

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



September 7, 2016

A MEETING of the **WHITE ROCK RENTAL HOUSING TASK FORCE** will be held in HALL C, WHITE ROCK COMMUNITY CENTRE, 15154 Russell Avenue, on **WEDNESDAY, SEPTEMBER 14, 2016**, at **4:00 p.m.** for the transaction of business listed below.

Tracey Arthur, City Clerk

A G E N D A

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Rental Housing Task Force adopts the September 14, 2016 agenda as circulated.

3. **ADOPTION OF MINUTES**

a) July 13, 2016

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RECOMMENDATION

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

4. **'PRE-DRAFT' OCP HOUSING POLICIES– INITIAL DISCUSSION**

(Committee members to complete and submit worksheet prior to the meeting, emailed September 2, 2016)

5. **SEMIAHMOO HOUSE SOCIETY – DOUG TENNANT**

(Presentation on SHS's Purpose Built Rental Project, and Question and Answer Period)

6. **'PRE-DRAFT' OCP HOUSING POLICIES – FURTHER DISCUSSION**

7. **OTHER BUSINESS**

8. **NEXT MEETING**

The next scheduled meeting is being held on October 12, 2016

9. **CONCLUSION OF THE MEETING**

PRESENT: Councillor Sinclair, Chairperson
Councillor Fathers, Vice-Chairperson
D. Bar-Dayan
R. Borutski
D. Darrell
N. Emmott
B. Holm
A. McCorkell

ABSENT: D. McLean

STAFF: C. Isaak, Planner
C. McBeath
L. Sym, FOI & Committee Clerk

GUESTS: D. Veres, City Spaces Consulting
L. Allen, City Spaces Consulting

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

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

CARRIED

3. ADOPTION OF MINUTES

a) June 8, 2016

It was MOVED and SECONDED

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

CARRIED

4. FOCUS GROUP SESSION ON HOUSING – CITY SPACES

The consultants from City Spaces were introduced. Staff noted that the City of White Rock is now in Phase 3 of the Official Community Plan (OCP) review process “Building the Plan”, and are undertaking focus group sessions on several OCP topics with various stakeholder groups.

City Spaces facilitated a general discussion on housing policies, which included the following items:

- Need to seek a more diverse range of housing options
- Concern that there is not much price diversity in White Rock as most housing is expensive, want to encourage more housing options and choices
- Social housing built in the 1960s and 1970s with expiring Operating Agreements may be forced to redevelop.
- Possibility of requiring the provision of rental units in new apartment developments over a certain size. It was noted that New Westminster and Vancouver have a set ratio
- Some existing rental buildings are operating on Land Use Contracts, when Land Use Contracts expire, underlying zoning applies
- High and rapidly increasing land values means there will be pressure to accommodate more people on the same land
- Coach houses on appropriately sized lots could be encouraged as a less visible form of density
- If densifying, infrastructure and transportation need to be appropriate
- City should consider a Standards of Maintenance Bylaw for existing rental units
- Reducing the number of parking units required can reduce the cost of new units
- Municipality can consider reducing costs for building permits for rentals
- Rental units have Development Cost Charges waivers/reductions in some jurisdictions like City of North Vancouver; Community Amenity Contributions can also be in the form of affordable housing, or the City could consider reducing/waiving CACs for purpose built rental housing
- BC Housing encourages building beyond BCBC for energy efficiency
- Larger three bedroom units for younger families and inter-generational families should be encouraged
- Federal funding for co-op housing was removed in the 1990s, many existing co-ops in the Lower Mainland are facing maintenance challenges
- Within some “aging in place” or “adaptable housing” design standards, townhouse units can have stacked closets on several floors to allow later installation of an elevator shaft.
- City could consider a model of donating land via increased density (airspace or otherwise) that is reserved for rental housing
- The Task Force requested a list of municipally-owned property in White Rock. [N.B. this information is available on the City’s Open Data Portal <http://data.whiterockcity.ca/dataset/city-own> - parcels identified in this dataset include those which the City has a lease (i.e. railway lands)]

5. OTHER BUSINESS

There was no other business.

6. NEXT MEETING

The next scheduled meeting will be held on September 14, 2016.

City Spaces will be drafting housing policies for the OCP and staff will provide material for review to Task Force members in advance of the next meeting.

7. CONCLUSION OF THE MEETING

The Chairperson declared the meeting concluded at 5:55 p.m.



Councillor Sinclair,
Chairperson

Lorraine Sym
FOI & Committee Clerk

Unapproved