If you provide me this information, I can share it with the Committee prior to the following meeting (April 13th).
3. Given that we have not finished reviewing all 12 (11) pillars yet, I am wondering if you would like to hold off on having these minutes and the ones from March 17th go to Council until all pillars have been reviewed? This would mean having three HAC minutes and recommendations go to Council on April 25th. If you prefer the last two meeting minutes go to

the upcoming Council, they will go April 11th. Let me know what you prefer.

4. Councillor Manning can attend the April 13th meeting. I will send an email to the Committee confirming the tentative meeting date (pending Council approval on April 11th)

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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From: [Joseph Calenda](#)
To: [Guillermo Ferrero](#); [Anne Berry](#)
Subject: FW: Globe editorial: You'll never guess which city has the answer to Canada's housing crisis - The Globe and Mail
Date: April 22, 2022 10:42:52 AM

Hi G and A.

Please see below. Very interesting 'national' summary of current best practises. It seems to me our Housing Strategy Action Plan and the 11 Pillars, incorporates all of the best practises in one way or another. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM

Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Joseph Calenda <moltobene@telus.net>

Sent: April 22, 2022 10:40 AM

To: Joseph Calenda <JCalenda@whiterockcity.ca>

Subject: Globe editorial: You'll never guess which city has the answer to Canada's housing crisis - The Globe and Mail

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<https://www.theglobeandmail.com/opinion/editorials/article-youll-never-guess-which-city-has-the-answer-to-canadas-housing-crisis/>

You'll never guess which city has the answer to Canada's housing crisis

The Editorial Board

In the slow motion overhaul of zoning rules that helped break Canada's housing market, Edmonton is a beacon of what's possible – and a warning of how long change can take.

Planners in Alberta's capital have proposed ditching the old rules that reserve most of the city for detached homes. Edmonton [calls it](#) the “philosophy of the new zoning bylaw,” to get rid of “outdated regulations” that led to an “overly

complex and restrictive” system. Across North America these same strictures forced cities to mostly grow out, not up.

[Edmonton’s draft zoning plan](#) would allow, in most residential areas, the building of row houses or small apartments, without need for any special approval, where single-family homes now dominate. Other uses such as community services, child care and some small businesses would also be allowed. Edmonton plans to slash its current 46 different types of zoning by more than half.

Sounds fantastic.

But there is a “but.”

[Pierre Poilievre is onto something when he rants about Canada’s housing nightmare](#)

[Whatever they may say, no politician actually wants to cut house prices](#)

The process to get all this done is [already four years old](#), and counting. In the interim, Edmonton did make some smart, Canada-leading, moves. A big one was ending the North America-wide practice of [parking minimums](#) – rules that force residential and commercial builders to include lots of expensive (and unnecessary) car parking.

Meanwhile, Edmonton’s zoning reforms inched along. The biggest step to date came last week, when planners [outlined the new zones](#). A central idea of density anywhere takes on one core tenet of modern city building: who gets to live beside a park? Too often, it is the most expensive detached homes. But parks are public assets, and more people benefit when more of them can live close to one.

Edmonton has done a lot of consultation and plans more. The new rules are not set to take effect until 2024. Yet even at this slow crawl, Edmonton is ahead of Vancouver and Toronto, and ahead of the Ford government in Ontario or the Trudeau government in Ottawa.

In Vancouver, work on a new city plan finally nears a finish. It’s already taken more than three years, and actual zoning changes will take more time. One side idea is to allow density of up to six homes on 2,000 lots zoned for detached homes or duplexes. It’s a remarkably tentative scheme, given that there are 99,000 such lots in Vancouver.

The city of Victoria last week made [an interesting move](#). To speed up building, affordable housing proposals will no longer require public hearings or rezoning if they fit in the city’s overall plan. That could cut development time by almost a year and save \$2-million per project.

Toronto is also [mulling a reworking](#) of its restrictive zoning. And if city

council has the courage to act, a template is at hand. Ontario put out a major report in February that included the call for cities to add density to existing neighbourhoods by allowing up to four homes where only one is currently permitted. The report had lot of good ideas, but Doug Ford's government [has mostly ignored it](#).

Widespread upzoning makes sense, [research suggests](#). Forcing tall towers on small bits of land, while blocking new housing in most of the rest of a city, creates scarcity and drives up prices. Yet most of what is being debated in Canada falls short of allowing neighbourhoods to build up, even a little bit, through things like infill construction of small, four-storey apartment buildings, full of spacious two- and three-bedroom homes. That's the missing middle density that could transform Canada's cities, and get a lot of housing built. Apartments alongside row houses alongside duplexes alongside detached homes – in neighbourhoods dotted with shops and services, all close to transit.

Want to see the future? Look to the past. Many older parts of Toronto and especially Montreal, before rigid zoning, are perfect examples. Or check out Vancouver's West End, between downtown and Stanley Park, developed after the Second World War. There are buildings of various heights, along with schools, shops and parks. It's among the densest neighbourhoods in Canada but it's also quiet and leafy.

Ottawa has talked of intervening in housing. But at the end of day, it is cities and provinces that are the deciders. Local zoning is the source of so much of our national housing crisis. And Edmonton is, however slowly, moving in the right direction. To borrow a line from a famous former Edmontonian, the city is skating to where the puck is going.

Keep your Opinions sharp and informed. Get the Opinion newsletter. [Sign up today](#).

Debbie Johnstone

From: Chloe Richards
Sent: April 22, 2022 8:52 AM
To: Anthony Manning
Subject: RE: April 26th HAC Meeting Agenda Preparation

Good morning, Councillor Manning,

Not a problem. I figured we were safe to go with what was drafted. If you would like me to add anything as on-table, feel free to let me know.

Kind regards,

CHLOE RICHARDS

Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca



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From: Anthony Manning <AManning@whiterockcity.ca>
Sent: April 21, 2022 7:23 PM
To: Chloe Richards <CRichards@whiterockcity.ca>
Subject: Re: April 26th HAC Meeting Agenda Preparation

Hi, Chloe! Sorry I didn't get back to you sooner. I agree with Joe's comments. (Committee members **S. 22**, **Redacted S. 22** did participate in the seminar.)

From: Chloe Richards <CRichards@whiterockcity.ca>
Sent: April 21, 2022 15:02
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: FW: April 26th HAC Meeting Agenda Preparation

Hi Councillor Manning,

Can you please confirm that everything on the agenda is good on your end?

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca



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From: Joseph Calenda <JCalenda@whiterockcity.ca>

Sent: April 21, 2022 9:27 AM

To: Chloe Richards <CRichards@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Alex Wallace <AWallace@whiterockcity.ca>

Subject: RE: April 26th HAC Meeting Agenda Preparation

Hi Chloe,

Please see my comments in blue. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Chloe Richards <CRichards@whiterockcity.ca>

Sent: April 20, 2022 2:18 PM

To: Anthony Manning <AManning@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Alex Wallace <AWallace@whiterockcity.ca>; Joseph Calenda <JCalenda@whiterockcity.ca>

Subject: April 26th HAC Meeting Agenda Preparation

Importance: High

Good afternoon,

The next Housing Advisory Committee meeting is scheduled to take place on **Wednesday, April 26th, from 4:00pm – 6:00 pm.**

Based on the HAC Action & Motion Tracking Document, previous meeting minutes and recent discussions, these are the items that we have noted to include in the agenda (**please see bullets for comments/questions regarding the items**):

1. Call to Order
2. Adoption of Agenda
3. Adoption of Minutes
4. Housing Strategy Action Plan Update
 - Staff to provide an update on the Housing Strategy Action Plan. → **Would staff like to have this on the agenda, to provide an update on the Pillars, etc.? The recommendations will have all gone to Council on April 25th. Yes let's put this on the agenda to report back from the April 25th Council meeting. For information only.**
5. 2021-2022 Work Plan Update

- The Chairperson to provide any updates and facilitate a roundtable discussion regarding the three (3) priority items highlighted in the Committee's 2021-2022 Work Plan document:
 - i. Review and provide feedback on the Draft Housing Needs Report;
 - ii. Provide input on Draft Amendments to the City's Zoning Bylaw as they relate to housing; and,
 - iii. Evaluate strategies to address areas regarding housing needs, following the final approval of the Housing Needs Report.
- 6. CAC Funding and Senior Spot Zoning
 - The committee to discuss CAC funding and senior spot zoning.
- 7. Other Business
- 8. Information
 - Committee Action & Motion Tracking Document
 - Affordable Housing Partnership Seminar Recap → We have been providing information on this event – would Council and/or Staff like to have this on the agenda, should time persist to discuss the workshop findings? Yes let's report back from the seminar. I believe Redacted S. 22 attended the seminar. I would be interested in their comments and perhaps what the HAC sees as a way forward or follow through.
 - i. Reminder of upcoming event.
- 5. 2022 Meeting Schedule
 - The Committee approved the following 2022 meeting schedule at the March 17, 2022 meeting:
 - April 26, 2022;
 - May 24, 2022;
 - June 28, 2022;
 - July 26, 2022; and
 - September 27, 2022.

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.
- 10. Conclusion

Please send any agenda item requests (removing or adding) to me by 2pm tomorrow, April 21st; I intend on sending the agenda to all members shortly after the cut-off time.

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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From: [Joseph Calenda](#)
To: [Clerk's Office](#)
Cc: [Anne Berry](#); [Guillermo Ferrero](#); [Anthony Manning](#); [Christopher Trevelyan](#)
Subject: RE: HAC Affordable Strategy Presentation - April 13
Date: April 13, 2022 2:27:25 PM
Attachments: [image001.jpg](#)

Hi Chloe,

Yes we can review what was endorsed on March 29th. And the numbering has changed somewhat. In fact we endorsed 5(A) Broaden spectrum of housing options: Pre-Zone for Missing Middle Housing. And we had defined a Missing Middle Housing Area to which the overlay zone would apply. And we endorsed 5(B) Broaden the spectrum of housing choices : 14 and 18 storey hybrid towers. And we did modify the area map in which the towers would be considered further to the comments and direction of the HAC.. And we did endorse Pillar 6 Waiving of Public Hearings.. And so we have Pillars 7, 8, 9(a), 9(b), 10 and 11 yet to review. After which we may need to re number it all. Hope that helps. Ciao fo now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Clerk's Office <ClerksOffice@whiterockcity.ca>
Sent: April 13, 2022 1:01 PM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>
Subject: FW: HAC Affordable Strategy Presentation - April 13

Hi Joe,

Please see below emails from **Redacted S. 22**, HAC member. I presume this may already be the plan for tonight but I wanted to bring this to your attention should this change how you hope the flow of your presentation to go.

Kind regards,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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From: Redacted s. 22
Sent: April 12, 2022 4:36 PM
To: Clerk's Office <ClerksOffice@whiterockcity.ca>
Cc: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>
Subject: Re: HAC Affordable Strategy Presentation - April 13

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Thank you.

It's just a bit confusing since we have made and voted on the changes up to # 8 of the "pillars", I believe, but those are not reflected yet.

Perhaps we can start tomorrow with a recap of where we are so far ? For example, from my notes, we did vote in favour of combining #5 and #7 as a) and b) under Broadening the Spectrum of Housing Opportunities, took out the specific overlay zoning for the east side of the City, (missing middle housing), and also dealt with some density issues and boundaries in the Town Core with certain density bonuses contingent upon at least 50% of units being "affordable".

Thanks,

s. 22

Sent from my iPhone

On Apr 12, 2022, at 4:12 PM, Clerk's Office <ClerksOffice@whiterockcity.ca> wrote:

Hi **s. 22**,

Thank you for your email. It was noted to me that not all changes are reflected in this presentation yet as we are still working towards finalizing it and additional changes to may be requested during tomorrow's meeting. Once that is done, the presentation will be amended to reflect what was discussed at the previous meetings.

Councillor Manning will be present and therefore chairing the meeting. Should he not be able to attend, Councillor Trevelyan, Vice-Chairperson, will act as Chairperson.

I hope this additional information addresses your comments. Please let me know if I can be of further assistance.

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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From: Redacted S. 22

Sent: April 12, 2022 10:57 AM

To: Clerk's Office <ClerksOffice@whiterockcity.ca>

Cc: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Subject: Re: HAC Affordable Strategy Presentation - April 13

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A message to share perhaps with other members?

We got through 7 ? of the Pillars last meeting but I don't see the amended changes we agreed upon in this document. Not sure about the highlighted comments (in green) that are shown here as well.

I copied Chris here as I think he's now the Chair (after Councillor Manning)

Thanks

s. 22

Sent from my iPhone

On Apr 12, 2022, at 10:33 AM, Clerk's Office
<ClerksOffice@whiterockcity.ca> wrote:

Good morning, HAC members,

Attached, please find an on-table document for tomorrow's HAC meeting, pertaining to Item 4, Affordable Housing Strategy Action Plan.

Thank you and see you all tomorrow (virtually)!

CHLOE RICHARDS

Committee & FOI Clerk, Administration

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

Tel: 604-541-2275 | www.whiterockcity.ca



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Debbie Johnstone

From: Erika Johanson
Sent: April 23, 2022 6:36 PM
Subject: Re: Joe Calenda and his "11 Pillars of Affordable Housing"

Redacted S. 22

I am vehemently opposed!

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Redacted S. 22
Sent: Saturday, April 23, 2022 6:33:59 PM
To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>
Subject: RE: Joe Calenda and his "11 Pillars of Affordable Housing"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council

I am writing to you tonight to voice my opposition to Joe Calenda's "11 Pillars of Affordable Housing" initiative here in White Rock.

I ask you to reply as to whether or not you are in favour of this proposal.

Regards

Redacted S. 22

White Rock

From: [Christopher Trevelyan](#)
To: [Debbie Johnstone](#)
Subject: FOI - Fw: Affordable Housing Strategy and Action Plan
Date: May 31, 2023 8:59:39 AM

Councillor Christopher Trevelyan

City of White Rock, B.C.
778-867-0267

From: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Sent: April 24, 2022 12:37 PM
To: **Redacted S. 22**
Subject: Re: Affordable Housing Strategy and Action Plan

Hi **s. 22**

These pillars were written by our Acting Director of planning and presented to the Housing Advisory Committee which then approved them by majority vote. The Committee is made up of residents. I am the vice-chair of the committee, but I do not have a vote nor do I set the agenda. The recommendations then get sent up to Council for yeah or nay. No one on Council I believe asked for these changes, and certainly not in a Council meeting.

I hope this helps.

Councillor Christopher Trevelyan

City of White Rock, B.C.
778-867-0267

From: **Redacted S. 22**
Sent: April 24, 2022 11:06 AM
To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Subject: Re: Affordable Housing Strategy and Action Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for getting back to me, Christopher. I, too, can see the merits of the two pillars you support. I hope tomorrow's council meeting ends up reflecting the efforts of all those who have worked on the OCP since the last election. Do you know from where these ideas for such a dramatic change of direction came?

Redacted S. 22

Get [Outlook for Android](#)

From: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Sent: Sunday, April 24, 2022 10:26:29 AM

To: **Redacted S. 22**

Subject: Re: Affordable Housing Strategy and Action Plan

Dear **s. 22**

Thank you for taking time to share your thoughts on this issue. I do appreciate Mr. Calenda's experience and views, but they are views that I do not share.

We went through a lengthy OCP process with public input, and in my opinion we need to stick with the OCP and not re-open it with substantial changes.

I only approve of two of the presented pillars - accelerate approval process (without sacrificing public input) and potentially use a vacancy tax. I do not support the other pillars of increased height or doing away with single family zoning or public input.

Best Regards,
Christopher

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

From: **Redacted S. 22**

Sent: April 23, 2022 7:03 PM

To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>

Subject: Affordable Housing Strategy and Action Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to voice my shock and horror at reading the 'Affordable Housing Strategy and Action Plan' PowerPoint presentation that is posted on the White Rock City website. I have also watched the HAC meeting of March 29 and am appalled at what I witnessed there. It appeared to me that in the March 29 meeting Joe Calenda is asking council to give approval to the 'loose concept' that he has presented and then trust that he will flesh it out after that. You cannot seriously be considering such a reckless decision, can you?

White Rock citizens have had to make hard choices to be able afford to live here. I doubt there is any homeowner within the city limits who would willingly give up decision-making regarding what gets built next door to them to Joe Calenda. I listened carefully when Joe talked about why we must adhere to the OCP instead of Bylaws but his explanation made it clear that there are huge loopholes to be exploited in the process he is offering. His assertion about how well his model may have worked for a small portion of Victoria, B.C. does not reassure me that he knows anything about the City of White Rock. We are not Victoria, we are not Merritt, Sooke, Orillia or Colwood.

I do not want to be forced to sell my dream home, the home that my husband and I worked toward for our whole working careers, because the *acting* Director of Planning and Development thinks it would be just fine to build a four-storey apartment building with retail on the main floor right beside my house. We chose, at a premium, to live in a single family neighbour that is walking distance to everything. Please do not think that was by accident.

I am asking you to vote against the '11 Pillars (or 12 Apostles) of Affordable Housing'.

s. 22

White Rock

Debbie Johnstone

From: Joseph Calenda
Sent: April 25, 2022 11:24 AM
To: Guillermo Ferrero
Cc: Anne Berry; Debbie Johnstone
Subject: RE: April 25th council - Housing Strategy Action Plan PPP - Item 6.2.c.
Attachments: Housing Strategy Action Plan - Council Review - April 25, 2022.pptx

Hi G. and Debbie,

Please see the attached revised PPP for tonight's Council meeting. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Sent: April 25, 2022 8:48 AM
To: Joseph Calenda <JCalenda@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>
Subject: FW: April 25th council - Housing Strategy Action Plan PPP - Item 6.2.c.

Please remove exclamation points for the presentation and capitals.

Is this presentation endorsed by the committee?

Thanks,
G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock

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

Tel: 604.541.2133 | www.whiterockcity.ca



"An impossibility is only a possibility that you don't understand"

From: Joseph Calenda <JCalenda@whiterockcity.ca>
Sent: April 24, 2022 7:14 PM
To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: FW: April 25th council - Housing Strategy Action Plan PPP - Item 6.2.c.

Hello Councillors Manning and Trevelyan,

See the attached PPP which I will use tomorrow night. I will focus on the first 9 slides. The rest is for detail if and as needed. Thought you would appreciate a preview as chair and co-chair of the HAC. See you tomorrow. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

From: Joseph Calenda
Sent: April 24, 2022 7:12 PM
To: Debbie Johnstone <DJohnstone@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: April 25th council - Housing Strategy Action Plan PPP - Item 6.2.c.

Hi Debbie

Please see the attached PPP for my presentation tomorrow night. I will focus on the first 9 slides. The rest is for detail if needed. Ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

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MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net



WHITE ROCK
My City by the Sea!

**HOUSING STRATEGY AND ACTION
PLAN (HASP)**

**- Council Corporate Review-
April 25, 2022**

**TO REDEVELOP OUR CITY BY THE SEA IN THE IMAGE
OF THE OCP**

FROM HOUSING NEEDS TO HOUSING STRATEGY

- ❑ On November 22, 2021, Council **received and published** the City of White Rock Housing Needs Report (2021). The report will be reviewed in 5 years.
- ❑ On December 13, 2021 Council **received** a report which proposed to produce an ‘Affordable Housing Partnership Seminar’ and to engage the Housing Advisory Committee to workshop a preliminary Housing Strategy prepared by staff.
- ❑ The City’s Housing Advisory Committee has built into their 2022 Work Plan a commitment to explore opportunities to support housing choice, and affordability, to address local needs and the overall quality of life for White Rock residents.” (Corporate Report to Council November 22, 2021)

NEXT STEPS

SETTING THE STAGE

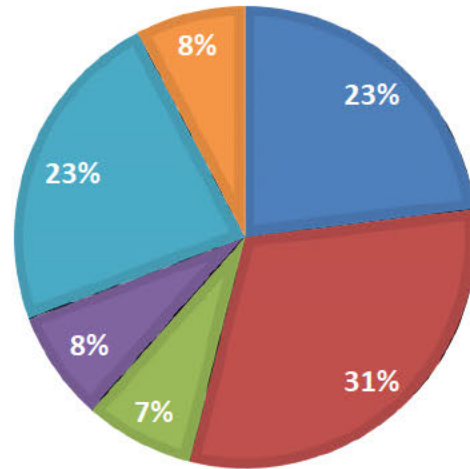
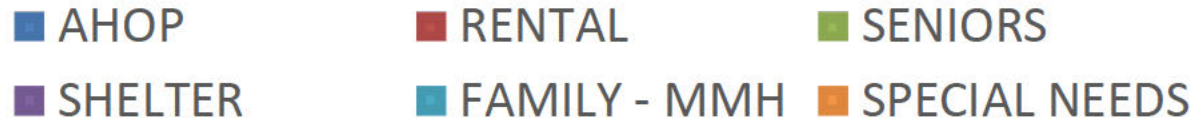
Next Steps:

1. Draft and produce a Preliminary Housing Strategy (January/February 2022)
2. Workshop with Housing Advisory Committee (March/April 2022)
3. Present to Council for endorsement (April 25, 2022)

All in 90 days or less by **APRIL 30, 2022**

HOUSING NEEDS IN WHITE ROCK – 6 TARGETS

'ONE SIZE/SOLUTION DOES NOT FIT ALL'



HOUSING STRATEGY FOCUS AREAS FOR WHITE ROCK SETTING THE STAGE!

- Adopt contemporary neighbourhood planning ‘**best practices**’ to create walkable, compact, inclusive streets.
- Broaden the spectrum of housing types and tenures available in White Rock.
- Create opportunities to increase housing supply.
- Rapid deployment of affordable and supportive housing proposals (Warm Up Centre at Centennial Park is a recent example).
- Pursue Partnerships.
- Implement the OCP. Use it as the template to address our housing needs and redevelop our City.

11 PILLARS OF AFFORDABLE HOUSING

1. Accelerate and Depoliticize the Approval Process (OCP Focus)
2. Use the Speculation and Vacancy Tax (SVT) for Affordable Housing [HERE](#).
3. Delegate Approval Authority to Staff ([Bill 26 etc.](#))
4. No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to DP in RS-1, RS-2 and RS-3 One Unit Residential Zones)
5. Broaden the Spectrum and Range of Housing Options, Tenures and Forms in White Rock
 - (a) Pre-Zone for Missing Middle Housing in specified area ([Municipal Initiative](#))
 - (b) Provide for Hybrid Towers in specified areas ([OCP Hybrid Towers Amendment to include 14 and 18 storey market and non-market residential buildings](#))
6. Waiving Public Hearings ([Section 464\(2\) of the LGA](#))
7. Affordable Housing Partnership Seminar ([April 19, 2022 and follow through](#))
8. Produce an Affordable Housing Development Proposal ([Municipal Initiative](#))
9. Waivers and Exemptions for 'Non-Profit' and 'Affordable Housing' applications (a) Development Cost Charges (b) Cash in lieu of 5% park dedication?
10. Rental Tenure Zoning with bonus density
11. Expediting 'non-market' housing applications

AFFORDABLE HOUSING TOOL KIT

- ❑ The Housing Strategy Action Plan can be viewed as a tool kit. It includes 11 tools or 'Pillars'.
- ❑ While not every tool will be used every day, every tool may be needed one day.
- ❑ Remember 'ONE SIZE' does NOT fit all! The tool kit addresses the six areas of local housing need in White Rock:
 - Affordable Ownership Housing
 - Rental Housing
 - Special Needs Housing
 - Seniors Housing
 - Family Housing
 - Shelters and Housing for People At-Risk of Homelessness.

IMPLEMENTATION PROCESS

- ❖ Amend the OCP
- ❖ Amend the Zoning Bylaw
- ❖ Amend the DCC Bylaw
- ❖ Implement the OCP
- ❖ Amend the Policy and Procedures Bylaw to waive public hearings for all zoning amendment applications consistent with the OCP. (Except as specifically required in the housing strategy.)
- ❖ Prepare a communication plan to explain 'delegated authority' and the HSAP
- ❖ NOT ALL HOUSES ARE AFFORDABLE FOR EVERYONE. BUT EVERY HOUSE IS AFFORDABLE FOR SOMEONE.

COUNCIL RECOMMENDATIONS – APRIL 25, 2022

That Council:

1. Receive the corporate report dated April 25, 2022, titled “Housing Strategy Action Plan : April 2022 – Transmittal Report;”
2. Endorse ‘in principle’ the Affordable Housing Strategy and Action Plan dated April 13, 2022; and
3. Defer to November 2022 any further consideration and implementation of the Affordable Housing Strategy Action Plan.

NOT ALL HOUSES ARE AFFORDABLE FOR EVERYONE. BUT EVERY HOUSE IS AFFORDABLE FOR SOMEONE!

WHITE ROCK

My City by the Sea!



1. **ACCELERATE AND DEPOLITICIZE THE APPROVAL PROCESS**
(H.A.C. ENDORSED – MARCH 17, 2022)

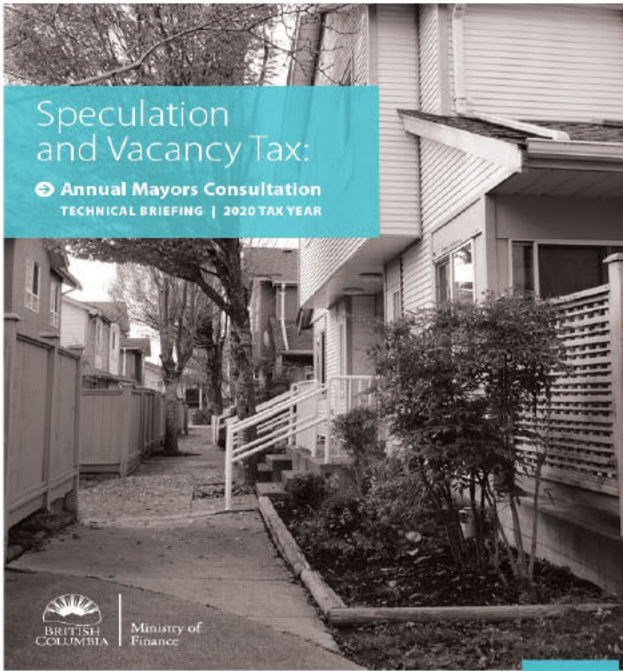
1. Focus on the OCP. Council approves every application that is consistent with the OCP. No exceptions. This creates a culture of acceptance and support for the OCP. Both inside and outside City Hall. Voting for the OCP every time puts predictability and certainty into the review process. It will over time accelerate and depoliticize the approval process.
2. Review internal processes and identify redundancies, shortcuts and economies.
3. Hire more '**Planners**'.
4. Amend the Advisory Design Panel terms of reference to provide for mandatory design review of four plexes, townhouses and apartment buildings. Exempt single family, duplexes and triplexes from design review by ADP. Staff will review design for these applications.

2. LOCAL USE OF THE SPECULATION AND VACANCY TAX (H.A.C. ENDORSED MARCH 17, 2022)

1. Petition British Columbia to give White Rock authority to surtax vacant properties. (Same as Vancouver. Requires provincial legislation.)
2. Redirect the current speculation tax revenues to the communities from which they were collected. (In year 2020 there were 8617 properties exempt from SVT and 33 properties that paid SVT. \$201,000 was the SVT collected from White Rock property owners in 2020. Collected by BC and spent by BC Housing Hub.)

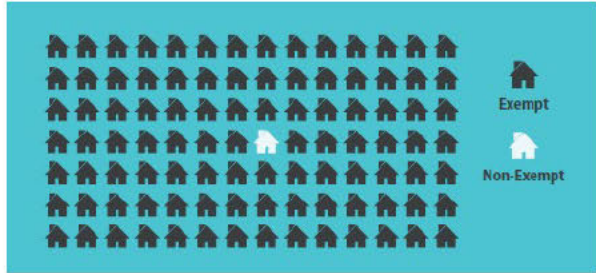
Table 5: 2020 Calendar Year Revenue by Owner Type in White Rock

| | BC Resident | Other Canadian | Foreign Owner | Satellite Family | Other | Total |
|-------|----------------|-------------------|------------------|---------------------|----------|-----------|
| Total | \$43,000 | \$21,000 | \$24,000 | \$87,000 | \$26,000 | \$201,000 |



Speculation and Vacancy Tax: Key Facts

For the third year, more than 99 per cent of British Columbians are exempt from the tax.



The majority of tax revenue based on received declarations comes from foreign owners and satellite families.



Table 1: Tax Revenue¹ by Region – 2020

| Regional District | Tax Revenue |
|-------------------|---------------------|
| Capital | \$7,224,102 |
| Central Okanagan | \$4,552,154 |
| Fraser Valley | \$2,240,594 |
| Metro Vancouver | \$65,512,039 |
| Nanaimo | \$1,115,859 |
| TOTAL | \$80,644,747 |

4 Speculation and Vacancy Tax Annual Mayors Consultation

3. DELEGATE APPROVAL AUTHORITY TO STAFF (H.A.C. ENDORSED MARCH 17, 2022)

1. Development Variance Approval Authority. (Delegate to Staff – Bill 26)
2. Other delegations include:
 - ❖ Minor Development Permits delegated to CAO via Director of Planning and Development Services – Bylaw 2409,
 - ❖ Tree Management Permit – Director of Planning and Development Services – Bylaw 2409,
 - ❖ Strata Conversions – Director of Planning and Development Services – Bylaw 1994, and
 - ❖ See Planning Procedures Bylaw updated 2022.
3. Subdivision Approving Authority already rests with the Subdivision Approving Officer – Director of Planning and Development Services further to section 77 of the Land Title Act and Bylaw 1994.

4. NO MORE 'EXCLUSIVE ' SINGLE FAMILY ZONES (H.A.C. ENDORSED MARCH 17, 2022)

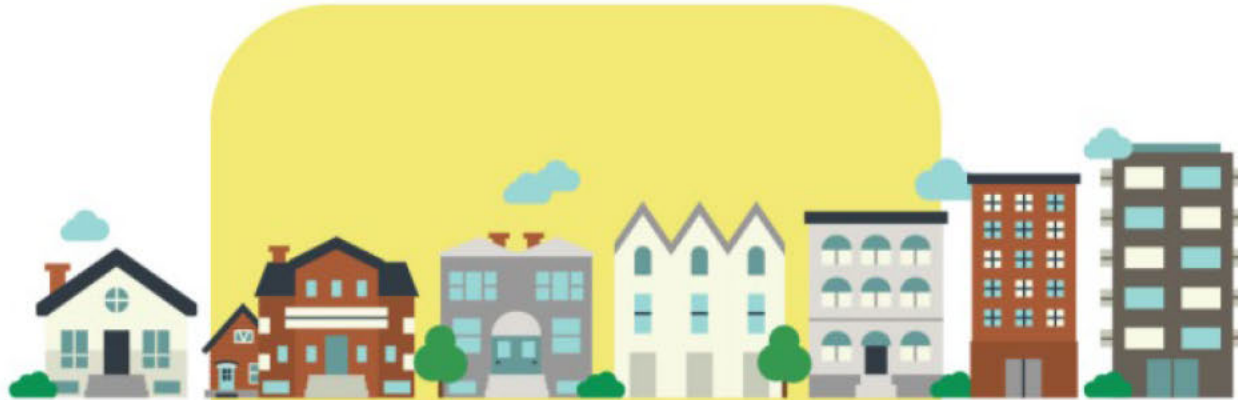
1. Create a Residential Zone which permits single detached houses, duplexes (and triplexes) 'as of right'.
2. Also permit conversion of existing single detached homes into 'multiple units' in RS-1, RS-2 and RS-3 One Unit Residential Zones.
3. All of this is subject to design review by staff.
4. Apply to 'Mature Neighbourhood' area from Anderson Street to Bergstrom Road.
5. Create minimum lot size and regulations for this zone(s). Includes building envelope, height, parking regulations etc.
6. Require Zone Change applications by the owner? Or up zone by municipal initiative?
Waive public hearing?
 - ❖ TO BE DETERMINED
 - ❖ THIS IS AN OVERLAY ZONE!

'AS OF RIGHT' OVERLAY ZONE AREA

(BOUNDARIES TBD)

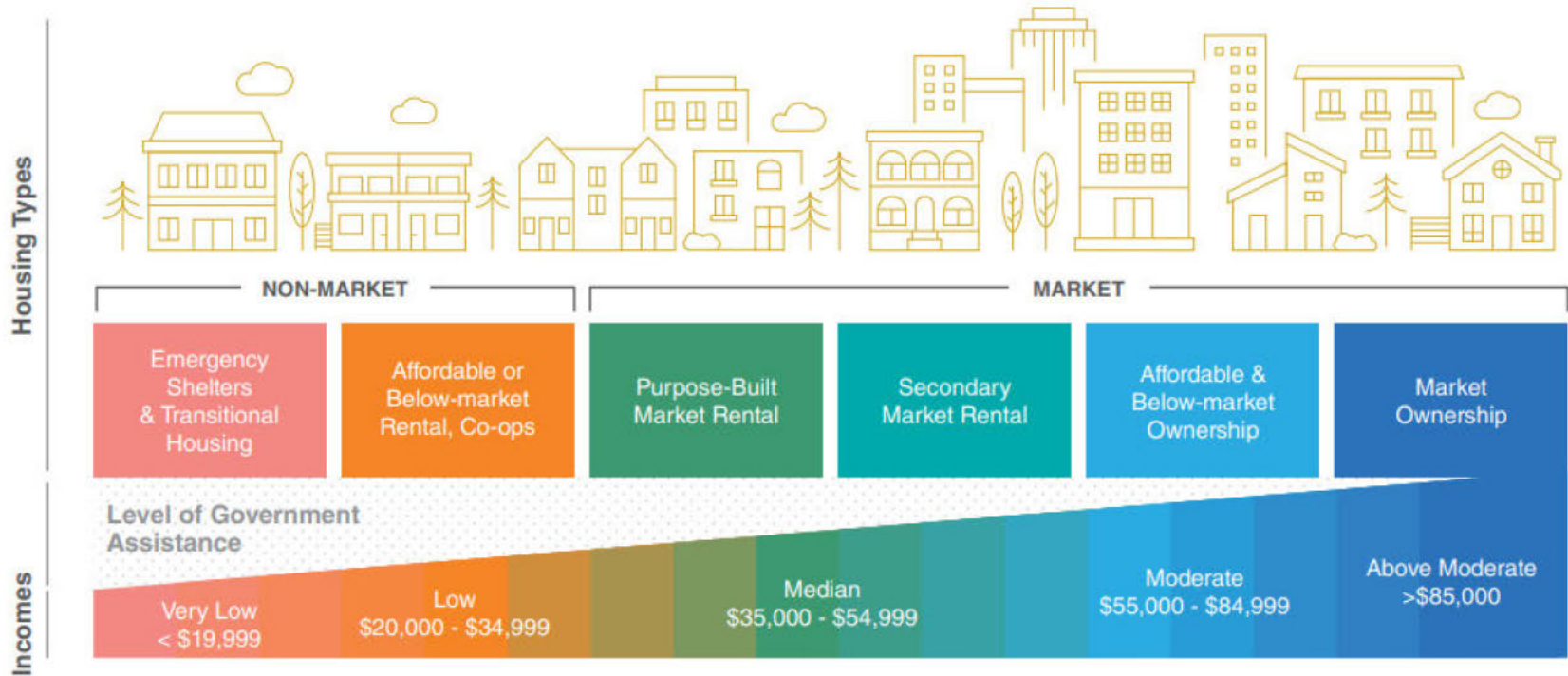


MISSING MIDDLE HOUSING FORMS



**The
Missing
Middle**

HOUSING SPECTRUM FOR WHITE ROCK (INCLUDES 14 AND 18 STOREY 'HYBRID' TOWERS)

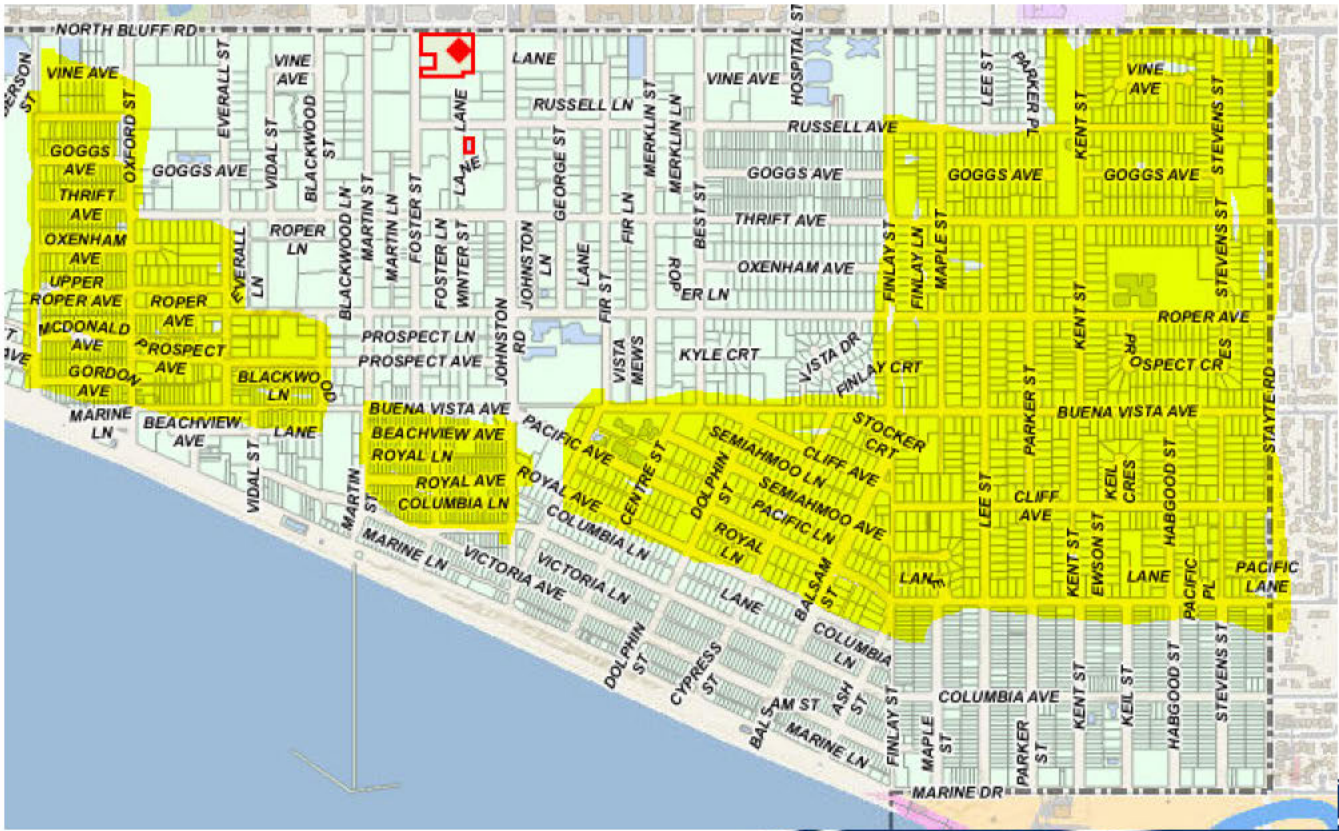


5(A). BROADEN SPECTRUM OF HOUSING OPTIONS
PRE-ZONE FOR MISSING MIDDLE HOUSING
(H.A.C. ENDORSED MARCH 29, 2022)

1. Four floors and a corner store. (Café, convenience, service on part of ground level. (TBD))
2. Includes row townhouses, 3 storey stacked townhouses and low-rise apartments up to 4 storeys. Design zoning regulations to permit these housing forms. Design review is required.
3. Applies to 'Mature Neighbourhood' area from Anderson Street on the west side to Stayte Street on the east side.
4. Pre-Zone by Municipal Initiative. **THIS IS AN OVERLAY ZONE!**
5. **We want to create compact, walkable, inclusive streets. All over the place!**
6. **(WE MIGHT WANT TO ADD TRIPLEXES INTO THIS OVERLAY ZONE - TBD.)**

MISSING MIDDLE HOUSING AREA

(BOUNDARIES TBD)



WHITE ROCK
My City by the Sea!

5 (B), BROADEN THE SPECTRUM OF HOUSING CHOICES
14 AND 18 STOREY HYBRID TOWERS
(H.A.C. ENDORSED MARCH 29, 2022)

1. Provide for 18 storey 'HYBRID' towers in the 'Town Centre' area (OCP).
2. Provide for 14 storey 'HYBRID' towers in the 'Town Centre Transition' area (OCP).
3. Define "HYBRID" tower as including at least 50% non-market housing component.
4. Ground floor(s) should be non-residential.
5. Amend the OCP. Require CD Zones with Public Hearings.
6. Setting the stage to increase supply!



6. WAIVING PUBLIC HEARINGS (H.A.C. ENDORSED MARCH 29, 2022)

1. Amend the Policy and Procedure Bylaw to provide for automatic waiving of Public Hearings for ALL Zoning Amendment Proposals that are consistent with the OCP. (Except as otherwise provided for in this Housing Strategy Action Plan.)
2. Staff determines whether an application is consistent with the OCP.
3. Section 464(2) of the LGA.

7. AFFORDABLE HOUSING PARTNERSHIP SEMINAR (H.A.C. ENDORSED APRIL 13, 2022)

1. Scheduled for April 19, 2022 from 9:00 am to 5:00 pm at the White Rock Community Centre
2. We expect up to 75 delegates including presenters.
3. We anticipate the outcomes to include education, networking and 'partnering'.
4. We are producing the seminar to include:
 - ❖ presentations from non-profit housing providers, provincial and federal government 'funding' agencies;
 - ❖ a partnership panel to include delegates from the City, the development industry, non-profit housing providers and funding agencies; and
 - ❖ Break out sessions for networking and partnership building.

8. AFFORDABLE (NON-PROFIT) HOUSING DEVELOPMENT PROPOSAL (H.A.C. ENDORSED APRIL 13, 2022)

1. MUNICIPAL INITIATIVE – Assign a staff person and/or consultant to facilitate the process and produce a partnership.
2. Access the Community Amenity Contribution (CAC) Reserve Fund as needed. \$4m+ allocated in 2022.
3. City Owned Land Report to identify surplus land that may be suited to development of affordable housing. To Closed Council by April 2022.
4. Produce a partnership, approve a proposal and build it.
5. All by MUNICIPAL INITIATIVE.



9(A) WAIVE OR EXEMPT DCC'S FOR 'NON-PROFIT' HOUSING PROPOSALS

(H.A.C. ENDORSED APRIL 13, 2022)

1. Your housing is 'affordable' when you spend no more than 30% of your annual Gross Family Household Income. (CMHC and National Housing Strategy definition.)
2. Exempting non-profit housing requires the following:
 - ❖ Defining which 'affordable housing units' will be exempt,
 - ❖ Defining the resulting shortfall in DCC contributions, and
 - ❖ Amending the DCC Bylaw to account for the shortfall.

| DCC Rate | Contributors | DCC Fund | Shortfall | Comment |
|-----------------|---|-------------------------|-----------|-------------------------------------|
| \$5000 per unit | 5000 units (Includes 500 non-profit units) | \$25M to be collected | NIL | DCC Bylaw today |
| | 4500 units excluding 500 non-profit units | \$22.5M to be collected | \$2.5M | Revise DCC to capture the shortfall |
| \$5555.00 | 4500 units | \$25M to be collected | NIL | Amended DCC Bylaw |

9(B) EXEMPTING NON-PROFIT FROM 5% PARKLAND DEDICATION
(H.A.C. ENDORSED APRIL 13, 2022)

1. Further to section 510 of the LGA, waive or exempt non-profit housing from 5% cash in lieu and/or land dedication.
2. Requires a change to policy and practice at the municipal government level.
3. Having 'Market Housing' pay for 'Non-Market Housing DCC's is social justice.

10. RENTAL TENURE ZONING **(H.A.C. ENDORSED APRIL 13, 2022)**

1. Create a 'Rental Tenure Housing Zone'.
2. Make it 'affordable rental rate' which is greater than non-profit rental rates and less than market rental rates. (TO BE DETERMINED. Be careful!)
3. Allow 'bonus density' and height of up to 30% above the density anticipated in the 'Missing Middle Housing Zone'. (TBD)
4. Owner initiated Zone Change. Public hearing required.
5. Requires a Housing Agreement further to section 483 of the LGA.
6. Approve ' Rental Tenure Housing Zone' within the same area as 'Missing Middle Housing Zone'. (See Pillar 5 (a) – Mature Neighbourhood)
7. Requires an OCP Amendment.
8. We want to create walkable, compact and 'inclusive' streets all over the place!

11. EXPEDITE NON-MARKET HOUSING APPLICATIONS **(H.A.C. ENDORSED APRIL 13, 2022)**

1. Define 'non-market' housing applications to be expedited. Perhaps use non-profit housing as provided by Gorge View Society and/or Uniti as the definition.
2. Non-Market Housing applications go to the front of the line!
3. Confine the internal review response period to 14 days.
4. Eliminate the need for P.I.M. (Public Information Meeting)
5. Waive the initial review or early review process.
6. Waive the public hearing if required. (Consistent with OCP)
7. Delegate authority for issuing Development Permit to the Director of Planning and Development Services.
8. Revise Planning Procedures Bylaw as required to expedite non-market housing applications.

P-1 : PROPERTY PURCHASE FOR AN AFFORDABLE APARTMENT 'NON-MARKET' BUILDING

(RENTERS AT 30% GFI = \$1,050.00 MONTHLY)

Figure 6. Median Household Income by Tenure, White Rock and Metro Vancouver (2016)



HOUSING UNITS REQUIRED IN WHITE ROCK

Table 3: Anticipated Number of Units By Size – Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

| UNIT SIZE | 2016 INDEX | 2021 | 2026 | NET NEW UNITS REQUIRED |
|--------------------------|------------|--------|--------|------------------------|
| Bachelor (0 bedrooms) | 55 | 59 | 61 | +6 |
| 1-Bedroom | 2,500 | 2,290 | 2,391 | -109 |
| 2-Bedroom | 4,245 | 4,533 | 4,734 | +489 |
| 3-Bedroom | 1,565 | 2,419 | 2,526 | +961 |
| 4+Bedroom | 1,640 | 1,384 | 1,445 | -195 |
| Total | 10,005 | 10,684 | 11,158 | +1,153 |

Debbie Johnstone

From: Redacted S. 22
Sent: April 25, 2022 4:24 PM
To: Anthony Manning
Subject: Re: Affordable Housing Strategy and Action Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for your reply, Anthony, and for the links. Looking forward to watching tonight's Council meeting.

s. 22

From: Anthony Manning <AManning@whiterockcity.ca>
Sent: April 25, 2022 5:42 AM
To: Redacted S. 22
Subject: Re: Affordable Housing Strategy and Action Plan

Hello, s. 22 Thanks for taking time to share your concerns.

I broadly support the intent of the Housing Strategy, although I do not want to see heights in the Town Centre Transition to essentially revert to what they were in the previous OCP or see anything more than "gentle infill" such as laneways and in-laws introduced into single-family neighbourhoods.

It's important to note:

- This report is only meant for receipt. It is intended as a reference for a future council to consider. That council may act on it or amend it.
- The province has already signalled that certain elements, such as waiving public hearing and reducing or eliminating single-family zoning, will be legislated later this year after municipal elections. If so, all municipalities will implement it.

Some links you may be find informative:

<https://www.msn.com/en-ca/news/canada/vaughn-palmer-eby-again-signals-he-will-wield-stick-if-bc-cities-dont-accelerate-housing-starts/ar-AAVcURI>

<https://www.victoria.ca/EN/main/news-events/news/news-archives/2022-archive/fast-lane-for-affordable-housing-approvals.html>

Yours sincerely,

Councillor Anthony Manning

From: Redacted S. 22

Sent: April 23, 2022 19:03

To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>

Subject: Affordable Housing Strategy and Action Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to voice my shock and horror at reading the 'Affordable Housing Strategy and Action Plan' PowerPoint presentation that is posted on the White Rock City website. I have also watched the HAC meeting of March 29 and am appalled at what I witnessed there. It appeared to me that in the March 29 meeting Joe Calenda is asking council to give approval to the 'loose concept' that he has presented and then trust that he will flesh it out after that. You cannot seriously be considering such a reckless decision, can you?

White Rock citizens have had to make hard choices to be able afford to live here. I doubt there is any homeowner within the city limits who would willingly give up decision-making regarding what gets built next door to them to Joe Calenda. I listened carefully when Joe talked about why we must adhere to the OCP instead of Bylaws but his explanation made it clear that there are huge loopholes to be exploited in the process he is offering. His assertion about how well his model may have worked for a small portion of Victoria, B.C. does not reassure me that he knows anything about the City of White Rock. We are not Victoria, we are not Merritt, Sooke, Orillia or Colwood.

I do not want to be forced to sell my dream home, the home that my husband and I worked toward for our whole working careers, because the *acting* Director of Planning and Development thinks it would be just fine to build a four-storey apartment building with retail on the main floor right beside my house. We chose, at a premium, to live in a single family neighbour that is walking distance to everything. Please do not think that was by accident.

I am asking you to vote against the '11 Pillars (or 12 Apostles) of Affordable Housing'.

Redacted S. 22

White Rock

Debbie Johnstone

From: Christopher Trevelyan
Sent: April 25, 2022 5:59 PM
To: Redacted S. 22; White Rock Council
Cc: Redacted S. 22
Subject: Re: Housing Strategy Plan - April 25th - Democracy Direct

Hi s. 22

I hope all is well. This report came from staff and the housing committee. It was not requested by Council. I severely doubt most of the pillars will pass. I don't support waiving public hearings, getting rid of single family neighbourhood zoning, much larger towns in the transition areas, by-passing Council, and so on.

Best Regards,
Christopher

Get [Outlook for iOS](#)

From: Redacted S. 22
Sent: Monday, April 25, 2022 11:02:12 AM
To: White Rock Council <whiterockcouncil@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Housing Strategy Plan - April 25th - Democracy Direct

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Democracy Direct Councillors,

I'm wondering who is actually running the city. It can't be Democracy Direct Councillors since this Housing Strategy Plan would be going against the Democracy Direct mandate that you had been voted into office with.

I'm so tired of hearing the words "Affordable Housing" being the battle cry from the planning department or from developers. "Affordable Housing" is in conjunction with B.C. Housing. "Affordable Housing" is subsidized housing not someone using these words to get citizens on their side to over develop a community.

I find it totally ludicrous that in this small community with limited space that the city or planning department would want to obliterate our community with four story plus buildings that are already being built on 16th Avenue East of 152nd. The only way you can differentiate Surrey from White Rock along this corridor is a sign at 16th and 160th that has White Rock written on it.

Is there a reason why the West Side of White Rock along 16th remains untouched with development with the exception of one condominium? Why is the East Side of White Rock being held hostage by being over developed by the planning department/developers?

I find it quiet prejudicial that this is happening so blatantly obvious. I don't need to say more.

Regards,

Redacted S. 22

White Rock

Debbie Johnstone

From: Joseph Calenda
Sent: April 26, 2022 3:04 PM
To: Chloe Richards
Cc: Anthony Manning
Subject: HAC - April 26, 2022
Attachments: Housing Strategy Action Plan - Council Review - April 25, 2022.pptx

Follow Up Flag: Follow up
Flag Status: Completed

Hi Chloe,

Please see attached PPP for our meeting today. Thanks and ciao for now.

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
Consulting City Planner to White Rock

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Mobile: 250-589-8430 Email : moltobene@telus.net

Debbie Johnstone

From: Anthony Manning
Sent: April 26, 2022 6:24 AM
To: Redacted S. 22
Subject: Re: Joe Calenda and his "11 Pillars of Affordable Housing"

You're welcome, **s. 22**, and thanks for your support. We don't often hear kind words on council, and yours were the most sincere and heartfelt in over three years.

Yours sincerely,

Councillor Anthony Manning

From: Redacted S. 22 >
Sent: April 25, 2022 23:35
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Re: Joe Calenda and his "11 Pillars of Affordable Housing"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for your reply, your thoughtful decisions and dedication. It is appreciated. Tonight was a great night for democracy and I hope to never hear of Joe Calenda again.

Regards

s. 22

On Mon, Apr 25, 2022, 5:42 AM Anthony Manning, <AManning@whiterockcity.ca> wrote:

Hello, **s. 22** Thanks for taking time to share your concerns.

I broadly support the intent of the Housing Strategy, although I do not want to see heights in the Town Centre Transition to essentially revert to what they were in the previous OCP or see anything more than "gentle infill" such as laneways and in-laws introduced into single-family neighbourhoods.

It's important to note:

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- The province has already signalled that certain elements, such as waiving public hearing and reducing or eliminating single-family zoning, will be legislated later this year after municipal elections. If so, all municipalities will implement it.

Some links you may be find informative:

<https://www.msn.com/en-ca/news/canada/vaughn-palmer-eby-again-signals-he-will-wield-stick-if-bc-cities-dont-accelerate-housing-starts/ar-AAVcURI>

<https://www.victoria.ca/EN/main/news-events/news/news-archives/2022-archive/fast-lane-for-affordable-housing-approvals.html>

Yours sincerely,

Councillor Anthony Manning

From: Redacted S. 22

Sent: April 23, 2022 18:33

To: Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>

Subject: RE: Joe Calenda and his "11 Pillars of Affordable Housing"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council

I am writing to you tonight to voice my opposition to Joe Calenda's "11 Pillars of Affordable Housing" initiative here in White Rock.

I ask you to reply as to whether or not you are in favour of this proposal.

Regards

Redacted S. 22

White Rock

Debbie Johnstone

From: Clerk's Office
Sent: May 25, 2022 11:59 AM
To: Tracey Arthur
Subject: RE: Tracey, City Admin

Ok, thank you for confirming, Tracey. It is much appreciated! 😊

CHLOE RICHARDS

Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca



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From: Tracey Arthur <TArthur@whiterockcity.ca>
Sent: May 25, 2022 11:50 AM
To: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: RE: Tracey, City Admin

Although not mentioned, looking at it I would agree, then are looking for a whole new approach. Yes, remove it. I gave Councillor Manning a heads up. If for some reason he wants it on we can verbally note it at the meeting. The may 11 minutes will be there so we can refer to the page in the agenda and go from there.

So yes please remove. Thank you. Tracey

From: Clerk's Office <ClerksOffice@whiterockcity.ca>
Sent: Wednesday, May 25, 2022 11:13 AM
To: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: FW: Tracey, City Admin

Hi Tracey,

In addition to the April 13th recommendations, there is one recommendation from the May 11th meeting:

Motion Number 2022-HAC-031: It was MOVED and SECONDED

THAT the Housing Advisory Committee take the entirety of Pillars 1, 2, 9, 10, 11, and the high-level statement of Pillar 5, outlined in the Housing Strategy Action Plan presentation, with guidance from staff, to re-focus the Committee's discussion points going forward. **Motion CARRIED**

Can you please confirm if this should remain on the agenda or be removed? It was added to the Council agenda as the last Housing Strategy Action Plan Recommendation (#7) however, we may be able to not include it given the way it's written?

Thank you,

CHLOE RICHARDS

Committee & FOI Clerk, Administration
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604-541-2275 | www.whiterockcity.ca



The information transmitted, including attachments, is intended only for the individual(s) or entity to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is prohibited. Please notify the City of White Rock and destroy any copies of this information. Thank you.

From: Tracey Arthur <TArthur@whiterockcity.ca>
Sent: May 25, 2022 9:48 AM
To: Anthony Manning <AManning@whiterockcity.ca>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: RE: Tracey, City Admin

Thank you – they will be removed.

From: Anthony Manning <AManning@whiterockcity.ca>
Sent: Wednesday, May 25, 2022 9:30 AM
To: Tracey Arthur <TArthur@whiterockcity.ca>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Re: Tracey, City Admin

Good morning, Tracey! Yes, that's correct. The committee is revising the strategy and will be brought back to Council, probably in July.

From: Tracey Arthur <TArthur@whiterockcity.ca>
Sent: May 25, 2022 08:22
To: Anthony Manning <AManning@whiterockcity.ca>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Tracey, City Admin

Good Morning Councillor Manning, I just wanted to confirm as Councillor Trevelyan noted to me yesterday after the Housing Advisory Committee meeting that all the recommendations, we had coming forward for the May 30th agenda that were from the April 13th Housing Advisory Committee meeting (that were not placed on the April 25th Agenda for consideration) we have been asked to pull them as the Committee wants to reconsider them and they should not be brought to Council at this time.

If you can let me know that I understood this correctly, thank you, Tracey

TRACEY ARTHUR, CMC

Director of Corporate Administration
15322 Buena Vista Avenue, White Rock, BC V4B1Y6
Tel: 604-541-2212 | www.whiterockcity.ca



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Debbie Johnstone

From: Joseph Calenda **Redacted S. 22**
Sent: May 11, 2022 11:44 AM
To: Anne Berry
Subject: Re: UPDATE: Missing Middle Housing Initiative - Phase 2 Report Published

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Thank you Anne. It would be lovely and useful if HAC recommends adopting Pillars 1, 7, 8, 9(a) and 11 to use as a foundation for a non-profit housing partnership proposal for White Rock. That's much more flexible than the motion proposed by Ericka which is limited to seniors housing only. That simply won't work. GVS is a non-profit housing provider in Victoria. Our clients are not exclusively seniors. And neither is UNITI (Doug Tenant). They need a broad spectrum of clients to make it work. Erika's motion will NOT result in a partnership. But we shall see.

s. 22 and I are on our way to Bellingham and La Connor. And I note that Council authorized Blaine as their new sister city. We are going there to pick up a parcel. I will wear my White Rock White Cap. God bless America! Ciao for now.

s. 22

On May 11, 2022, at 9:23 AM, Anne Berry <ABerry@whiterockcity.ca> wrote:

Hi Joe - You watched it! 😊 Yes, happy to see this project move ahead.
Your email below is perfectly timed - we have HAC this afternoon, so the strategy will be up for discussion again. I'll let you know how it goes.

A.

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca
<image001.png>

From: Joseph Calenda **Redacted S. 22**
Sent: May 10, 2022 8:39 PM
To: Anne Berry <ABerry@whiterockcity.ca>
Subject: Fwd: UPDATE: Missing Middle Housing Initiative - Phase 2 Report Published

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Hi Anne,
See below FYI. Victoria is a true leader in all this. So far ahead of everyone else in the province. Not to mention the non exclusive single family zoning they are about to implement. Wish they would do it here in the District of Saanich. Don't know if we will ever get to considering missing middle housing in WR. But if we do, the template is right here. No need to reinvent the wheel.
Watched Council last night. 1485 Fir got it! 5 outta 6 votes. I guess that's the best we could expect. Ciao for now.
Joe the Planner

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM

Consulting City Planner

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Redacted S. 22

Begin forwarded message:

From: City of Victoria Engagement

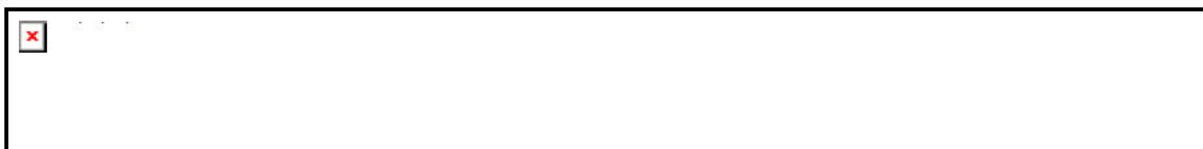
<support@engagementhq.com>

Subject: UPDATE: Missing Middle Housing Initiative - Phase 2 Report Published

Date: May 3, 2022 at 6:13:14 PM PDT

To: **Redacted S. 22**

Reply-To: engage@victoria.ca



Thank you for subscribing to updates about the City of Victoria's Missing Middle Housing Initiative.

On **Thursday, May 5**, City Council will receive a report summarizing what we heard during phase two of community engagement on the Missing Middle Housing Initiative. The report summarizes how your input, combined with additional technical analysis, guided the evolution and greater detailing of how zoning and land use policy could change to make it easier to build missing middle homes in Victoria.

The report has been published as part of the [Agenda for the May 5, 2022 Committee of the Whole Meeting](#).

The report includes discussion of what the zoning and approval process for missing middle housing could look like and seeks Council's direction about whether to bring forward bylaws. Council could consider sending to a public hearing later this spring.

The Missing Middle Housing initiative is about creating housing choices in between single-family homes and low- to mid-rise condos, such as houseplexes (triplexes, fourplexes, fiveplexes and sixplexes) and corner townhouses. It also could include opportunities to conserve homes with heritage merit by allowing new homes to be built in these backyards where the owner agrees to a heritage designation.

Opening the door to building more missing middle housing is one important response to the current housing crisis. Census data shows Victoria continues to lose young families as their housing needs evolve. And it's not just young families who benefit. There are many others looking for housing options because single family homes are expensive – just over a million dollars on average in Victoria – or because they might want access to more outdoor space, sometimes lacking in apartments and condos.

If you want to learn more, please visit [Missing Middle Housing | Have Your Say \(victoria.ca\)](#).

Thank you for your interest in the future of missing middle housing in Victoria!

Best,

Missing Middle Housing Team
City of Victoria

You're receiving this email because you are a registered participant on Have Your Say.

Powered by [EngagementHQ](#)

[Unsubscribe](#)

From: Redacted S. 22
To: [White Rock Council](#)
Cc: [Guillermo Ferrero](#); [Anne Berry](#); [Tracey Arthur](#); [Clerk's Office](#)
Subject: High-rises and Mid-rises
Date: September 2, 2022 8:55:34 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Council

It was a "major" flip flop to slip the proposal through the Housing Committee and then on to the Regular Council .

Who ordered the report? No One will admit that?

There doesn't seem to be a motion made by Council to request the 12 Apostles Report?

Did the consultant not understand that an OCP had just been completed and the public has "Spoken " already.

Three Council members who ran on restricting high-rises and mid-rises and who are members of the Housing Committee , never offered any suggestions to remove pillar 5(B) as being too contrary to the public's wishes?

Pillar 5(B) can be brought back into play at any time. Staff have remitted that Pillar5(B) is an integral part of the Affordable Housing Strategy.

Pillar 5(B) is still in play so those who let it slide through the Committee might as well own it during the election campaign!

<https://www.peacearchnews.com/opinion/letters-city-of-white-rock-stance-on-highrises-is-regression-not-progression/>

Regards

Redacted S. 22

Debbie Johnstone

From: Redacted S. 22
Sent: September 2, 2022 2:47 PM
To: Christopher Trevelyan
Cc: Erika Johanson; White Rock Council; Guillermo Ferrero; Anne Berry; Tracey Arthur; Clerk's Office
Subject: Re: High-rises and Mid-rises

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Christopher

Re:

Hi Erika and s. 22

With all respect, What's clear is that the letter is of course politically motivated and not based on fact. I understand it's election time and it's the season to create negative narratives about others which is a shame as it's so much more constructive to work with others and put forth positive visions for the future.

Best Regards,
Chris

As one who has attended many meetings and watched videos of others ,looking at what was stated in the letter can be confirmed either via video recordings and agendas. The writer has been on the scene protesting against highrise and mid-rise creep for many years. Even the 2017 OCP did not propose eliminating large swathes of single family zones for unlimited midrises.

If you are supporting more highrises greater than 12 stories and outside the town center then put it on your platform. If you support cancelling single family zones for unlimited 4-6 story midrises then like wise stand up and put it on your platform.

Whatever parts of that report are shelved now can be brought up later. There are many instances of that .

Of note you voted against the Beechway that has 25 "Affordable Housing" Units and 40 some odd buyer assisted units?

You also voted against the White Birch ,the densest building ever proposed in White Rock ,"But" you brought it back for reconsideration and voted for it after the developer decreased the amount of units to be offered to the general public at below market rates from 8 units to 4 while trying to class the project as "Affordable Housing" which it is not.

I was quite shocked to watch all three of you let those 7 of the 11 pillars pass through the HC without any comments or opposition especially since the ink is hardly dried on the 2021 OCP.

So the question remains ,since you deny any mention of height controls in the 2018 DDWR platform ,if you will then state unequivocally your true vision and support for increased density outside and beyond the current OCP. Right now you seem to be doing a bit of soft shoe and tap dancing around making a clear statement .

Regards
Redacted S. 22

On Fri, Sep 2, 2022 at 11:55 AM Christopher Trevelyan <CTrevelyan@whiterockcity.ca> wrote:

Hi Erika and **s. 22**

With all respect, What's clear is that the letter is of course politically motivated and not based on fact. I understand it's election time and it's the season to create negative narratives about others which is a shame as it's so much more constructive to work with others and put forth positive visions for the future.

Best Regards,
Chris

Get [Outlook for iOS](#)

From: Erika Johanson <EJohanson@whiterockcity.ca>

Sent: Friday, September 2, 2022 10:58:47 AM

To: **Redacted S. 22**

Cc: White Rock Council <whiterockcouncil@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>

Subject: Re: High-rises and Mid-rises

It's clear to all those on this email, but not to the general public.

Councillor Erika Johanson

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-9317

www.whiterockcity.ca

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From: **Redacted S. 22**

Sent: September 2, 2022 9:07 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: White Rock Council <whiterockcouncil@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>

Subject: Re: High-rises and Mid-rises

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Hello Counselor Johanson.

I think it is pretty clear who stands for what and who was dismissed once you read the article and the letter.

Regards

Redacted S. 22

On Fri, Sep 2, 2022 at 8:59 AM Erika Johanson <EJohanson@whiterockcity.ca> wrote:

Great letter to the editor! Sure wish **S. 22** would have named names to make it clear who to vote for!

Erika

Councillor Erika Johanson

City of White Rock

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White Rock, BC V4B 1Y6 Canada

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From: **Redacted S. 22**

Sent: September 2, 2022 8:55 AM

To: White Rock Council <whiterockcouncil@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>

Subject: High-rises and Mid-rises

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Regards

Redacted S. 22