



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in the Conference Room at Welton Common via videoconference on Thursday, May 12, 2022 commencing at 3:00 pm.

Members Present: Tia Everitt, Mission Association for Seniors Housing, Chair
Karyn Baines, SARA for Women
Judith Ray, Citizen Representative
Ana Sanchez Bardales, Fraser Health Authority
Connelle Styles, Ministry of Social Development and Poverty Reduction
Tracy McCarthy, Mission Community Services Society

Members Absent: Annie Charker, Citizen Representative
Carol Hamilton, Counsellor
Dawn Hein, Mission Association for Community Living
Gerald Heinrichs, Heinrichs Developments
Indigenous Housing Provider
Mission Hope Central

Staff Present: Mike Dickinson, Manager of Long Range Planning and Special Projects
Kirsten Hargreaves, Manager of Social Development
Sandra Horvath, Administrative Assistant

1. **CALL TO ORDER**

The Chair called the meeting to order.

2. **ADOPTION OF AGENDA**

Moved and seconded,

That the agenda of the Mission Sustainable Housing Committee meeting held on May 12, 2022 be approved as circulated.

CARRIED

3. **MINUTES FOR APPROVAL**

(a) Minutes of the Mission Sustainable Housing Committee meeting held on March 10, 2022.

(b) Minutes of the Mission Sustainable Housing Committee meeting held on April 14, 2022.

Moved and seconded,

That the minutes contained in **Items 3 a - b** be approved.

CARRIED

4. NEW BUSINESS

(a) Local Area Planning Update

- **Waterfront Revitalization Master Plan**

The Waterfront Revitalization Master Plan is expected to be adopted by Council by July 2022; the public hearing is scheduled for June 20, 2022.

The Plan has a strong economic development foundation and has provisions for affordable housing mostly through a density bonusing program.

- **Stave Heights Neighbourhood Plan**

The Stave Heights Neighbourhood Plan is expected to be adopted by Council on May 16, 2022; the associated engineering plan is anticipated to be adopted by July 2022.

The Plan has provisions for multi-family housing, with affordable rental housing being mainly in areas that are designated for apartment development.

- **Central Neighbourhood Plan (SW Mission)**

The Central Neighbourhood Plan for southwest Mission (Silverdale) is expected to be adopted by Council by July 2022, with the public hearing on June 27, 2022.

The Plan involves 1,800 acres in southwest Mission. The central part of the area in this Plan has a provision for apartment and townhouse development. Affordable units will most likely be in the village centres, close to shopping, schools, and other services.

(b) Affordable Housing Strategy Update

- **SARA for Women Projects**

- i. Wardrop Street and 2nd Avenue - Optional Locations

The site at Wardrop Street and 2nd Avenue that was being considered for a SARA for Women housing location is no longer being considered due to the challenging geography of the site. Alternate sites within the urban boundary are now being sought that are near schools and parks and are serviced by transit and other community services.

- ii. Santa Rosa Updates

The rezoning application for the Santa Rosa site on 1st Avenue and North Railway Avenue to allow redevelopment of the properties to a higher density was adopted on May 2, 2022. Letters of support for this project have been sent to CMHC from non-profit groups in Mission.

- **Community Amenity Contribution and Development Cost Charge Updates**

The Community Amenity Contribution Policy and Development Cost Charge Bylaw are being updated to present to Council. The updates will increase the money paid by developers to the City to support new or upgraded public facilities or amenities, and infrastructure that are needed as a result of development. Neither the Policy nor the Bylaw have seen recent rate increases.

Discussion ensued and the point was raised that review of the CACs and DCCs for affordable units be done separately to ensure that rates for affordable units are reasonable.

- **Social Housing Coordinator Update**

Staff have prepared an outline/scope of work for the position of Social Housing Coordinator. There is budget money available for 2022 which can be carried forward to 2023. An informational report will be presented to Council in June, with the goal of the position being filled by July or August.

It was noted that there is a possibility of hiring a consulting group rather than an individual in order to best meet the requirements of experience and skills that will be required for this position.

- (c) **Joint MSHC and DLC Sub-Committee Update**

The Committee was provided with the meeting notes of the Joint MSHC and DLC Sub-Committee held on March 18, 2022 where the Sub-Committee discussed opportunities and strategies that would help increase affordable housing developments.

Key initiatives discussed include fast-tracking affordable housing applications as a priority, waiving GST and PST for construction of affordable units (for Council to put forward at the UBCM conference), approaches for redevelopment without renovations, and a recommendation for the Housing Coordinator to work with non-profit societies to help them with developing affordable units. The DLC has endorsed these notes.

Moved and seconded,

That the strategies contained within the notes of the Joint MSHC and DLC Subcommittee meeting held on March 16, 2022 be endorsed by the MSHC.

CARRIED

5. ROUNDTABLE

- (a) **Karen Baines, SARA for Women**

- For SARA's funding application to the CHMC, letters of support are beneficial to enhance the application. If any members would like to submit a letter of support, Ms. Baines will provide contact information after the meeting.

- (b) **Connelle Styles, Ministry of Social Development and Poverty Reduction**

- People not receiving financial assistance are having difficulties finding affordable housing.

- (c) **Ana Sanchez Bardales, Fraser Health Authority**

- National Nursing Week (May 9 to May 15) is currently going on throughout Canada. Fraser Health has an immunization campaign for this event and as of May 11, has vaccinated approximately 17,000 people; 12,865 of these are children.

(d) Tracy McCarthy, Mission Community Services Society

- Tracy's title at MCSS is now the Manager for Housing and Outreach.

(e) Tia Everitt, Mission Association for Seniors Housing

- Welton Towers: Another floor of renovations has been completed at Welton Towers. The exterior is at 98% completion and there are three more floors that still need to be done with a projected completion of September. Ms. Everitt noted that the updated units now have improved heating and cooling mechanisms being installed, recognizing the potential health risks associated with extreme heat.
- Cedars Assisted Living: Flooding from extreme weather in December displaced several tenants from nine units. There are delays in getting the remedial work done due to the high demand on remediation companies and trades resulting from this weather event.
- Cedar Valley Manor: The Manor is at 100% occupancy.
- Boswyk Centre: The building is now one year old. Its occupancy is at 100% and has a wait list.

(f) Judith Ray, Citizen

- There is an appetite for homeowners who would entertain sharing their homes (a 'home-share' project) knowing the applicants have been already vetted through as part of being waitlisted for one of the housing providers.
- Consider/recommend that the St. Andrews Co-op housing project should redevelop (adding apartment units vs. new townhouses to provide additional affordable housing units).

(g) Mike Dickinson, Manager of Long Range Planning and Special Projects

- Staff are required to report to Council quarterly on the progress of implementing the strategies within the Affordable Housing Strategy. The first report is being targeted for June 20, 2022.
- Moose Hide Campaign Day is today (May 12, 2022) – it's a day where all Canadians are called to join together to take a stand against violence towards women and children and to take practical steps for our collective journey of reconciliation.
- SFU is hosting a two-day symposium in Vancouver, "Living Together: Connecting Housing, Social well-being and resilience" on June 7 and 8. A link to register can be found on SFU's website.

(h) Kirsten Hargreaves, Manager of Social Development

- Two homelessness forums were held on April 27 – one for community partners where over 25 agencies were represented; the other was for the public.

The next step is to assemble all of the feedback received and, then staff will pull all together and look at putting together further dialogue as part of Community Wellness Strategy work.

MODUS Planning, Design & Engagement Inc. has been retained by the City until the end of 2022 to work on the Community Wellness Strategy. Eight cluster topics have been identified and each topic will have three tiers of engagement: community, stakeholders, and people with living experience.

- Roberta O'Brien is the new part-time Healthy Community Counsellor for the City. She will be doing work on the Strategy, as well as some social development work, as K. Hargreaves will be working part-time for the next year.

6. NEXT MEETING

Thursday, June 9, 2022 at 3:00 pm in the Conference Room at 7337 Welton Street, Mission, BC and by videoconference.

7. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:00 pm.