



RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Thursday, June 10, 2021

7:00 – 9:00 pm – MS TEAMS

MINUTES

Members: Kelly Bond
Michael Sadler
Bruce Crowe (Chair) (by phone)
Ian Cullis
Phil Dupasquier (Vice-Chair)
Heather Fowler at 7:15pm

Katherine Fagerlund
Derek Holloway
Ellison Mallin
Hesam Deihimi
Keith Collyer at 7:20pm

Staff: Josh Cairns, Community Planner
Leanne Carroll, Committee Clerk

1. Welcome and time to address tech issues if needed

The Chair called the meeting to order at 7:07 pm.

A moment of silence was observed in the wake of the news of the tragedy that occurred at a residential school in Kamloops. Mr Sadler also shared some information with the group about what the news means to the indigenous community.

2. Adoption of Agenda

Mr Crowe moved and Mr Dupasquier seconded
To amend the agenda to include an amendment to the adopted April 29th, 2021 Minutes as Item 3 on the agenda and discussing the next meeting as Item 5 along with the DNV update.

CARRIED

Ms Fagerlund moved and Mr Dupasquier seconded
To adopt the agenda.

CARRIED

3. Adoption of April 29th minutes for RTRAP session

Mr Dupasquier moved and Mr Mallin seconded

CARRIED

4. Adoption of the May 27, 2021 Minutes

Mr Fagerlund moved and Mr Mallin seconded
To adopt the minutes.

CARRIED

5. Next meeting and DNV update

There was an update from Mr Cairns about timing options for completion of the report and when it may be presented to Council considering workshop dates and summer break. It was suggested that the report be submitted at the end of September. As the original deadline for

finalisation of mid-June is no longer viable, the Task Force should target a Council workshop at the end of September. It is worth noting that with year-end approaching, delaying the report further could mean it would be at risk of getting pushed to 2022.

Mr Crowe surveyed each member of the Task Force on their thoughts on timing.

Ms Fagerlund expressed interest in continuing meetings in July and feels that the work is not done and more time is needed.

Mr Cullis expressed support for continuing work and will strive to be available for meetings in July.

Mr Deihimi expressed concern about the time being spent on the report and that he doesn't feel there are new recommendations that warrant additional effort; instead, there seems to be focus on perfecting the report.

Ms Fowler shared with the group about her limited availability given that she may be relocating. She said she would be away during some weeks in July but would try to be available to help. She echoed Mr Deihimi's point of the time spent finessing, and is not sure there are new recommendations being made.

Mr Holloway feels the report is in a good place and is not sure what finer details might contribute to the report. Is available in July but away in August.

Mr Sadler reiterated that the report is very close, ready to be handed over and cleaned up by the tech writer and that what is needed now is action. He is not available in August but is available in July.

Mr Mallin is available for meetings until his schedule gets busier in October.

Ms Bond feels the report is generally complete and that the upcoming meetings are for finessing. It is crucial the report is presented to Council in September and there is action made on it. She is available until the end of July.

Mr Cairns clarified the report will need to be finalised with no further changes by the end of August for achieving the September target; however, the report should ideally be completed in July to accommodate summer break and allow staff to review and provide comments for consideration.

Mr Collyer feels the report is about 95% there and that the time should be taken to do the best we can for the report to Council.

Mr Dupasquier is concerned that the document seems to be evolving continually, noting there will always be elements that could be included or changed unless it is cut off.

Mr Crowe feels the interim report was very good and rewriting all of the interim report was not needed; as it stands the end of June is not realistic as a deadline given the constant add-ons

and difficulty of working during the pandemic. The tech writer is available to help with edits for the meeting for June 24th if the task force can submit a draft to her on Monday. She will be available again after July 5th. If additional time with the tech writer is needed then we can decide later. The upcoming meetings are June 24th, July 8th and July 22nd.

Mr Cairns clarified, regarding meeting scheduling, that the Terms of Reference do not require the Task Force to meet on a bi-weekly timeline. Additionally, the purpose and budget for the tech writer and their scope is to conduct one final review of a finalized draft document, and that this should not be an iterative process.

When polled about June 24th, there was only one person that would not be able to make it and so it was agreed to maintain this date for the next meeting. There was no opposition to the proposed July 8th meeting.

As the decision to continue into July was made; there was discussion regarding the need to appoint a Chair and Vice-Chair.

Mr Cullis moved and Ms Fagerlund seconded
That Mr Crowe and Mr Dupasquier be reappointed as Chair and Vice-Chair.

CARRIED

Mr Cairns continued his DNV update:

- Staff are analysing the feedback from the Targeted OCP Review engagement and plan to present to Council the draft Action Plan this summer.
- The new Pace of Development report had been sent out a few hours prior to the meeting. Ms Fagerlund requested that it is added to the agenda for the next meeting. It was requested that when presenting feedback on this report to staff, a unified set of comments are presented so that staff can go through and respond to the comments. This can be done offline, via email or Google Docs but will be discussed at the next meeting.
- RTRAP updates from the interim report were adopted by Council, and staff wished to thank the Task Force for their contributions on this important project.

6. Review of Tech Writer Comments

(a) Continue Main Body of Report

The Task Force resumed their review of the tech writer's comments on the report that was sent out May 19th beginning on page 10 on the sheet.

The paragraph about U-Haul statistics on page 12 was removed due to its anecdotal nature. Additionally, there was a comment from the tech writer about incomplete content on page 13 about available data that was also removed.

There was a discussion about using “Metro Vancouver” or “North Vancouver” for target rental rates. It was felt that using the region results in an improved level of affordability. Mr Deihimi observed that using “Metro” could be problematic in terms of getting things built as more subsidy may be needed to make development viable.

On page 16 there was a discussion around the tech writer’s comments to reorder the order of some items. It was decided to disregard these comments as the content is from the Rental and Affordable Housing Strategy and should remain consistent with the strategy. Minor edits were made to ensure the language was verbatim as in the strategy.

There was a discussion around the housing continuum graphic used on page 17 and the desire to suggest changes to it. It was requested that the Pace of Development Report, which includes the graphic, be discussed at the next meeting so that suggestions for improvements can be provided to staff.

There was a discussion and eventual consensus that the draft report is not ready to go to the tech writer on Monday. It was also requested by Mr Cairns that missing content be worked on and the report finalized before sending to the tech writer one final time.

Action: Mr Cairns will update the graphic on page 18 from the new Pace of Development before the report is circulated to the Task Force for the next review.

The next comment on page 19 was removed as it will be addressed when comments are made on the continuum.

On page 20, there was a further mention of the U-Haul statistic comparing the North Shore to a resort destination from a news article. It was decided that it should be removed.

On page 21, it was decided to remove the word “culturally” in reference to the diversity, as the intention was to meet the needs of a diverse population—which encompasses other elements of diversity beyond just culture.

(b) Edit Any Other Changes

This item will be addressed at the next meeting.

(c) Send to Tech Writer

A motion to send the current report back to the tech writer was defeated.

7. Discussion – Council Presentation

This item will be addressed at the next meeting.

8. Any Other Business

The appointment of Chair and Vice Chair was held during item number 5 of the agenda and Mr Crowe and Mr Dupasquier were re-elected as Chair and Vice-Chair, respectively.

The review of the duplications within the report and some of the matrixes will be reviewed at the next meeting.

9. Next Meeting

This item was changed to number 5 on the agenda.

10. Adjournment

The meeting was adjourned at 9:03 pm.