



Your Voice. Your Home.

Meeting the Housing Needs of Burnaby Residents

MAYOR'S TASK FORCE ON COMMUNITY HOUSING MEETING

MINUTES

An Open meeting of the Mayor's Task Force on Community Housing was held in Rooms 104 and 211, Shadbolt Centre for the Arts, 6450 Deer Lake Avenue, Burnaby, B.C. on **Thursday, 2019 March 14** at 4:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Chair
His Worship, Mayor Mike Hurley, Vice Chair
Councillor Joe Keithley, Member
Councillor James Wang, Member
Mr. Thom Armstrong, Member
Mr. Mike Bosa, Member
Mr. Patrick Buchannon, Member
Ms. Lois Budd, Member (*arrived at 4:20 p.m.*)
Mr. Paul Holden, Member
Mr. Beau Jarvis, Member
Dr. Paul Kershaw, Member
Mr. Brian McCauley, Member
Ms. Anne McMullin, Member
Mr. Murray Martin, Member
Ms. Kari Michaels, Member
Ms. Claire Preston, Member
Mr. Daniel Tetrault, Member

ABSENT: Councillor Sav Dhaliwal, Member

CIVIC ENGAGEMENT: Ms. Shauna Sylvester, Centre for Dialogue
Ms. Michelle Bested, Centre for Dialogue

STAFF: Mr. Lambert Chu, City Manager
Mr. Dipak Dattani, Director Corporate Service
Mr. Ed Kozak, Deputy Director Planning and Building
Ms. Lee-Ann Garnett, Asst. Director – Long Range Planning
Ms. Lily Ford, Planner – Housing
Mr. David Clutton, Long Range Planner
Ms. Margaret Eberle, Housing Consultant
Mr. Jim Wolf, Senior Long Range Planner
Ms. Carla Schuk, Social Planner
Ms. Kate O'Connell, City Clerk
Ms. Eva Prior, Administrative Officer

The Chair called the Open Task Force meeting to order at 4:02 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmiñəm and sk̓w̓x̓wú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

2. **MINUTES**

a) **Minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 February 27**

MOVED BY COUNCILLOR JAMES WANG
SECONDED BY MR. PAUL HOLDEN

THAT the minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 February 27 be adopted.

CARRIED UNANIMOUSLY

3. **OPENING REMARKS**

His Worship, Mayor Mike Hurley delivered the following opening remarks:

"Welcome back to the Shadbolt Centre for our second Task Force meeting. I appreciate your continued commitment and the work you have put in so far.

Last week about 100 Burnaby residents met at the Nikkei Centre at the first public engagement session on housing – the Ideas Workshop. We met during a snow storm which made it hard for some people to attend, mainly families with children. A group I am determined to serve well.

We have also received about 1,400 Housing Ideas surveys containing thousands of ideas. This strong community response makes it the most successful single survey the City has ever undertaken.

We were pleased to see that the response generally reflects the mix of people within Burnaby – income, age, and mix of renters and home owners. There are two notable exceptions – people under 30 and people with incomes below \$20,000.

Since our last meeting, Burnaby staff, Centre for Dialogue staff, and I have put our heads together to make sure we are doing everything possible to reach groups who don't usually attend public outreach events or respond to online surveys.

I want to make sure we hear the voices of families, seniors, newcomers and others we don't normally hear from. That is why we are expanding on the outreach efforts we have already planned and have linked with community groups to hear from more seniors who are renters, people with low-incomes, newcomers and others.

As promised, you will receive a report on the results of the community outreach, a key resource for this Task Force, before you begin drafting recommendations for Council.

My message for you today is to remember who we serve and why we are doing this work. As our facilitators have pointed out, we need to hear a range of perspectives beyond our own experience to achieve the solutions we need. I really appreciate your willingness to listen to those perspectives and consider new points of view.

Thank you again for volunteering your time and energy.”

4. CONTEXT SETTING

Councillor Pietro Calendino delivered the following address to the Task Force:

“Thank you Mayor Hurley. I will take this opportunity to also thank all the members of this Task Force for the very productive first session of two weeks ago.

That session was very packed with an incredible amount of information that hopefully most of you were able to digest during the last 15 days, but if not you will have a few more weeks to internalize everything and formulate magical ideas that will help us find solutions to the spectrum of housing in Burnaby.

Now, to put things in context, I believe that the last meeting and this one are focused on orientation. If you are wondering why, let me say that this time spent on informative tasks is most essential as it will help ground and inform our work going forward. Staff has circulated background materials to Task Force members and we hope you have been able to review this information.

A special thank you to the City of Burnaby Planning and Building Department staff for putting together answers to the comprehensive list of questions raised by Task Force members at the first meeting. Please be sure to take a moment to review these, if you haven't yet.

A hearty thank you also to Shauna Sylvester, our facilitator, for keeping us in line and engaged, and to the other members of the Simon Fraser Wosk's Centre for Dialogue, Robin Prest & Michelle Bested, for doing the community engagement parallel to our work.

We are moving at a torrid pace, but the eyes of the public and the industry are on us and they are looking for results. So there is no rest for the wicked.

This evening we will be moving deeper into Task Force orientation. We'll look specifically at Burnaby's housing history and existing housing stock. Both of which are fundamental knowledge sources for us moving forward towards housing recommendations.

Next meeting we will start looking at generating ideas and quick starts.

With that, I would like to hand the show over to Shauna."

5. **REVIEW OF AGENDA**

a) **Logistics**

**Facilitator: Ms. Shauna Sylvester, Executive Director,
Centre for Dialogue, Simon Fraser University**

Ms. Sylvester outlined the agenda for the evening. The speaker introduced staff in attendance and extended her appreciation for the work and commitment by the Task Force members and staff.

Ms. Sylvester requested that Task Force members bring forward one compelling question or comment based on the first meeting of the Task Force and readings that were circulated prior to the 2019 March 14 meeting. The following are responses from the members:

- Reading materials and information presented in the first meeting were a useful exercise in understanding where we are now and where we came from.
- Requested clarification regarding the response provided by City staff to the following question: 'How many rental/units/homes are in Burnaby's development approval process?'
 - Requested staff identify any loss of rental housing resulting from rezoning and development
 - Questioned why developments that have not yet been approved are included in the rental unit numbers.

- Surprised at the low number of town/row homes and the obvious gap in this type of housing.
- Queried if any of the \$660 million generated through the density bonus program has been spent and why only 20% is allocated to the Community Benefit Bonus Housing Fund?
- No single solution, but instead a comprehensive plan. The committee will take six months to develop the strategy but people are waiting now. Is it possible to develop some preliminary plans to guide staff while this process is underway?
- How much is in the Community Benefit Bonus Housing Fund and how much has been spent?
- Will this Task Force recommend ways of using the Community Benefit Bonus Housing Fund in an economic and manageable way to provide sufficient affordable housing?
- Burnaby is suffering the same challenges as other cities, outdated housing policies, limited supply which is contributing to rising prices. Outdated taxation policies by other levels of government have also impacted demand and prices.
- How many purpose built rentals are in the Metrotown area? How was the number determined?
- Requested clarification regarding Community Amenity Contributions versus a Community Benefit Bonus Policy. How do the funds collected by Burnaby compare to other municipalities?
- Connection between housing and planning – when we get to the point of making recommendations, to what extent will the recommendations be limited by existing zoning? How proactive are we going to be to ensure that the recommendations can be implemented without delay due to existing zoning?
- Do we understand the fundamentals of building and operating rental apartment buildings, both nonprofit and market rental? It is very important we understand this. We should almost be doing a 'rental 101'.

Lois Budd arrived at the meeting at 4:20

- Queried why projects that have not been approved are included in the inventory of 51 new housing projects listed in the City's fact sheet.
- Burnaby is not alone; other municipalities are also faced with the same challenges. Private sector is not the enemy; it is possible to work together. Housing needs to be done at scale and we need to work with other levels of government.
- In reference to *Responses to Questions from Meeting #1, page 3*: When proposed developments are discussed, such as 4475 Grange; could you also cite if there are currently occupied homes? Could you put a footnote or sentence acknowledging the number of rentals and the current rents, if known?

- In reference to *Responses to Questions from Meeting #1, page 4*: 6,101 is the listed number of purpose built rentals since Burnaby gave a number of 2,992 in the same area. If we could get a list of buildings with number of units in the area to confirm this would be helpful.
- In reference to *Responses to Questions from Meeting #1, page 4*: Could we have addresses of the three purpose built rentals under construction?
- How many purpose built rentals have been built by decade (units included) and list of buildings by address?
- Non market housing – could we get the numbers of what non market rental means?

Staff will undertake to respond to the questions raised.

b) Opening Round

**Facilitator: Ms. Shauna Sylvester, Executive Director,
Centre for Dialogue, Simon Fraser University**

Ms. Sylvester reviewed the *Draft Process Diagram* which outlined the approach, topics, learning and outcomes that will take place throughout the course of the Task Force.

The *Draft Process Diagram* provided Task Force members with meeting and Community Workshops dates, meeting themes and outputs. The Task Force will work towards finalizing an interim report (quick starts) to Council for May, with a final report (long-term recommendations, implementation plan) in July of 2019.

The speaker queried if the Task Force members would be interested in participating in site visits of examples of community housing. As most members indicated their interest in site visits, the speaker advised she would look into the opportunity.

6. SESSION 1 - HISTORICAL TIMELINE

Burnaby's Housing Historical Timeline was posted in the meeting room outlining events, policies and actors that have impacted housing in Burnaby.

Task Force members were requested to identify and add events, policies and actors that shaped their perspective of Burnaby. The timeline was broken down into periods ranging from pre-contact to present and the Task Force members discussed the impact of the various events, policies and actors on housing in Burnaby.

MOVED BY MS. KARI MICHAELS
SECONDED BY COUNCILLOR JAMES WANG

THAT the Open Task Force meeting recess for 5 minutes and reconvene in Room 211.

CARRIED UNANIMOUSLY

The Open Task Force meeting recessed at 5:28 p.m.

MOVED BY MS. CLAIRE PRESTON
SECONDED BY COUNCILLOR JOE KEITHLEY

THAT the Open Task Force meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Task Force meeting reconvened at 5:39 p.m. in Room 211.

7. SESSION 2 – ASSETS MAPPING

Ms. Sylvester posted 12 asset mapping themes on flip chart paper on the wall and requested Task Force members populate each page with assets that Burnaby currently has, or do not exist. Asset mapping themes included:

- Zoning Policies/Regulations
- Other Levels of Government
- Land/Geography
- Social Economy (Co-ops, Unions, Social Enterprises)
- People
- Financing
- Private Sector
- Data, Information, Education
- Civil Society (e.g. Non-profits, Community Organizations, Faith Organizations)
- Built Environment
- Public Facilities and Social Supports
- Other

The Task Force members were then divided into four table groups, responsible for three themes each. The table groups were requested to identify any missing assets.

At the conclusion of the group discussions, a representative from each table presented a brief synopsis of their themes to the other members of the Task Force.

MOVED BY MS. CLAIRE PRESTON
SECONDED BY COUNCILLOR JOE KEITHLEY

THAT the Open Task Force meeting recess until 6:45 p.m.

CARRIED UNANIMOUSLY

The Open Task Force meeting recessed at 6:20 p.m.

MOVED BY MS. LOIS BUDD
SECONDED BY MAYOR MIKE HURLEY

THAT the Open Task Force meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Task Force meeting reconvened at 6:47 p.m.

8. SESSION 3 – SMALL GROUP INFORMATION SALONS

Ms. Sylvester requested that the Task Force divide themselves into four table groups/salons. Staff from the Planning and Building Department assisted with the facilitation of discussion and documentation of questions, issues and solutions related to the following salon table topics:

- Data and Information
- Zoning Land Use (Development)
- Data and Information
- Community Housing (non-market rental, co-op and supportive housing)

9. NEXT STEPS

Ms. Shauna Sylvester advised that the next meeting would involve generating ideas for “quick starts” by drawing on information from the completed online *Housing Ideas Survey*, input from the *Community Ideas Workshop*, information from other jurisdictions and thought leaders.

The speaker distributed the following reading materials to the Task Force to be reviewed prior to the next meeting:

- *Innovative Ideas for Burnaby Mayor’s Task Force on Community Housing* – Margaret Eberle
- *Briefing for Mayor’s Task Force on Affordable Housing* – City of Burnaby – Kira Gerwing, Vancity
- *Canadian Mortgage and Housing Corporation (CMHC) and the National Housing Strategy (NHS)* – Lance Jakubec, CMHC
- *Some Thoughts for the Burnaby Affordable Housing Task Force* – Michael Geller
- *Note for Burnaby Affordable Housing Task Force* – Robert Brown, Catalyst Community Development Society

10. CLOSING ROUND

Ms. Shauna Sylvester requested that Task Force members verbalize their thoughts on the meeting. Task Force member’s comments were as follows:

- Learning other people's perspective and about other people's ideas.
- Different perspectives, profit, non-profit.
- Sharing.
- Openness and willingness to contribute from different perspectives.
- More alignment and open mindedness, open to new ideas.
- Liked the salon model and the opportunity to get more in depth conversations.
- The opportunity to dig down, but would like more time.
- Salon format was great, allowed more time for the discussion.
- Like the salon, but not the wall exercise, improve presentation.
- Appreciated the salon format with small groups, learned more about zoning, what you can and can't do.
- Salon format was great, and appreciated access to city staff and to hear their perspective.
- Integration of staff with task force, enjoyed the small group conversation, did not like the one comment, one question.
- Investigating other people's perspectives.
- Salon was productive, hear other people's perspectives, housing provider verses housing occupier; symbiotic relationship; common ground is necessary.
- Appreciate having staff contribute to the conversation.
- Concerned about members becoming too positional.
- Like the format, but would appreciate more advanced notice of the topics so members can come better prepared.
- Staff perspectives:
 - Exciting to hear different people's views, everyone brings different ideas and perspective;
 - Interesting ideas and initiatives being brought forward;
 - Opportunity to sit with the community outside of the office thereby removing the barriers that staff sometimes feel they work within; and
 - Felt like part of continuum and involved in a historical process.

11. **SUMMARY**

Councillor Calendino advised that staff will respond to questions raised at the beginning of the meeting. The speaker requested that staff investigate the possibility of a document sharing site to allow members of the Task Force to share information, and that staff provide an updated version of the timeline to include comments from the Task Force.

Staff will undertake to respond to all requests.

12. ADJOURNMENT

MOVED BY MAYOR MIKE HURLEY
SECONDED BY COUNCILLOR JOE KEITHLEY

THAT this Open Task Force meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 7:50 p.m.

Councillor Pietro Calendino
CHAIR

Kate O'Connell
CITY CLERK