



# 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 103, Shadbolt Centre for the Arts, 6450 Deer Lake Avenue, Burnaby, B.C. on **Thursday, 2019 March 27** at 4:00 p.m.

#### 1. CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Chair  
Councillor Joe Keithley, Member  
Councillor James Wang, Member  
Mr. Thom Armstrong, Member  
Mr. Mike Bosa, Member  
Ms. Lois Budd, Member  
Mr. Paul Holden, Member  
Mr. Brian McCauley, Member  
Mr. Murray Martin, Member  
Ms. Kari Michaels, Member  
Ms. Claire Preston, Member  
Mr. Daniel Tetrault, Member

ABSENT: His Worship, Mayor Mike Hurley, Vice Chair  
Councillor Sav Dhaliwal, Member  
Mr. Patrick Buchannon, Member  
Mr. Beau Jarvis, Member  
Dr. Paul Kershaw, Member  
Ms. Anne McMullin, Member

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

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

The Chair called the Open Task Force meeting to order at 4:01 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmiñəm and sk̓wx̓wú7mesh 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 March 14**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY MS. CLAIRE PRESTON

THAT the minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 March 14 be adopted.

CARRIED UNANIMOUSLY

## 3. **OPENING REMARKS AND CONTEXT SETTING**

Councillor Calendino, Chair delivered the following opening remarks:

"Welcome back to the Shadbolt Centre for our third Task Force meeting. I hope you have all been enjoying the Spring Break and the lovely weather we have been having after the February late winter. Well overdue.

Before I say anything else, I have to extend to all of you regrets from Mayor Hurley and Councillor Dhaliwal. They had to go to Victoria for the inaugural meeting of the Municipal Finance Authority with the newly elected members. They could not miss it.

Having said that, I would like to take this opportunity to thank all of you members of the Task Force for the very productive session last time. I felt we left with a strong sense of what is working well and of how we can best collaborate.

Today we continue our orientation to ensure that everyone has the necessary information to guide our thinking and recommendations moving forward.

There are two remaining items for orientation:

The first, is an important opportunity to engage with Ed Kozak- Deputy Director Planning and Building on the current housing-related policy work in motion at the City.

As for the second, we will hear highlights from the 'What We Heard Report' with Michelle Bested. This presentation will provide an overview of the *'Your Voice. Your Home.'* public engagement activities, focusing on the challenges and recommendations raised by Burnaby residents.

After dinner we will be moving away from orientation towards generating ideas and quick starts. We will be joined by four external housing experts as well as City staff for a series of salons.

I would like to take a moment to thank the authors from the five thought pieces that were circulated as homework at the last meeting: Margaret Eberle, Robert Brown, Michael Geller, Lance Jakubec and Kira Gerwig. I hope you all took the time to read through these.

I would also like to extend a continued thanks to the City Staff. We must recognize and appreciate how much work goes into the planning and delivery of the Task Force meetings.

Finally, a sincere thank you to the residents of Burnaby who over the last two months have been actively participating in the *Your Voice. Your Home.* project.

The level of interest and participation has been incredible. Nearly 1,400 respondents to the housing survey, 100 participants at the Community Ideas Workshop and at the moment 330 registrations for the Recommendations Workshop, (which is open for registration until March 31<sup>st</sup>).

This engagement demonstrates the level of interest and leadership within our community, as well as the importance of our work on this Task Force.

With that, let's get started. Over to you Shauna."

#### 4. **REVIEW OF AGENDA**

- a) **Logistics**  
**Facilitator: Ms. Shauna Sylvester, Executive Director,  
Centre for Dialogue, SFU**

Ms. Sylvester outlined the agenda for the evening.

The speaker noted that the 2019 May 29 meeting has been cancelled and requested that Task Force members attend the May 25 *Community Recommendations Workshop*, from 2:00 to 5:00 p.m.

A request was made by Task Force members to share documents pertaining to community housing. Members were requested to email documents to Ms. Michelle Bested, Morris J. Wosk Centre for Dialogue by the Wednesday prior to the Task Force meetings. Ms. Bested will compile the information and disseminate to all of the members of the Task Force.

Staff will continue to provide agenda related information to the Task Force as quickly as possible, and appreciate the members' understanding of any delays.

**b) Opening Round**  
**Facilitator: Ms. Shauna Sylvester, Executive Director,  
Centre for Dialogue, SFU**

Ms. Sylvester asked Task Force members to identify one hope and one concern they have regarding the progress of the Task Force to date. The following were statements provided by the members:

**Hope**

- Translate ideas into concrete action;
- Open mindedness;
- Innovative quick start ideas;
- Be bold and go places we may have not thought of before;
- Workable and implementable ideas and plans;
- Be bold and adopt an attitude of “we can do”;
- Streamline the zoning process for affordable housing;
- Opportunity to move forward and implement solid first steps;
- To be bold;
- Get into action, leverage members' good ideas, continue to collaborate;
- That we are able to come up with solutions without other levels of government;  
and
- Inclusion of lower income brackets in planning process.

**Concern**

- Expectations may be too high;
- Some things need to be done quickly and may require a culture shift or require a large shift in perspective;
- That we won't be bold enough;
- Passion could lead to heated conversations;
- Not a single issue with a single solution, we are looking for a comprehensive solution;

- Timing, hope to move forward and create some guidelines and directions for ongoing actions;
- Other levels of government are not at the table, so not part of the solution; and
- Other levels of government aren't here, people from lower income brackets are underrepresented in City planning processes.

Ms. Sylvester reviewed the remainder of the agenda.

## 5. **HOUSING POLICIES IN MOTION**

**Facilitator: Ed Kozak, Deputy Director Planning and Building,  
City of Burnaby**

Mr. Ed Kozak, Deputy Director Planning and Building, provided the Task Force with an overview of policy work that Council has requested in the last year. Mr. Kozak spoke to the following policies that staff are currently reviewing:

- **Homelessness Response** – establishing four warming centres, exploring opportunities for year-round shelters.
- **Tenant Assistance Policy Review** – review of this policy to ensure that tenants receive the required assistance and find new homes.
- **Standards of Maintenance Policy Review** – best practices for multi-family residential bylaws for rental properties.
- **Rental Replacement Policy** – reviewing policies for 1:1 replacement of rental units lost to redevelopment with replacement rents at the same or similar rental rates.
- **Inclusionary Rental** – for rental in new multi-family developments in community plan areas.
- **Rezoning of Existing Rental Review** – reviewing the potential to rezone properties with existing purpose-built rental buildings to a corresponding RM 'r' rental zone district.
- **Rental in Commercial Districts – Guidelines** – reviewing guidelines for the application of permitted use of commercial floor area for market rental housing.
- **Accessory Units in Two-Family Dwellings** – reviewing accessory dwelling units in two-family dwellings.
- **Accessory Dwelling Units in Single and Two-Family Districts** – reviewing the potential for accessory dwelling units (laneway, carriage homes, garden suites, and additional units) in single-family and two-family districts.
- **Cellar floor Area Review** – Burnaby is advancing text amendments to permit construction of full cellars with suite-ready construction in specified districts.
- **Short-Term Rental Review** – reviewing approaches for regulating short-term rentals.

The floor was opened to questions by the Task Force members. The following were questions fielded by City staff:

- How is staff juggling the priority housing policies vs. the policy mandates of other areas?
- Evictions due to demovictions or renovictions – does Burnaby track this? And if not, can it be done? How does New Westminster track demovictions and renovictions?
- What is inclusionary rental?
- Has the City considered micro/tiny homes? Would any City policies in motion allow for these types of homes?
- Transition and Supportive Housing and Market Supportive Housing – noticed there are no policies in those categories. Why is this?
- Inclusionary rentals, why is this limited to community plan areas?
- Please expand on rental in commercial districts – guidelines. And what areas would this apply to?
- Is there any policy to waive fees for rental and non-market rental development, similar to the City of Vancouver's Rental 100?
- Concerned about loss of industrial land to housing through mixed use, will polices protect industrial and business land?
- Regarding mixed use - concerned about housing impact on industrial land and the impact on land value while also recognizing that businesses need a local labour force.
- How does development or the addition of amenities impact the gentrification of an area and has the City looked into this?
- Is there another level of government that could be an ally in housing e.g. School Board under the School Act -can build housing for teachers and unused units can be rented?
- Have the post-secondary institutes in Burnaby reduced the numbers of on-site student housing? Is the City working with the SFU to help them come up with additional student housing.
- When thinking about adding new supply, most land is occupied already, under any of the policies in motion, is there discussion to incentivize non-profit land owners to densify their land?

## 6. **PRESENTATION**

### a) **Your Voice. Your Home. Engagement Results**

**Presenter: Michelle Bested, Manager, Engagement and Social Enterprise  
Centre for Dialogue, SFU**

Ms. Michelle Bested, Manager, Engagement and Social Enterprise, Centre for Dialogue, presented an overview of *Phase One – Generating Ideas*, the public engagement component of *Your Voice. Your Home*.

The speaker provided a high level overview of results from the *Online Ideas Survey*, *Community Ideas Workshop*, and *Community Student Ambassadors*. These three components comprised the first phase of public engagement. A comprehensive account of all three engagement activities will be compiled in the *What We Heard*

*Report* which will be provided to the Task Force and City Council in the near future. The *Online Ideas Survey* provided survey respondents data by age and income which was then compared to Burnaby's census population/statistics. This analysis identified demographics which were underrepresented by survey respondents allowing for specific targeting by the *Community Student Ambassadors* outreach activities.

Through the *Online Ideas Survey*, residents were given the opportunity to identify if their current housing arrangements either meet or do not meet their needs, their top housing challenges, housing tenure (co-op, renter, homeowner), and housing affordability (affordable versus unaffordable).

The *Community Ideas Workshop*, held on 2019 March 06, was attended by 100 participants. The participants were asked what the future vision of housing in Burnaby should look like in 2022. Answers included, but were not limited to:

- Renovictions no longer exist;
- Mixed housing spaces are common;
- Speculation and empty homes are a thing of the past;
- Land is more efficiently used to densify; and
- Green space and mountain views are still maintained.

The participants were also asked for their ideas for housing actions. A total of 183 ideas were brought forward, 75 were unique. The following were identified as some of the top actions:

- Convert/rezone single family units to multi-unit/family homes;
- Increase number of Non-market and Co-op housing units;
- Target housing towards the needs of seniors and low income populations;
- Allow construction of laneway and coach houses;
- Invest in building and supporting affordable housing;
- Increasing stock of rental units; and
- Implement municipal tax for speculation/vacant homes.

The presenter also provided an overview of *Phase Two – Trade-offs and Solutions*, the public engagement component requesting evaluation of housing ideas and options and noted Phase Two will be comprised of the following:

1. Quick Starts Survey;
2. Discussion Guide;
3. Community Recommendations Workshop; and
4. Public Recommendations Workshop Report.

Task Force members requested further data breakdowns, including the number of respondents in each category and income breakdowns for renters and homeowners. A request was also made to gain input from registrants that will not be selected for the *Community Recommendations Workshop*.

MOVED BY MS. CLAIRE PRESTON  
SECONDED BY MR. PAUL HOLDEN

That the Open Task Force meeting do now recess.

CARRIED UNANIMOUSLY

The Open Task Force meeting recessed at 5:45 p.m.

MOVED BY MS. CLAIRE PRESTON  
SECONDED BY MS. LOIS BUDD

That the Open Task Force meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Task Force meeting reconvened at 6:17 p.m.

**7. SMALL GROUP INNOVATION SALONS**

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

The following were the topics discussed, and individuals assigned to facilitate and answer questions:

- **Housing Types**
  - Ms. Margaret Eberle, Professional Planner
- **Finance**
  - Ms. Armin Amrolia, Executive Director, Development Strategies, BC Housing
- **Approvals**
  - Mr. Bryn Davidson, Residential Designer and Urban Sustainability Researcher, Co-owner Lanefab Design
- **Inclusive Neighbourhood/Complete Communities**
  - Mr. Charles Montgomery, Founding Principal of Happy City, Author, and Urbanist

**8. SMALL GROUP QUICK START SALONS**

The Task Force members were requested to transition from discussing *Innovations* to brainstorming *Quick Starts*.

The following are a sample of *Quick Starts* brought forward:

- **Housing Types**
  - Rental Tenure Zoning.
- **Finance**
  - Density is required to alleviate pressure in communities; and
  - Strategic use of City owned lands and the Housing Fund.
- **Approvals**
  - Simplify permitting process; and
  - Establish fixed guidelines and metrics to assist with expediting the approval process.
- **Inclusive Neighbourhood/Complete Communities**
  - Inclusive density, near transit and in all town centres; and
  - Every neighbourhood should have a plan for the future.

## 9. **NEXT STEPS**

Ms. Sylvester advised that moving forward the *Quick Starts* would be captured from the salons and compiled. The information will then be grouped and utilized to form the first draft version of the interim report.

At the next meeting, members will be requested to refine the *Quick Starts* developed. Members were requested to review the following materials:

- Public engagement materials;
- Five thought pieces;
- Responses to questions from previous meetings; and
- Compiled notes from the March 14 salon activities.

## 10. **CLOSING ROUND**

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

- Need more time to focus on new ideas and materials;
- Focus more on workshops;
- Working and moving forward;
- Like the format;
- Overwhelming, but appreciate the research;
- Like the information from the *Online Ideas Survey*, would like to have more time to research the ideas and discuss;
- Moving way to fast to processes everything, slow down to allow time to think and synthesize the information and people's input;

- Greater sense of open dialogue, starting to understand each other's perspective;
- More background information in advance;
- Appreciate the salon style formats;
- Time to start digging deeper into the issues;
- Comfortable sharing ideas and thoughts;
- Process designed to bring us together and not drive members into entrenched positions;
- Appreciate the different sets of expertise that are introduced into the discussion and staff being involved;
- Like having the staff at the meetings to assist with learning things faster;
- Would appreciate having the background materials sooner;
- Moving fast but there is a need to move quickly;
- Excited about refining the ideas; and
- Staff helpful in building understanding.

11. **SUMMARY**

**Councillor Calendino** reminded Task Force members that the next meeting will be held on April 10, at Fortius Sport and Health, 3713 Kensington Avenue, Burnaby.

12. **ADJOURNMENT**

MOVED BY MS. KARI MICHAELS  
SECONDED BY MS. LOIS BUDD

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 8:03 p.m.

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Councillor Pietro Calendino  
CHAIR

\_\_\_\_\_  
Kate O'Connell  
CITY CLERK