



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held via videoconference on Thursday, March 10, 2022 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair
Tia Everitt, Mission Association for Seniors Housing, Alternate Chair
Annie Charker, Citizen Representative
Jennifer Breakspear, SARA for Women
Judith Ray, Citizen Representative
Kirsten Hargreaves, Manager of Social Development
Michelle Puffer, Mission Community Services Society
Mike Dickinson, Manager of Long Range Planning and Special Projects

Members Absent: Carol Hamilton, Councillor
Ana Sanchez Bardales, Fraser Health Authority
Gerald Heinrichs, Heinrichs Developments
Indigenous Housing Provider
Ministry of Social Development and Poverty Reduction
Mission Hope Central

Others: Sharlene Brooks, Cherub's Inn

1. **CALL TO ORDER**

The Chair called the meeting to order.

2. **ADOPTION OF AGENDA**

Moved and seconded,

That the following item be added to this agenda under "New Business":

- 4 (f) Urban Development Institute Webinar – "Developing Below Market Housing: A Guide for Non-Profit Housing Providers" Follow Up

CARRIED

3. **MINUTES FOR APPROVAL**

Moved and seconded,

That the minutes of the February 10, 2022 meeting of the Mission Sustainable Housing Committee be approved.

CARRIED

4. NEW BUSINESS

(a) Presentation – Sharlene Brooks, Cherub’s Inn

Ms. Brooks, Founder and Executive Director, presented to the Committee about the National Family Support and Restoration Society, a non-profit society doing business as Cherub’s Inn, to provide safe and healthy services for single mothers and their children.

Cherub’s Inn was established in 2020 and is working to provide three services for single mothers and their children:

- i. **Maternity House** (not yet established, but is the primary goal at present) – will provide housing, emotional and spiritual support, opportunity, and medical support;
- ii. **Daycare** (has been established and is operational) – provides support to single mothers from the maternity house and to young families; and
- iii. **Special Care Nursery** (in the planning and development phase) – will provide care and support, and nurture infants whose mothers need extra support during the early months of baby’s life.

Cherub’s Inn currently connects and partners with:

- SARA for Women;
- Hope for Women;
- Lydia House (UGM);
- Youth Unlimited (Mission Youth House);
- St. Paul’s Presbyterian Church;
- Rotary Club; and
- Chamber of Commerce,

and actively seeks new relationships and community connections to collaborate with.

Next steps for the Society include securing funding and resources and finding a property to expand towards a Stage 2 housing plan that would include counselling, parenting support, financial literacy, and employment and education resourcing.

Discussion ensued and Ms. Brooks answered questions from the Committee regarding the location of the daycare (St. Paul’s Presbyterian Church) and about the Society’s affiliation with faith. She explained that Cherub’s Inn is a Christian-based organization; however, it is not tied to any church or denomination and there is no requirement for those seeking support from the Society to be Christian. Further, the Society supports all decisions regarding pregnancy.

(b) Amending Bylaws Related to Living in Recreational Vehicles Update

On February 22, 2022, a follow-up report was presented to Council regarding the proposed amendments to the Traffic Regulation Bylaw and the Bylaw Notice Enforcement Bylaw that include regulations for the use of and occupation of recreational vehicles as living quarters. Comments provided by this Committee were included in the report. Council deferred adoption of these amending bylaws and further, directed staff to report back with recommendations on possible exceptions to

allow persons to occupy recreational vehicles as living quarters while parked on private property.

(c) Local Area Planning

Stave Heights Neighbourhood Plan

The Public Hearing for the Stave Heights Neighbourhood Plan was on March 7, 2022, at which time Council granted third reading to the OCP Amending Bylaw. It is anticipated that the Amending Bylaw will be adopted by Council in May 2022, at which time, this Plan would be added as a Schedule to the OCP.

The Plan includes different forms of multi-family housing, including:

- apartment, which can include commercial uses on the ground floor;
- townhouse;
- stacked townhouse;
- back-to-back townhouse; and
- rowhouse.

The most affordable units will be in the area between Stave Lake Street and the proposed new street, “Gibbs Street”, east of Stave Lake Street, where there will be apartment development that includes the option for ground-floor commercial space.

Waterfront

The Affordable Housing Strategy will be utilized in establishing policies for the Waterfront Plan, which could include a percentage of the Waterfront being designated for affordable rental units and pre-zoning or designation of some areas for multi-unit housing.

(d) Affordable Housing Strategy Update

SARA for Women Projects

Updates were provided regarding the two ongoing projects for SARA for Women:

- i. **New Development on 2nd Avenue and Wardrop Street** – Preliminary architectural sketches for the new 35-unit housing have been received.
- ii. **Redevelopment of Santa Rosa Site on 1st Avenue** – SARA is working on two applications:
 - a funding application to the CMHC to be submitted by the end of May; and
 - a rezoning application to the City (already submitted) to allow for higher density to include SARA’s administrative offices and program spaces, plus a small women’s shelter, with housing on the floors above these uses. The City is prioritizing the rezoning application.

Feedback provided by BC Transit is that the Santa Rosa site is well-located, as there is bus service nearby as well as the West Coast Express station. The site is also close to other downtown services. The School District also recommends identifying safe school trips that could include updating road crossings in the downtown for elementary school trips.

Tenants Evicted from RV Parks and Apartments

Staff are looking at case studies and researching how other municipalities are handling this issue from a policy perspective.

(e) Joint MSHC and DLC Sub-Committee Update

Dates for preliminary meetings are being established, and a meeting is proposed for March 18, 2022.

(f) Urban Development Institute Webinar - Developing Below Market Housing: A Guide for Non-Profit Housing Providers" Follow Up

J. Ray provided the Committee with some highlights from UDI's webinar that was held on February 23, 2022.

- Habitat for Humanity's housing model allows families, at the end of their 21-year lease agreement, to have a cash lump sum returned to them to go towards a down payment into the traditional mortgage market. Habitat for Humanity then re-lets that unit at a below-market rate.
- The City of Coquitlam's Affordable Housing Facilitators work to build relationships between developers and non-profit housing providers. The City provides incentives more so than inclusionary policies for the development of affordable housing units. Furthermore, the City uses terminology that promotes affordable living, as opposed to affordable housing. During the webinar, the City emphasized the benefits of pre-zoning.

5. ROUNDTABLE

M. Puffer, Mission Community Services Society

MCSS has engaged a project manager to assess re-vamping of Mission Youth House (MY House) to create more purpose-built space. MY House is a safe place for youth to go and connect to services, receive hot meals, showers, and laundry services.

6. NEXT MEETING

Thursday, April 14, 2022 at 3:00 pm via video conference.

7. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:27 pm.