



RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE
Virtual Meeting – Thursday, September 24, 2020
7:00 – 9:00 pm – MS TEAMS

MINUTES

Present: Kelly Bond
Bruce Crowe – By Phone
Ian Cullis (Chair)
Hesam Deihimi (Vice Chair)
Katherine Fagerlund
Heather Fowler
Derek Holloway
Ellison Malin
Michael Sadler

Regrets: Keith Collyer
Phil Dupasquier

Staff: Darren Veres, Senior Community Planner
Mary Jukich, Committee Clerk

1. Welcome and time to address tech issues if needed

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

In order to reduce technical difficulties going forward, meeting notices will be provided by email containing the meeting link and conference and ID number, as well as by a calendar invitation also containing the meeting link and conference and ID number.

2. Adoption of Agenda

Mr. Crowe suggested that the Task Force discuss the new housing continuum graphic that was distributed by staff, and this item was inserted as agenda item 7.

Mr. Crowe moved and Mr. Sadler seconded
To adopt the amended agenda.

CARRIED

3. Adoption of Minutes

Mr. Crowe moved and Ms. Bond seconded
To adopt the revised September 10, 2020 minutes.

CARRIED

4. DNV Update

Mr. Veres confirmed that the Task Force is limited to two in-person members at the workshop with the remaining members participating virtually. He encouraged the all virtual participants to reach out to the Clerks department for a brief review of the WebEx set-up in advance of the workshop.

Members were informed that the staff report to Council includes two recommendations: (1) that Council receives the staff report for information (with the Interim Report and comments on RTRAP as attachments); and (2) that staff report back to Council on

immediate action items. The intent is for staff to bring back another report to Council which identifies work items for staff based on Council's priorities.

With regard to the extension of the Task Force's term, Mr. Veres has put in a request to the Municipal Clerk and will report back with more information at a later date.

Mr. Crowe noted that the "Membership List" attached to the staff report incorrectly identifies some of the members' community representation. Staff reported that they would follow-up on the issue with the new Chair and Vice Chair. There was also a brief discussion on whether a past member's name should be included on the list. Staff reported that it is too late to change the report at this stage.

5. Selection of New Chair and Vice-Chair

Mr. Dupasquier was appointed to serve as Chair by acclamation, and Mr. Malin was appointed to serve as Vice Chair by acclamation.

6. September 28 Workshop

The proposed presentation for the September 28 Workshop was presented for review and it was noted that Mr. Deihimi's version would be presented to the Task Force for feedback.

With respect to the Council presentation, the Chair suggested it could be presented in two parts, with Mr. Deihimi's presenting the numbers first, and Mr. Crowe presenting the recommendations.

Mr. Cullis went through the proposed presentation developed with Mr. Crowe and Mr. Deihimi during the past 2 weeks, slide by slide, and the following comments were provided:

- Mr. Crowe requested that the Task Force also review another version of the presentation that differed mainly in that -it did not include a slide on occupancy permits, which had not been discussed in the report. Mr. Cullis indicated that the slide was included so that the Task Force could indicate their preference on whether or not to include the slide.
- Mr. Cullis noted that some of the issues around the housing continuum are addressed in the report and that on page 10 and 11 the status of multiple family housing and in-stream applications between 2011 and 2019 are addressed.
- Concern was raised that the report speaks to vacancy rates but does not address occupancies. Clarification was provided that "occupancy" means that a permit has been issued to occupy a newly built unit. The slide indicates that since 2011, there were 2,058 units completed and ready for occupancy, equating to 228 units per year wherein the OCP indicates 500, and as a result, the mark has not been met. As such, for clarity, it was suggested to include a fourth box on the slide to show that there was a "deficit" in reaching the mark.

- The Task Force was requested to indicate if a new slide is needed that has similar information around subsidized non-market rental units. A suggestion was presented to take the same format as the previous slide, borrow statistics from figure 24 of the report, and present something to the effect of market versus non-market.
- The Interim Report indicates that Task Force meetings were interrupted as a result of Covid-19 and as such, the landscape may have changed i.e., vacancy rates, etc. It may be worthwhile to note in the presentation that the Interim Report was pre-pandemic data and that moving forward the Task Force would like to re-assess and analyze the entire social housing end of the continuum based on new data and information received.
- In terms of the “Next Steps” slide, members discussed whether to include the five items identified at the top of the page under the “Next Steps” section of the report or the longer list that follows it. It was noted that this section of the report has not received as much scrutiny as the rest of the report and some of those may echo the initial section as priority action for Council.
- A concern was noted that Council may wish to know the Task Force’s definition of “affordability”. On discussion, it was noted that there is no clear definition of affordability as some refer to the CHMC 30% benchmark or the 10% below market. It was suggested that the Task Force should come up with their own definition.
- It was noted that some of the bigger picture items under the “Next Steps” section of the report should be pulled out.
- In the first bullet, “establish relationships with potential partners”, it was suggested to change to “meet with potential partners to investigate opportunities”.
- Members indicated the “Going Forward” slide was redundant with the “Next Steps” slide and it was removed.
- Members were informed that the Council Workshop was scheduled for two hours and dedicated entirely to the Task Force. Mr Veres noted that given the length of the workshop, a 20-minute long presentation would be appropriate. It was suggested that the Task Force complete the presentation before answering questions. As well, it was suggested that Council be provided with a summary of the intended format of the presentation.

7. Housing Continuum

Mr. Veres presented an updated version of the Housing Continuum, which provides a breakdown of the number of units in each category of the continuum. He explained that the main difference from the information presented in the continuum compared with the information presented on the District’s “Multi-family development statistics” webpage is that the continuum provides an inventory of all units and beds built and occupied since

2011 while the webpage provides information on all units/beds approved by Council through the rezoning process since 2011. In addition, the continuum contains units that do not require rezoning approval such as secondary suites and multi-family projects requiring development permits only. For the purposes of the Task Force, the information in the new housing continuum is almost more important than the development data as it presents a more comprehensive picture.

Mr. Veres noted that Council has also received the new continuum; however, he was unsure of when or how this information would be published.

8. Work Plan Next Steps

- Address “Next Steps” section of Interim Report;
- Discuss Council Feedback at October 8th meeting;
- Compile staff and council comments into the report;
- Review Guest Speaker list;
- Establish relationships with Potential Partners;
- Investigate gaps in the housing continuum;
- Define key terms and benchmarks (i.e. affordability);
- Compile a list of key metrics and indicators; and
- Finalize rental social and affordable housing report.

The following items will be included in the next agenda:

- Short Term Rentals Presentation – Steve MacIntyre, District Staff
- Debrief on the Council Workshop
- Housing continuum
- Next Steps

9. Any Other Business

No other business was presented.

10. Next Meeting

The next meeting will be held on Thursday, October 8, 2020.

11. Adjournment

The meeting was adjourned at 9:00 pm.