



## RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Thursday, May 13, 2021

7:00 – 9:00 pm – MS TEAMS

### MINUTES

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**Members:** Keith Collyer  
Bruce Crowe (By Phone) (Chair) Heather Fowler  
Hesam Deihimi (7:15 to 8:30pm) Derek Holloway  
Phil Dupasquier (Vice-Chair) Ellison Mallin  
Kelly Bond Michael Sadler

**Regrets:** Katherine Fagerlund  
Ian Cullis

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

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#### 1. Welcome and time to address tech issues if needed

The Chair called the meeting to order at 7:03 pm.

#### 2. Adoption of Agenda

Mr. Collyer moved and Mr. Mallin seconded  
To adopt the agenda.

**CARRIED**

#### 3. Adoption of the April 22, 2021 Minutes

Mr. Dupasquier moved and Mr. Mallin seconded  
To adopt the April 22, 2021 minutes.

The revised minutes were called to question and it was carried.

**CARRIED**

#### 4. Adoption of the April 29, 2021 Minutes

Mr. Dupasquier moved and Mr. Collyer seconded  
To adopt the April 8, 2021 minutes.

The revised minutes were called to question and they were carried

**CARRIED**

#### 5. Review of Tech Writer Draft

(a) Goals 3 – 6

The report was sent around after the meeting on April 22<sup>nd</sup>.

### Goal 3

- There were minor changes made to the intro of Goal 3. In the *Recommendations to Council*, Point 2 and 3, the tech writer had questions about the points being addressed somewhere else in the report. It seems there was duplication and in Katherine's revised version; points 2 and 3 were removed
- It was suggested to incorporate Ms. Fagerlund's amendments into the tech writer's version. Goal 3 from the newest revised version was copied and pasted into the tech writer's version. The tech writer had questions that Ms. Fagerlund had addressed

### Goal 4

- Mr. Collyer addressed elements of Goal 4 being duplicated in Goal 3. For example, point 1 of *Recommendations to Council* in Goal 4, reads similarly to the points made about RTRAP in Goal 3. He proposed a revised version of Goal 4
- There was a discussion around the differences and similarities between Goal 3 and 4. It was mentioned by Ms. Bond that Goal 4 places an obligation on the developer to accommodate tenants with conditions and that she didn't feel it could be removed. This formed a proposal to retain Goal 4 so there would be an understanding of tenant rights
- Mr. Deihimi mentioned that these recommendations are putting the onus on property owners as opposed to developers. A balance needs to be found with the recommendations where the onus needs to be on developers and the municipality in order for the conditions to happen and implement realistic policies. He mentioned the language can be quite vague and it might help to be more specific so the recommendations can be implemented
- There was a discussion about the conditions that are included in Goal 4 are there to protect displaced families. Mr. Collyer proposed a revised recommendation that included a suggested percentage increase and rewording of the current recommendation. It was suggested by the group that this revision would replace the 3 current Recommendations to Council on Goal 4

#### **Action:**

- **Mr. Collyer** to finalize the rewording of this point in Goal 4 and share it with the group. It would incorporate and address all the concerns made

### Goal 5

- The Tech Writer noted that there appeared to be duplication between point 7 and point 3. The discussion focussed on the concept of Relocation Specialists and questions were raised about their impartiality depending on who was funding the role
- The options discussed were:
  - The role is funded by the developer;
  - The DNV identifies an outside consultant; or,
  - There is a fund set up specifically for this purpose.
- It was decided to include a note on this in Point 3 and strike Point 7. Edit:  
*Appoint an outside consultant, identified by the District or a staff person*
- The District will respond on the viability of these recommendations in the future
- There was a suggestion to include a point on tenants in care and senior residents, perhaps to extend the RTRAP Policy to include these residents.

### Action

- **Ms. Bond and Ms Fowler** will review the comments for points 10, 11 and 12 in Goal 5 and share with the group

### Goal 6

- Emphasis was given to the importance of partnerships so that this can work
- After some discussion about confusing wording, point 2 was removed. It was also decided to combine points 12 and 13
- Go ahead given to the Tech Writer to remove any duplications and redundancies as identified by the Tech Writer

#### (b) Decision if Staff Review is Required

- The opportunity was raised from Mr Cairns for a staff review of the draft report before the report is presented to Council. He confirmed it would be a review with comments for Task Force consideration, not an edit
- The question was posed to the group and the majority of the group agreed that they would prefer not to send it due to timing constraints.

#### (c) Decision Whether to Send Back to Tech Writer

- There was agreement about sending the report to the Tech Writer after the Task Force has completed the final draft.

## **6. DNV Update**

- The Housing Planner hiring process is moving forward. They are hoping to have someone join the team sooner rather than later
- Ms. Dalley and Mr. Cairns extended thanks to those who attended the RTRAP Meeting to discuss the draft policy. The feedback was appreciated and informative; the draft policy is anticipated to go to Council for consideration in the next couple of weeks. Ms. Dalley will share the draft policy with the Task Force when the Council agenda is available
- Rental-only Zoning: Exploring this concept following the Task Force’s recommendation in the Interim Report
- North Shore Homelessness Action Initiative: This is a joint initiative across the 3 municipalities and there will a new website publicly-available next week
- Timing question: Original timeline was to have the Final Report to council in - June. New tentative timeline is the end of June for a Council workshop, meaning the new deadline to finalize the report would be June 3. It is important to note the Council recess break in - August, which would mean its presentation to Council would likely be pushed to September if it is not submitted by June. Several members of the Task Force commented in response that they may need all of June to complete the final report, which would push back the Council date; however, they do not wish to meet over the summer and could present in September.

## **7. Any Other Business**

No other business

## **8. Next Meeting**

The next meeting is scheduled for May 27th. There was no opposition from the Task Force for this date and Mr. Cairns will appoint a staff replacement for the meeting.

**Carried**

## **9. Adjournment**

The meeting was adjourned at 9:03 pm.