



RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Thursday, August 27, 2020

7:00 – 9:00 pm – MS TEAMS

Public is invited to attend and observe via MS Teams – link provided at www.dnv.org

MINUTES

Present: Keith Collyer
Bruce Crowe (by phone)
Ian Cullis (Chair)
Hesam Deihimi (Vice-Chair)
Phil Dupasquier
Katherine Fagerlund
Heather Fowler
Derek Holloway
Ellison Malin
Michael Sadler (audio)

Regrets: Kelly Bond

Staff: Jennifer Paton, Assistant GM of Planning
Darren Veres, Senior Community Planner
Mary Jukich, Committee Clerk

1. Welcome

The Chair called the meeting to order at 7:05 pm.

2. Adoption of Agenda

Under #5 – “Review of Interim report as well as staff comments and Discuss Next Steps” was added to the agenda.

Mr. Crowe moved and Ms. Fagerlund seconded
To adopt the amended agenda.

CARRIED

3. Adoption of Minutes

Mr. Crowe moved and Mr. Dupasquier seconded
To adopt the June 30, 2020 minutes.

CARRIED

4. DNV Update

Darren Veres, Senior Community Planner, reported that Council has prioritized the work of the Task Force and accordingly, at this time, the Task Force will continue to meet “virtually” on a regular basis.

Staff advised that they are targeting a workshop with Council on September 28, 2020, for the Task Force to present the Interim Report. This date is tentative and cannot be confirmed until closer to the date. Working with the tentative date and reporting timelines, the Task Force’s interim report, and comments on the Tenancy Assistance Policy, would be required

by Sept 8 or 9th in a finished version to be attached to the staff report and submitted to management for review.

Information was requested on whether there have been any discussions with respect to accommodating physically distanced, in-person meetings at the hall. It was noted that District Hall was open on a limited basis during tax season and work is now underway to determine what this will look like “after the summer break”. There have also been conversations around physical presentations in the chamber, and departments are working to get this organized for the fall.

Action: The official plan on opening, when available, will be shared with the Task Force.

A question was raised that as in-person meetings are more engaging, whether there was a possibility that the Task Force could have an in-person conversation with Council. In this regard, the question will be taken back to the appropriate department for consideration. Members were informed that a lot of work has been done by staff, and physical changes done in the hall in compliance with WorkSafe BC requirements and that following the public health orders and the Worksafe BC requirements was the priority.

Action: Staff to request information with respect to the possibility to meet in-person with Council for the tentative September 28 workshop.

5. Review Interim Report and Staff Comments and Discuss Next Steps

- Comments from staff on the Interim Report had been distributed for Task Force input on August 5th. Several of the members had responded with comments, but there had been insufficient time for the chair to collate these comments.
- Mr Deihimi requested members to indicate if there were any significant items that need a detailed review, as going through each comment one-by-one would be extremely time consuming.
- Mr. Crowe preferred not to incorporate staff comments and send the report as an “interim” report. If this direction is supported, the Task Force could work through staff comments during the next phase of their work.
- There were a couple of editorial changes that need to be made and that the questions posed by staff were valid and for a later discussion for consideration. As this was an interim report, there were no other items that were pressing except for the editorial changes. The Task Force will need to determine whether to submit the interim report with or without staff comments.
- A concern was raised that the Task Force has not gone through the cleaned and shortened version sent on July 6th to staff and should be reviewed.
- A suggestion was made that the Task Force should consider dividing the report into two parts so that Council can review the work of both the Task Force and staff.

- There were a few minor editorial items that need to be changed and valid points provided by staff, which may require additional time for review but may hold up the report. As well, some items may require a legal review but it may be too early to involve the legal team.
- There may be some perception that some of the staff comments were very detailed for the second half of the report, but the second half of the report is a work in progress. For clarification, wording would be needed to indicate that “those sections of the report should be reviewed as a “work-in-progress” and intended to provide an indicative look at Task Force deliberations to-date” and using this language will be appropriate to include the staff comments.
- Clarification and explanations were provided on some of the suggested editorial changes and the other comments from staff could be addressed later. Some concerns were raised that it may be difficult for members to fully consider all the editorial changes quickly.
- A question was raised that if the Task Force includes the staff comments, there would be a need to submit two copies of the interim report to Council. Clarification was provided that the staff comments were meant for the Task Force’s own consideration and deliberation. Staff advised that it may be confusing to share two versions of the document with Council and suggested that the Task Force consider providing only what is necessary to Council at the workshop.
- A comment was made that it while it may be more beneficial to submit only one report to Council; however, there are some staff comments that need to be addressed. In general, the staff comments are worthy of more consideration and the Task Force would need to look at each one to make sure we have not erred and cover off the comments that need further study.
- A suggestion was presented to consider language around relationships with the Indigenous community. In this regard, it may be beneficial to consider wording such as “further exploration, expanded relationships and some partnering” around work in terms of housing. A comment was also made that introducing the idea of reconciliation into the report may be part of a larger discussion, and possibly consider requesting a representative from the First Nations to join the Task Force.
- The Task Force may wish to consider sending the report as an interim report and that the editorial-type comments provided by staff can be changed. However, the Task Force may wish to examine the more involved comments.
- A concern was raised that as soon as the report goes to Council, the report will become public, and that the content may have implications for developers/stakeholders. On further discussion, it was suggested that the Task Force could provide language to reinforce the idea that the report is “interim” at this time and that a final version of the report will be provided at the end of the Task Force’s mandate.

- It was suggested that in order to meet the submission deadline, the Task Force may wish to consider splitting into two groups to relook at the comments and come back with their recommendations. A further approach presented was that instead of splitting into two groups to review the staff comments, it may be more beneficial, and provide more flexibility to meet the reporting timeline, to submit what the Task Force has plus the editorial revisions and continue to work for the second half of the mandate. Members were requested to consider the approach of sending the report to Council and ensure they are aware that this is an interim report, not final, and request their feedback.
- With respect to the editorial revisions, members indicated that the editorial changes were minor and could be done by the Chair and Vice-Chair and circulated to the Task Force for further review.

Mr. Dupasquier moved and Ms. Fagerlund seconded:

That the Task Force provides its interim report to Council with minor editorial changes completed by the Chair and Vice Chair.

CARRIED
Unanimous

Action: The comments that are editorial nature for the interim report will be reviewed and made by Ian and Hesam, and once completed, will be sent back for review by the Task Force. The revised interim report will be submitted to Darren by Tuesday, September 9, 2020.

6. Review Staff Comments on RTRAP

The following comments were provided with respect to the RTRAP document:

- There was a suggestion that the Task Force not include it as an appendix but include the main points.
- As the Task Force is providing comments on an existing Council policy, it was suggested that the Task Force may wish to use different fonts/colour in order to clearly differentiate between the Task Force's comments and the recommended changes to the policy.
- The Task Force may also wish to include a "forward" at the top of the document indicating that the Task Force has reviewed the RTRAP and are providing the following comments and recommended changes on this policy and the Task Force would recommend that staff look into these changes.

Action: Ms Fagerlund and Ms Fowler will clean up the document and will forward it to the Task Force for further review. The revised RTRAP will be submitted to Darren by Tuesday, September 9, 2020.

7. Any Other Business

The following items were raised:

- In terms of format, the Task Force Chair and Vice Chair will be given approximately 10 minutes for the presentation to Council.
- A comment was noted that the next steps in the report seem aggressive and whether there was a desire to revise them. On discussion, it was suggested that stretch goals were useful and a change was not necessary.
- A suggestion was presented that Council be informed that, as a result of the Covid-19 interruption, the Task Force was interested in extending their term to the end of 2021, or longer, in order to complete their mandate.

Action: An email be prepared by the Chair or Vice-Chair, and forwarded to staff, expressing the Task Force’s interest in extending their term.

- An election will be required shortly as the term of the Chair and Vice-Chair is nearing completion.

8. Next Meeting

The next meeting will be on Thursday, September 10th, 7:00 pm.

9. Adjournment

The meeting adjourned at 9:00 pm.