



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held via videoconference on Thursday, April 14, 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  
Carol Hamilton, Councillor

Members Absent: Annie Charker, Citizen Representative  
Judith Ray, Citizen Representative  
Fraser Health Authority  
Gerald Heinrichs, Heinrichs Developments  
Indigenous Housing Provider  
Ministry of Social Development and Poverty Reduction  
Mission Community Services Society  
Mission Hope Central  
SARA for Women

Staff Present: Mike Dickinson, Manager of Long Range Planning and Special Projects  
Martina Rohde, Administrative Clerk

## **1. CALL TO ORDER**

The Chair called the meeting to order at 3:05 pm, declaring no quorum was present. It was agreed by the members present that the meeting should proceed in a limited capacity so that the business and work of the Committee could proceed.

## **2. ADOPTION OF AGENDA**

There was no quorum present for the approval of the agenda of the April 14, 2022 meeting of the Mission Sustainable Housing Committee.

## **3. MINUTES FOR APPROVAL**

There was no quorum present for approval of the minutes of the March 10, 2022 meeting of the Mission Sustainable Housing Committee.

## **4. NEW BUSINESS**

### **(a) Local Area Planning Update**

#### Stave Heights Local Area Plan

Final adoption of the Local Area Plan will be at the end of May or in early June.

Staff have communicated with some of the property owners within the Local Area Plan area and they appear to be online with constructing the types of buildings expected for the area to provide a range of affordable housing.

#### Waterfront Revitalization Master Plan

Staff are reviewing the draft for bylaw readings in May, with completion likely beginning of July 2022.

#### New Neighbourhood Approach Policy

A new policy to guide development and growth in Mission's urban neighbourhoods will be presented to Council on April 19 for consideration of approval. The policy will be a communications tool that can be used to guide the development community prior to or at the early stage of development applications to request engagement with local residents regarding development proposals and including the potential for apartment development with affordable rental housing units adjacent to lower density development in surrounding areas.

Discussion ensued regarding upcoming municipal elections and the potential for new leadership to have different priorities than those that have been identified by this Council.

### **(b) Affordable Housing Strategy Update**

#### SARA for Women Projects

M. Dickinson updated the Committee on the two ongoing projects with SARA for Women:

- i. **New Development on 2<sup>nd</sup> Avenue and Wardrop Street** – On municipally owned land, comprised of some roadside allowance and hillside. Minor streamcourses on the property are being assessed, and other properties are also being looked at for possible consideration.
- ii. **Redevelopment of Santa Rosa Site on 1<sup>st</sup> Avenue** – The CHMC Grant Application for development of this site has been submitted and it is anticipated that adoption of the Zoning Amending Bylaw will be by the end of May, 2022.

#### Social Housing Coordinator Position

Staff have been working with Human Resources to determine a job description for this new position. It is likely that the position will start on a temporary basis (the funds have been budgeted for this year) with hopes of it evolving into full-time. The individual will need to be well-versed with the development process, social planning needs, and be able to move a project from the rezoning process to the building permit stage. Consultants have provided staff with their input on the RFP Terms of Reference.

#### Prezoning

Staff are researching the process of pre-zoning properties to accelerate development application timelines. More information is needed to determine how community amenity contributions are handled.

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

The Joint Sub-Committee met on March 18. Both Committees were provided with opportunity to learn about the challenges and barriers that each group faces.

**5. ROUNDTABLE**

**(a) T. Everitt, Mission Association for Seniors Housing**

The Welton Tower renovations, started just over a year ago, are now at 98% completion on the exterior and 50% on the interior (where the interior is less than 50% complete due to supply issues). It is anticipated that all renovations will be complete by September 2022.

**(b) D. Hein, Mission Association for Community Living**

Despite efforts to purchase more community homes through fundraising and remortgaging, because of the great need for more homes and the expensive housing market, MACL's property purchasing power is now stretched to capacity. MACL is concerned that the MCFD (Ministry of Children and Family Development) and CLBC (Community Living BC) will also soon face a similar crisis, as these agencies have limited resources as well. Many agencies are facing similar stretches of resources.

**6. NEXT MEETING**

Thursday, May 12, 2022 at 3:00 pm via video conference.

**7. ADJOURNMENT**

The meeting adjourned at 3:47 pm.