



**METRO VANCOUVER HOUSING CORPORATION (MVHC)
BOARD OF DIRECTORS**

BOARD MEETING

Friday, February 24, 2023

9:00 am

28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <http://www.metrovanancouver.org>

[Membership and Votes](#)

A G E N D A¹

A. ADOPTION OF THE AGENDA

1. February 24, 2023 Meeting Agenda

That the MVHC Board adopt the agenda for its meeting scheduled for February 24, 2023 as circulated.

B. ADOPTION OF THE MINUTES

1. January 27, 2023 Meeting Minutes

That the MVHC Board adopt the minutes for its meeting held January 27, 2023 as circulated. pg. 3

2. February 3, 2023 Special Joint Meeting Minutes

That the MVHC Board adopt the minutes for its special joint meeting held February 3, 2023 as circulated. pg. 7

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. CONSENT AGENDA

Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

¹ Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

1. HOUSING COMMITTEE REPORTS

1.1 Names for Selected Metro Vancouver Housing New Development and Redevelopment Projects

pg. 11

That the MVHC Board receive for information the report dated January 17, 2023, titled "Names for Selected Metro Vancouver Housing New Development and Redevelopment Projects".

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

1. MVHC Board Committee Information Items and Delegation Summaries

pg. 15

J. BUSINESS ARISING FROM DELEGATIONS

K. RESOLUTION TO CLOSE MEETING

Note: The Board must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.

That then MVHC Board close its meeting scheduled for February 24, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council 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 council considers that disclosure could reasonably be expected to harm the interests of the municipality.

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

M. ADJOURNMENT/CONCLUSION

That the MVHC Board adjourn/conclude its meeting of February 24, 2023.

**METRO VANCOUVER HOUSING CORPORATION
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 9:08 am on Friday, January 27, 2023, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Delta, Chair, Director George V. Harvie*
 Anmore, Vice Chair, Director John McEwen
 Belcarra, Director Jamie Ross
 Bowen Island, Director Andrew Leonard
 Burnaby, Director Pietro Calendino
 Burnaby, Director Sav Dhaliwal
 Burnaby, Director Mike Hurley
 Coquitlam, Director Craig Hodge
 Coquitlam, Director Teri Towner
 Delta, Director Dylan Kruger
 Electoral Area A, Director Jen McCutcheon
 Langley City, Director Paul Albrecht
 Langley Township, Director Eric Woodward
 Langley Township, Director Steve Ferguson*
 Lions Bay, Director Ken Berry
 Maple Ridge, Director Dan Ruimy
 New Westminster, Director Patrick Johnstone
 North Vancouver City, Director Linda Buchanan
 North Vancouver District, Director Lisa Muri
 Pitt Meadows, Director Nicole MacDonald

Port Coquitlam, Director Brad West
 Port Moody, Director Meghan Lahti
 Richmond, Director Malcolm Brodie
 Richmond, Director Bill McNulty
 Richmond, Director Chak Au
 Surrey, Director Linda Annis
 Surrey, Director Harry Bains
 Surrey, Director Gordon Hepner
 Surrey, Director Brenda Locke
 Surrey, Director Rob Stutt
 Vancouver, Director Rebecca Bligh
 Vancouver, Director Adriane Carr
 Vancouver, Director Lisa Dominato
 Vancouver, Director Sarah Kirby-Yung
 Vancouver, Director Mike Klassen
 Vancouver, Director Ken Sim
 Vancouver, Director Lenny Zhou
 West Vancouver, Director Mark Sager
 White Rock, Director Megan Knight

MEMBERS ABSENT:

Tsawwassen, Chief Laura Cassidy
 Surrey, Director Pardeep Kooner

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
 Dorothy Shermer, Deputy Corporate Officer
 Morgan Mackenzie, Legislative Services Coordinator, 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. January 27, 2023 Meeting Agenda

It was MOVED and SECONDED

That the MVHC Board adopt the agenda for its meeting scheduled for January 27, 2023 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. October 28, 2022 Meeting Minutes

It was MOVED and SECONDED

That the MVHC Board adopt the minutes for its meeting held October 28, 2022 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 January 27, 2023 MVHC Board Consent Agenda:

- 1.1 CMHC's National Housing Co-Investment Fund – Renewal and Repair Portfolio Funding

CARRIED

The items and recommendations referred to above are as follows:

1.1 CMHC's National Housing Co-Investment Fund – Renewal and Repair Portfolio Funding

Report dated January 3, 2023, from Amanda Hrgovic, Program Manager, Housing Finance and Jade Hume, Division Manager, Capital Maintenance and Development, Regional Planning and Housing Services, seeking the MVHC Board's approval to execute and deliver the portfolio funding agreement, its associated schedules, and any other documents as required by CMHC, for the purposes of receiving a portfolio funding contribution and renew units across MVHC's portfolio within the next 3 years.

Recommendation:

That the MVHC Board authorize any two officers or directors of MVHC, for and on behalf of MVHC, to execute and deliver the portfolio funding agreement, its associated schedules and any other documents as reasonably required by the Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board, with such changes as MVHC may deem necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$5.6M to support the repair and renewal of a minimum of 560 units (8 projects) from MVHC's portfolio within the next 3 years.

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

No items presented.

J. BUSINESS ARISING FROM DELEGATIONS

No items presented.

K. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the MVHC Board close its meeting scheduled for January 27, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

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 meeting of January 27, 2023.

CARRIED

(Time: 9:09 am)

CERTIFIED CORRECT

Dorothy Shermer, Deputy Corporate Officer

George V. Harvie, Chair

57779931 FINAL

METRO VANCOUVER JOINT BOARDS SPECIAL MEETING

Minutes of the Special Joint Meeting of the Metro Vancouver Regional District (MVRD), the Greater Vancouver Water District (GVWD), the Greater Vancouver Sewerage and Drainage District (GVS&DD), and the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 9:04 am on Friday, February 3, 2023, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Delta, Chair, Director George V. Harvie
 Anmore, Vice Chair, Director John McEwen (departed at 12:03 pm)
 Belcarra, Director Jamie Ross
 Bowen Island, Director Andrew Leonard
 Burnaby, Director Pietro Calendino
 Burnaby, Director Sav Dhaliwal (departed at 10:58 am)
 Burnaby, Director Mike Hurley (arrived at 9:08 am; departed at 10:56 am)
 Coquitlam, Director Craig Hodge (departed at 11:52 am)
 Coquitlam, Director Teri Towner
 Delta, Director Dylan Kruger
 Electoral Area A, Director Jen McCutcheon
 Langley City, Director Paul Albrecht
 Langley Township, Director Eric Woodward
 Langley Township, Director Steve Ferguson*
 North Vancouver City, Director Linda Buchanan
 North Vancouver District, Director Lisa Muri
 Pitt Meadows, Director Nicole MacDonald
 Port Coquitlam, Director Brad West (arrived at 9:25 am; departed at 11:30 am)

Port Moody, Director Meghan Lahti
 Richmond, Director Malcolm Brodie
 Richmond, Director Bill McNulty
 Richmond, Director Chak Au
 Surrey, Director Linda Annis
 Surrey, Director Harry Bains
 Surrey, Director Gordon Hepner
 Surrey, Director Pardeep Kooner
 Surrey, Director Brenda Locke
 Surrey, Director Rob Stutt
 Tsawwassen, Chief Laura Cassidy*
 Vancouver, Director Rebecca Bligh* (arrived at 10:17 am)
 Vancouver, Director Adriane Carr (arrived at 9:11 am)
 Vancouver, Director Lisa Dominato
 Vancouver, Director Sarah Kirby-Yung (arrived at 9:25 am)
 Vancouver, Director Mike Klassen
 Vancouver, Director Lenny Zhou
 West Vancouver, Director Mark Sager
 White Rock, Director Megan Knight (departed at 12:06 pm)

MEMBERS ABSENT:

Lions Bay, Director Ken Berry
 Maple Ridge, Director Dan Ruimy
 New Westminster, Director Patrick Johnstone
 Vancouver, Director Ken Sim

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
 Dorothy Shermer, Deputy Corporate Officer
 Rapinder Khaira, Legislative Services Coordinator, 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. February 3, 2023 Special Joint Board Meeting Agenda

It was MOVED and SECONDED

That the MVRD, MVHC, GVWD, and GVS&DD Board adopt the agenda for its special joint meeting scheduled for February 3, 2023 as circulated.

CARRIED

B. PRESENTATION AND DISCUSSION

1. Board Orientation to Service Areas

Jerry W. Dobrovolny, Chief Administrative Officer, provided members with an overview of Metro Vancouver Regional District's role as a regional federation, its history, mission, management plans, previous strategic plan themes, and reflections on the last board term.

Project Delivery Services

Cheryl Nelms, General Manager, Project Delivery provided an overview of the Project Delivery department, its project and portfolio management, project estimating framework, integrated asset management, and quality management.

9:08 am Director Hurley arrived at the meeting.

9:11 am Director Carr arrived at the meeting.

Water Services

Marilyn Towill, General Manager, Water Services, provided an overview of Metro Vancouver's Water System, roles and responsibilities of Metro Vancouver's Water Services, its regulatory environment, guiding strategic plans and initiatives, the Drinking Water Management Plan, climate action, future planning, growth expectations, and reconciliation initiatives.

9:25 am Director Kirby-Yung and Director West arrived at the meeting.

Liquid Waste Services

Peter Navratil, General Manager, Liquid Waste Services, provided a presentation on Metro Vancouver's Liquid Waste System, its historical evolution, environmental regulations, direction of plans and policies, inflow and infiltration, innovation and continuous improvement, sewer heat opportunities, major projects and service objectives.

Solid Waste Services

Paul Henderson, General Manager, Solid Waste Services, provided a presentation on Metro Vancouver's role in advancing Zero Waste and the circular economy, its Solid Waste Facilities, guiding policy and targets, integrated Solid Waste and Resource Management Plan, Solid Waste Management Plan update process, National Zero Waste Council, Zero Waste Conference, United Boulevard and Central Surrey Recycling and Waste Centers, recycling depot development, residuals management, Waste-to-Energy facility projects, and Waste-to-Energy Facility district energy.

Metro Vancouver Housing

Heather McNell, Deputy Chief Administrative Officer, provided a presentation on an overview of Metro Vancouver's Housing Portfolio, Housing opportunities, vision and guiding principles, the Metro Vancouver Housing 10-Year Plan, redevelopment priorities, expanding services through member partnerships, service areas and partners, continuous improvement, and maximizing impact.

10:17 am Director Bligh arrived at the meeting.

Regional Parks

Neal Carley, General Manager, Parks and Environment, provided an overview of Metro Vancouver's Regional Parks, priorities, mission, Regional Parks annual visit statistics, guiding plan, Regional Greenway Network, planning and resource management, asset management, and visitor services.

10:56 am Director Hurley departed the meeting.

10:58 am Director Dhaliwal departed the meeting.

Regional Planning

Heather McNell, Deputy Chief Administrative Officer, provided an overview on the core services of Regional Planning, regional growth, long-term planning to build resilience, regional planning principles, and Metro 2050.

Air Quality

Neal Carley, General Manager, Parks and Environment, provided an overview on Metro Vancouver's air quality monitoring stations, core guiding plans, regional emissions, Climate 2050 Roadmaps, GHG reduction projections, the Clean Air Plan, regulatory approach, regulation development, air quality advisories, and Sustainability Innovation Fund approvals.

Invest Vancouver

Jacquie Griffiths, President, Invest Vancouver, provided a presentation on Metro Vancouver's regional economy, its challenges, foreign direct investment opportunities, the benefits of approaching economic development as a region, integrated functions of the Invest Vancouver department, 2022 highlights, and 2023 annual plan.

11:30 am Director West departed the meeting.

Electoral Area A

Marcin Pachcinski, Division Manager, Electoral Area A, provided an overview of Electoral Area A, Metro Vancouver's responsibilities for local land use planning, building inspection, and emergency management planning.

Financial Services

Dean Rear, Chief Financial Officer, provided an overview of the Financial Plan, financial planning processes, Board direction from the April 2021 workshop for the 2022 Budget Year, budget cycles, current goals and objectives, 2023 budget outcomes, breakdown of 2023 budget impacts, household impact forecasts, Metro Vancouver's financial structure, operating budget expenditures, capital program funding, debt operations, 2023 – 2027 Capital Plan Project counts and rankings, long-term financial plan, affordability, and next steps for the Finance Committee and Financial Plan Task Force.

11:52 am Director Hodge departed the meeting.

12:03 pm Vice Chair McEwen departed the meeting.

12:06 pm Director Knight departed the meeting.

C. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the MVRD/MVHC/GVWD/GVS&DD Board conclude its special joint meeting of February 3, 2023.

CARRIED

(Time: 12:15 pm)

CERTIFIED CORRECT

Dorothy Shermer, Deputy Corporate Officer

George V. Harvie, Chair

57833587 FINAL

To: Housing Committee

From: Jessica Hayes, Senior Planner, Regional Planning and Housing Services

Date: January 17, 2023 Meeting Date: February 3, 2023

Subject: **Names for Selected Metro Vancouver Housing New Development and Redevelopment Projects**

RECOMMENDATION

That the MVHC Board receive for information the report dated January 17, 2023, titled “Names for Selected Metro Vancouver Housing New Development and Redevelopment Projects”.

EXECUTIVE SUMMARY

The *Metro Vancouver Housing Naming Framework* (2022) is intended to provide guiding principles and a process to support decision-making when naming new development sites, or renaming existing housing sites. In Spring 2022, staff initiated naming/renaming processes for a selection of Metro Vancouver Housing new development and redevelopment projects. This report summarizes the research and engagement undertaken to support this process, and communicates the names that have ultimately been chosen for each of the four housing sites.

PURPOSE

To communicate the names chosen for selected Metro Vancouver Housing sites to the Housing Committee and MVHC Board.

BACKGROUND

On January 28, 2022, the MVHC Board endorsed the *Metro Vancouver Housing Naming Framework*, to provide guiding principles and a process to support decision-making when naming new development sites, or renaming existing housing sites (where appropriate). The Naming Framework outlines key steps in the naming/renaming process such as research and engagement, the establishment of a Naming Advisory Committee, consultation, and communication.

In Spring 2022, staff initiated naming/renaming processes for four Metro Vancouver Housing projects being newly developed, or undergoing redevelopment (Eastburn Square, Civic Centre, Southwynde Avenue, and Welcher Avenue).

RESEARCH AND ENGAGEMENT

In accordance with the Naming Framework, staff carried out historical and archival research, with the support of the Metro Vancouver Library and Indigenous Relations Department, to identify features of local significance on the selected sites (e.g. geographical, historical, and/or cultural characteristics). As outlined in the Naming Framework, Indigenous naming is to be considered in support of reconciliation in specific contexts (e.g. partnership with an Indigenous housing provider, culturally-significant sites), and accompanied by meaningful consultation with the appropriate First Nation or

First Nations in order to adhere to appropriate Indigenous practices or protocols for proposed names of housing sites.

In addition, staff led internal and external engagement activities with tenants and staff (e.g. contests and surveys) to develop preliminary name suggestions that reflected each housing site's unique characteristics, history, and location. Tenant surveys were delivered to each household, and included instructions for how to submit naming suggestions online or by mail. 45 tenants participated and were entered into a draw for grocery store gift cards. Metro Vancouver staff also submitted naming suggestions via targeted internal engagement activities.

Naming Advisory Committee

As outlined in the Naming Framework, an ad hoc Naming Advisory Committee (comprised of representatives from Metro Vancouver Housing Services divisions) considered feedback received from the research and engagement phases, and identified final naming recommendations for each of the four housing sites.

NAME SELECTIONS

The Naming Advisory Committee (NAC) has selected a name for each of the four housing sites, as outlined below. The selection process considered all name suggestions received, and evaluated these to ensure that any shortlisted names were informed by the research and engagement undertaken. The NAC also proposed new names for consideration that aligned with research findings and the Naming Framework's guiding principles. The naming themes that guided decision making for each housing site have been identified below, as well as a short description of each housing site's location and important characteristics, and the selected name's meaning.

Eastburn Square

Naming theme: Transportation, Innovation

Selected name: "The Connection"

Eastburn Square is an existing Metro Vancouver Housing site undergoing redevelopment, located at 7730 6th Street in Burnaby. Existing tenants and staff were the priority engagement audience for the renaming of this housing site, given the importance of the housing to the existing tenant community, many of whom may choose to return to live in the new building. The location has a historic relationship to the Central Park Line, the first interurban electric streetcar system in the region. The original route of the Central Park Line traveled in close proximity to this site and connected New Westminster, Burnaby and Vancouver. The selected name, "The Connection", honours the relationship to transportation innovation in this area of East Burnaby.

Civic Centre

Naming theme: Family, Intergenerational (Children, Seniors)

Selected name: "Heron's Nest"

This is a new development site located on a city-owned plot at 19085 119B Avenue in Pitt Meadows, where Metro Vancouver Housing is preparing to build a new family-oriented, non-market rental housing project. The project is located in the heart of the city's civic centre, and will be an ideal location for families and seniors. The building will include a large non-profit childcare facility, and is directly adjacent to the family recreation centre, elementary school, and seniors centre, as well as the City's municipal hall, library, and other amenities. The selected name, "Heron's Nest" reflects the central location and family-oriented nature of the development. The heron is also an iconic symbol and emblem in Pitt Meadows, honouring the City's rich riverside nature.

Southwynde Avenue

Naming theme: Natural environment, Forest, Wildlife

Selected name: "The Steller"

This new development site is located on vacant city-owned land at 7388 Southwynde Avenue in Burnaby. The project will create 120 new homes and includes a non-profit childcare centre. Centrally located in the heart of Burnaby's Edmonds Town Centre, the site is located next to Byrne Creek Ravine Park and the Central Valley Greenway, and has abundant access to nature and recreation. The area is lush and forested, and home to local wildlife such as coyotes, squirrels, barred owls, and various bird species, including Cooper's hawk and Steller's Jay. The selected name, "The Steller" can be interpreted to have a dual meaning; the written meaning relates directly to the Steller's Jay (BC's provincial bird), and phonetically, the name can also informally relate to the sentiment of being an exceptional ("stellar") place to live.

Welcher Avenue

Naming theme: Water, Sustainability

Selected name: "Salal Landing"

This project will be an affordable, family-oriented, rental housing building located at 2481 Welcher Avenue in Port Coquitlam. The project is a five-story apartment building with 63 homes, and has been thoughtfully designed to consider the existing neighbourhood context, views, and access to the adjacent park. The building is designed to meet BC Energy Step Code 4 ('Net Zero ready'), balancing affordability with energy-efficient design to support tenant comfort and support climate action. The housing site is located near the Coquitlam river, within the traditional and ancestral territory of the Kwikwetlem First Nation, known as the Coquitlam watershed. The selected name, "Salal Landing" honours the native plant that grows in coastal areas of British Columbia, as well as the proximity of the site to the water's edge.

NEXT STEPS

Communication plans will be developed for each project, in collaboration with municipal staff, to support the transition from the development/redevelopment project name, to the new building name as the projects near completion and occupancy. Selected names may also inform decisions relating to building art and signage.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

There are no direct financial implications resulting from this report. Costs associated with research and engagement related to housing site naming or renaming is considered as part of each new development or redevelopment's business plan.

CONCLUSION

This report communicates the names chosen for four Metro Vancouver Housing (MVH) development/redevelopment projects selected for naming or renaming. The *Metro Vancouver Housing Naming Framework* outlines the principles and process that MVH follows when naming its housing sites. Meaningfully naming new or redeveloped housing sites is an opportunity to recognize the unique history and diversity of the region as it is reflected in MVH's tenant communities.

References

1. [Report to Housing Committee dated January 13, 2022, titled "Metro Vancouver Housing Naming Framework"](#)

57643049

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Metro Vancouver Housing Corporation

Board Meeting Date – Friday, February 24, 2023

This information item, listing recent information received by committee, is provided for the MVHC Board's information. Please access a complete PDF package [here](#).

Housing Committee – February 3, 2023*Delegations:*

3.1 Roderick V. Louis

Subject: Manager's Report – Proposed 2023 Housing Committee Work Plan

Executive Summary

Information Items:

5.2 Metro Vancouver Housing Cost Estimating & Stage Gate Approvals

57912724