METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:00 p.m. on Wednesday, July 8, 2020 in the 28th Floor Boardroom, 4730 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:
Chair, Mayor Mike Hurley, Burnaby
Vice Chair, Mayor Mike Morden, Maple Ridge* (arrived at 1:03 p.m.)
Councillor Mathew Bond, North Vancouver District*
Mayor Linda Buchanan, North Vancouver City*
Mayor Jonathan Coté, New Westminster*
Councillor Melissa De Genova, Vancouver* (arrived at 1:05 p.m.)
Mayor Bill Dingwall, Pitt Meadows*
Councillor Bob Long, Langley Township*
Councillor Bill McNulty, Richmond*
Councillor Glenn Pollock, Port Coquitlam*
Councillor Rudy Storteboom, Langley City*
Mayor Darryl Walker, White Rock*
Councillor Chris Wilson, Coquitlam*

MEMBERS ABSENT:
None.

STAFF PRESENT:
Heather McNell, General Manager, Regional Planning and Housing Services
Jerry W. Dobrovolny, Chief Administrative Officer
Janis Knaupp, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 July 8, 2020 Regular Meeting Agenda

It was MOVED and SECONDED
That the Housing Committee adopt the agenda for its regular meeting scheduled for July 8, 2020 as circulated.

CARRIED
2. ADOPTION OF THE MINUTES

2.1 April 29, 2020 Regular Meeting Minutes

It was MOVED and SECONDED
That the Housing Committee adopt the minutes of its regular meeting held April 29, 2020 as circulated.

CARRIED

3. DELEGATIONS
No items presented.

4. INVITED PRESENTATIONS
No items presented.

1:03 p.m. Mayor Morden arrived at the meeting.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Mortgage Renewal 101 Noons Creek Drive, Port Moody (Inlet Centre)
Report dated June 15, 2020 from Joe Sass, Deputy Chief Financial Officer/Director, Financial Planning and Operations, seeking MVHC Board authority to renew the mortgage for Inlet Centre, owned and operated by MVHC, located at 101 Noons Creek Drive, Port Moody.

It was MOVED and SECONDED
That the MVHC Board:

a) hereby irrevocably authorizes and directs British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the existing mortgage presently held by RBC Royal Bank (the “Mortgage”) for the Inlet Centre project located at 101 Noons Creek Drive, Port Moody BC (BCHMC File no. 90173/2976), including but not limited to selecting, at BCHMC’s sole discretion, the mortgage renewal terms and arranging mortgage renewal with the take-out lender (the “Take-out Lender”) on terms and conditions that are acceptable to BCHMC; and

b) directs any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

CARRIED

1:05 p.m. Councillor De Genova arrived at the meeting.
5.2 **Board Budget Workshop – Overview and Next Steps for Housing Services**  
Report dated June 24, 2020 from Heather McNell, General Manager, Regional Planning and Housing Services and Dean Rear, Chief Financial Officer/General Manager, Financial Services, providing an overview of the Board Budget Workshop held June 5, 2020, including the Board direction to staff, and the next steps and considerations for the Housing function.

Members were updated on the June 5, 2020 Board Budget workshop highlighting key outcomes and staff responses to prepare for the 2021 Regional Housing Services budget process.

Presentation material titled “Board Budget Workshop Overview and Next Steps” is retained with the July 8, 2020 agenda.

**It was MOVED and SECONDED**  
That the Housing Committee receive for information the report dated June 24, 2020, titled “Board Budget Workshop – Overview and Next Steps for Housing Services”.  

**CARRIED**

5.3 **Redevelopment Project Updates - Existing Sites**  
Jade Hume, Division Manager, Maintenance and Capital Planning, Metro Vancouver Housing, updated members on redevelopment projects for existing MVHC sites highlighting 10-year targets, funding, and details of approved sites including progress and timelines.

In response to questions, members were updated on planning resources for affordable housing, municipal efforts to expedite approvals, timing to relocate tenants, and consideration of municipal feedback on design.

Members were informed staff will report back on costs associated with implementing sustainable energy improvements in MVHC housing.

Presentation material titled “Site Redevelopment Update” is retained with the July 8, 2020 agenda.

**It was MOVED and SECONDED**  
That the MVHC Board receive for information the July 8, 2020 presentation from Jade Hume, Division Manager, Maintenance and Capital Planning, Metro Vancouver Housing, titled “Site Redevelopment Update”.  

**CARRIED**

5.4 **Welcher Avenue Redevelopment Update**  
Report dated June 8, 2020 from Julia Dugaro, Regional Planner, and Jotty Gill, Housing Technician, Regional Planning and Housing Services, providing an update
about progress on the Welcher Avenue redevelopment concept and planning process.

Members were updated on redevelopment of the Welcher Avenue site located in the City of Port Coquitlam highlighting development proposal features including sustainable design, and municipal approvals and timing.

Presentation material titled “Welcher Avenue Redevelopment Update” is retained with the July 8, 2020 agenda.

**It was MOVED and SECONDED**
That the MVHC Board receive for information the report dated June 8, 2020 titled “Welcher Avenue Redevelopment Update.”

**CARRIED**

5.5 **Manager’s Report**

**It was MOVED and SECONDED**
That the Housing Committee receive for information the report dated June 22, 2020 titled “Manager’s Report”.

**CARRIED**

6. **INFORMATION ITEMS**

6.1 **Update on TransLink’s Land Value Capture Study and Opportunities for Transit-Oriented Affordable Housing**
Report dated June 5, 2020 from Mark Seinen, Senior Planner, Regional Planning and Housing Services, together with report dated June 3, 2020, providing an update on TransLink’s Land Value Capture Study and opportunities for Transit-Oriented affordable housing. This report was presented to the Regional Planning Committee at its meeting of June 12, 2020 and the MVRD Board at its meetings of July 3, 2020 and is before the Housing Committee for information.

6.2 **Semi-Annual Report on GVS&DD Development Cost Charges**
Report dated May 12, 2020 from Jessica Hayes, Planner, Regional Planning and Housing Services, together with report dated April 27, 2020 from Dean Rear, Chief Financial Officer/General Manager, Financial Services, reporting on the 2019 GVS&DD Development Cost Charges (DCC) revenues and any implications on their adequacy, as required by the Performance and Audit Committee Terms of Reference. This report was presented to the Performance and Audit Committee.
at its meeting of May 29, 2020 and MVRD Board at its meetings of May 29, 2020 and is before the Housing Committee for information.

6.3 Housing Agreement Implementation Workshop and Resource Guide
Report dated May 12, 2020 from Jessica Hayes, Planner, Regional Planning and Housing Services, together with report dated March 2, 2020 providing a summary of the Housing Agreement Implementation Workshop, and an overview of the new Resource Guide titled What Works: Securing Affordable and Special Needs Housing through Housing Agreements. This report was presented to the Regional Planning Committee at its meeting of May 1, 2020 and MVRD Board at its meeting of May 29, 2020 and is before the Housing Committee for information.

6.4 Metro 2040 Housing Policy Review - Discussion Paper
Report dated May 12, 2020 from Jessica Hayes, Planner, Regional Planning and Housing Services, together with report dated March 9, 2020, providing the Metro 2040 Housing Policy Review Discussion Paper, which identifies preliminary policy considerations and opportunities to contemplate throughout the Metro 2040 Housing Policy Review. This report was presented to the Regional Planning Committee at its meeting of May 1, 2020 and MVRD Board at its meeting of May 29, 2020 and is before the Housing Committee for information.

It was MOVED and SECONDED
That the Housing Committee receive for information the following aforementioned Information Items:
6.1 Update on TransLink’s Land Value Capture Study and Opportunities for Transit Oriented Affordable Housing
6.2 Semi-Annual Report on GVS&DD Development Cost Charges
6.3 Housing Agreement Implementation Workshop and Resource Guide
6.4 Metro 2040 Housing Policy Review - Discussion Paper

CARRIED

7. OTHER BUSINESS
No items presented.

8. BUSINESS ARISING FROM DELEGATIONS
No items presented.

9. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED
That the Housing Committee close its regular meeting scheduled for July 8, 2020, pursuant to the Community Charter provisions, Section 90 (1)(e) as follows:

“90 (1) A part of the meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(e) the acquisition, disposition or expropriation of land or improvements, if the board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district”.

CARRIED

10. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED
That the Housing Committee adjourn its regular meeting of July 8, 2020.

CARRIED
(Time: 1:47 p.m.)

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Janis Knaupp,      Mike Hurley, Chair
Legislative Services Coordinator

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