

**METRO VANCOUVER HOUSING CORPORATION  
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 10:26 a.m. on Friday, July 30, 2021 in the 28<sup>th</sup> Floor Boardroom, 4730 Kingsway, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Burnaby, Chair, Director Sav Dhaliwal  
North Vancouver City, Vice Chair Director  
Linda Buchanan\*  
Anmore, Director John McEwen\*  
Belcarra, Director Jamie Ross\*  
Bowen Island, Director David Hocking\*  
Burnaby, Director Pietro Calendino\*  
Burnaby, Director Mike Hurley\*  
Coquitlam, Director Craig Hodge\*  
Coquitlam, Director Richard Stewart\*  
Delta, Director George Harvie\*  
Delta, Director Dylan Kruger\*  
Electoral Area A, Director Jen McCutcheon\*  
Langley City, Director Gayle Martin\*  
Langley Township, Director Jack Froese\*  
Langley Township, Director Kim Richter\*  
Lions Bay, Director Ron McLaughlin\*  
Maple Ridge, Director Mike Morden\*  
New Westminster, Director Jonathan Coté\*  
North Vancouver District, Director Lisa Muri\*  
Pitt Meadows, Director Bill Dingwall\*

Port Coquitlam, Director Brad West\*  
Port Moody, Director Rob Vagramov\*  
Richmond, Director Malcolm Brodie\*  
Richmond, Director Harold Steves\*  
Surrey, Director Linda Annis\*  
Surrey, Director Doug Elford\*  
Surrey, Director Laurie Guerra\*  
Surrey, Director Mandeep Nagra\*  
Surrey, Director Allison Patton\*  
Tsawwassen, Director Ken Baird\*  
Vancouver, Director Christine Boyle\*  
Vancouver, Director Adriane Carr\*  
Vancouver, Director Melissa De Genova\*  
Vancouver, Director Lisa Dominato\*  
Vancouver, Alternate Director Pete Fry\* for  
Kennedy Stewart  
Vancouver, Director Colleen Hardwick\*  
Vancouver, Director Michael Wiebe\*  
West Vancouver, Director Mary-Ann Booth\*  
White Rock, Director Darryl Walker\*

**MEMBERS ABSENT:**

Surrey, Director Doug McCallum

**STAFF PRESENT:**

Jerry W. Dobrovolsky, Chief Administrative Officer  
Chris Plagnol, Corporate Officer  
Amelia White, Legislative Services Supervisor, Board and Information Services

\*denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

**A. ADOPTION OF THE AGENDA**

**1. July 30, 2021 Regular Meeting Agenda**

**It was MOVED and SECONDED**

That the MVHC Board adopt the agenda for its regular meeting scheduled for July 30, 2021 as circulated.

**CARRIED**

**B. ADOPTION OF THE MINUTES**

**1. May 28, 2021 Regular Meeting Minutes**

**It was MOVED and SECONDED**

That the MVHC Board adopt the minutes for its regular meeting held May 28, 2021 as circulated.

**CARRIED**

**C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. CONSENT AGENDA**

**It was MOVED and SECONDED**

That the MVHC Board adopt the recommendations presented in the following items as presented in the July 30, 2021 MVHC Board Consent Agenda:

- 1.1 Mortgage renewal at 4151 Regent Street, Richmond (Minato West) and Payout of mortgage at 95 St. Andrews Avenue, North Vancouver (St. Andrews Place)
- 1.2 Evaluation Criteria – Expression of Interest (Round 2) to Identify Member Lands for Metro Vancouver Housing Department
- 1.3 Award of Contract Resulting from Request for Proposal (RFP) No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex
- 1.4 Constructing a Metro Vancouver Housing Amenity Space to Support Food Security for Vulnerable Tenants Affected by the COVID-19 Pandemic

**CARRIED**

The items and recommendations referred to above are as follows:

- 1.1 **Mortgage renewal at 4151 Regent Street, Richmond (Minato West) and Payout of mortgage at 95 St. Andrews Avenue, North Vancouver (St. Andrews Place)**  
Report dated June 29, 2021, from Joe Sass, Deputy Chief Financial Officer/Director, Financial Planning and Operations, seeking authority to renew

the mortgage for Minato West and to payout the remaining balance owing on the mortgage at St. Andrews Place.

*Recommendation:*

That the MVHC Board:

- a) authorize the Metro Vancouver Housing Corporation to renew the mortgage for Minato West project located at 4151 Regent Street, Richmond BC through an external lender with the best overall terms;
- b) authorize the Metro Vancouver Housing Corporation to extinguish the mortgage for St. Andrews Place project located at 95 St. Andrews Avenue, North Vancouver, BC by utilizing reserves to pay out the remaining balance owing at the end of the mortgage term on October 1, 2021; and
- c) direct 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, amendment, and repayment of the Mortgage 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.

*Adopted on Consent*

**1.2 Evaluation Criteria – Expression of Interest (Round 2) to Identify Member Lands for Metro Vancouver Housing Development**

Report dated June 7, 2021, from Jessica Hayes, Senior Planner, Regional Planning and Housing Services, seeking MVHC Board endorsement of the evaluation criteria and scoring to assess and prioritize submissions to the second round of Metro Vancouver Housing's Expression of Interest to identify member lands for affordable rental housing development.

*Recommendation:*

That the MVHC Board endorse the evaluation criteria as presented in the report dated June 7, 2021 titled "Evaluation Criteria – Expression of Interest (Round 2) to Identify Member Lands for Metro Vancouver Housing Development".

*Adopted on Consent*

**1.3 Award of Contract Resulting from Request for Proposal (RFP) No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex**

Report dated June 29, 2021, from Roy Moulder, Director, Purchasing and Risk Management, Financial Services and Jotty Gill, Housing Construction Manager, Capital Projects, Regional Planning and Housing Services, advising the MVHC Board of the results of the Request for Proposal No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens

Complex, and recommending award of a contract in an amount of \$30,758,950.00 (exclusive of taxes) to Yellowridge Construction Ltd.

*Recommendation:*

That the MVHC Board:

- a) approve the award of a contract for an amount of \$30,758,950.00 (exclusive of taxes) to Yellowridge Construction Ltd. resulting from Request for Proposal (RFP) No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex, subject to final review by the Chief Administrative Officer; and
- b) authorize the Chief Administrative Officer and Corporate Officer to execute the required documentation once the Chief Administrative Officer is satisfied that the award should proceed.

*Adopted on Consent*

**1.4 Constructing a Metro Vancouver Housing Amenity Space to Support Food Security for Vulnerable Tenants Affected by the COVID-19 Pandemic**

Report dated June 28, 2021, from Ulryke Weissgerber, Division Manager, Area Operations, Regional Planning and Housing Services, informing the MVHC Board about the construction of a new amenity space building in an existing Metro Vancouver Housing site to expand the Free Food Program for vulnerable tenants using funding from the COVID-19 Safe Restart Grant program.

*Recommendation:*

That the MVHC Board receive for information the report dated June 28, 2021, titled "Constructing a Metro Vancouver Housing Amenity Space to Support Food Security for Vulnerable Tenants Affected by the COVID-19 Pandemic".

*Adopted on Consent*

**F. ITEMS REMOVED FROM THE CONSENT AGENDA**

No items presented.

**G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

No items presented.

**H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

No items presented.

**I. OTHER BUSINESS**

**1. MVHC Board Committee Information Items and Delegation Summaries**

**It was MOVED and SECONDED**

That the MVHC Board receive for information the MVHC Board Committee Information Items and Delegation Summaries, dated July 30, 2021.

**CARRIED**

**J. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**K. RESOLUTION TO CLOSE MEETING**

**It was MOVED and SECONDED**

That the MVHC Board close its regular meeting scheduled for July 30, 2021 pursuant to the *Community Charter* provisions, Section 90 (1) (e) as follows:

“90 (1) A part of a board 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**

**L. RISE AND REPORT (Items Released from Closed Meeting)**

No items presented.

**M. ADJOURNMENT/CONCLUSION**

**It was MOVED and SECONDED**

That the MVHC Board adjourn its regular meeting of July 30, 2021.

**CARRIED**

(Time: 10:27 a.m.)

CERTIFIED CORRECT

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Chris Plagnol, Corporate Officer

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Sav Dhaliwal, Chair