

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



October 4, 2016

A MEETING of the **WHITE ROCK RENTAL HOUSING TASK FORCE** will be held in the **CITY HALL BOARDROOM** on **WEDNESDAY, OCTOBER 12, 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 October 12, 2016 agenda as circulated.

3. **ADOPTION OF MINUTES**

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a) September 14, 2016

RECOMMENDATION

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

4. **DISTRIBUTION OF DRAFT RENTAL HOUSING TASK FORCE “REPORT OUTLINE” AND NEXT STEPS – CARL ISAAK**

5. **CANADA MORTGAGE AND HOUSING CORPORATION (CMHC) PRESENTATION – LANCE JAKUBEC**

6. **BC HOUSING PRESENTATION – ARMIN AMROLIA**

7. **DISCUSSION**

8. **OTHER BUSINESS**

9. **NEXT MEETING**

The next scheduled meeting is being held on November 9, 2016

10. **CONCLUSION OF THE MEETING**

PRESENT: Councillor Sinclair, Chairperson
Councillor Fathers, Vice-Chairperson
D. Bar-Dayan (arrived at 4:08 p.m.)
R. Borutski
N. Emmott
B. Holm
A. McCorkell
D. McLean (arrived at 4:08 p.m.)

ABSENT: D. Darrell

STAFF: C. Isaak, Manager, Planning
L. Sym, FOI & Committee Clerk

GUESTS: D. Tennant, Semiahmoo House Society
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1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

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

CARRIED

3. ADOPTION OF MINUTES

a) July 13, 2016

It was MOVED and SECONDED

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

CARRIED

4. PRE-DRAFT OCP HOUSING POLICIES - INITIAL DISCUSSION

Staff reviewed meetings held by the Task Force and noted progress made to date.

A survey was sent to Task Force members, and five out of eight responded. Staff reviewed the survey responses.

Staff noted that after the Official Community Plan (OCP) process is complete, the Task Force will be asked to review the draft results in 2017.

The Task Force noted that transit is important in any community, in attempt to reduce parking requirements and enable transportation for disabled or low income residents. Currently the bus services runs hourly and does not run after 7:00 p.m. Staff are currently reviewing TransLink's bus routes to ensure better service to current residents.

Members discussed secondary suites and noted that off-street parking is often impossible, putting an added strain on street parking.

It was also suggested that the City of White Rock allow a greater diversity of building on single family lots to encourage additional lower income residential.

It was noted that at the October 12, 2016 meeting, Canadian Mortgage and Housing (CMHC) and BC Housing will be invited to speak to the Task Force.

5. SEMIAHMOO HOUSE SOCIETY – DOUG TENNANT

Mr. Tennant gave the Task Force an overview of a project called "Chorus" that was a partnership project for a mixed residential rental building for 15% under market units. The project is on 24th Avenue and 153rd Street in South Surrey, close to transit and shopping.

There are 71 self contained units, with 51 units rented at an affordable below market rents to people without disabilities. The balance 20 units are available for disabled, complete with covenants on title. It was noted that a mixed residential would be beneficial to both low income and disabled as a community.

Under the Local Government Act, this type of development would be eligible for a waiver of Development Cost Charges, as affordable housing for non-profit. This type of waiver of fees really helps such a development become a reality. The model for municipal tax relief is for licensed facilities only.

On October 14, 2016 at 10:00 a.m. there will be a ribbon cutting ceremony and tours of the facility for anyone wanting to attend.

6. PRE-DRAFT OCP HOUSING POLICIES – FURTHER DISCUSSION

Members discussed the licensing and inspection of secondary suites to ensure that suites are up to code. Also noted was the possibility of allowing more than one secondary suite if the property can accommodate off street parking.

7. OTHER BUSINESS

There was no other business.

8. NEXT MEETING

The next scheduled meeting will be held on October 12, 2016.

9. CONCLUSION OF THE MEETING

The Chairperson declared the meeting concluded at 6:00 p.m.



Councillor Sinclair,
Chairperson

Lorraine Sym
FOI & Committee Clerk

Unapproved