

COMMUNITY AND SOCIAL ISSUES COMMITTEE

**June 2, 2015: 5:30 p.m.
Committee Room #2, City Hall (511 Royal Avenue)**

MINUTES

VOTING MEMBERS PRESENT

Councillor Jaimie McEvoy	- Co-Chair
Norah Andrew	- Community Member
Brynn Bourke	- Community Member
Jason Campbell	- Community Member
Tammy Dewar	- Community Member
John Hooker	- Community Member
Peter Nautenbach	- Community Member
Deanna Tan	- Fraser Health (Alternate for Judith Hockney)
Briana Tomkinson	- Community Member
Ken Wilkinson	- Community Member

REGRETS:

Nadine Nakagawa	- Community Member
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STAFF:

John Stark	- Senior Social Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:34 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of May 5, 2015

MOVED and SECONDED

THAT the minutes of the May 5, 2015 Community and Social Issues Committee meeting be adopted.

CARRIED.

All members of Committee present voted in favour of the motion.

3.0 PRESENTATIONS

3.1 Official Community Plan Update

John Stark, Senior Social Planner, provided a PowerPoint presentation outlining details of the Official Community Plan (OCP).

In response to questions from the Committee, Mr. Stark advised that the City is investigating the possibility of purchasing land for affordable housing. In addition, Mr. Stark noted that new immigrants have indicated that the library is often their first point of contact upon arrival to the city.

Discussion ensued, and the Committee suggested that the following housing types could help support the City's projected population growth:

- Family friendly townhouses provided with an ample amount of landscaping and communal space;
- High density developments where suitable;
- Laneway homes, which have the capability of providing a source of rental income for homeowners;
- Basement suites, provided that parking issues are addressed, and that there would be a strategy to engage the individuals residing in the suites in civic affairs and community life;
- Viable seniors housing;
- Dividing the ownership of single-family homes through a strata title;
- Cohousing, which facilitates inter-generational living and offers communal spaces;
- Construction of multiple houses on one lot where suitable; and,
- Non-market rental dwellings established above civic properties, such as the Canada Games Pool, when it is redeveloped.

Discussion ensued, and the Committee suggested the following additional comments:

- That the City consider providing incentives for developers seeking to purchase an underdeveloped block of land;
- That the area surrounding the 22nd Street SkyTrain Station is a prime location for high density development;
- That the City enhance the streetscape of lower income neighbourhoods;
- That the City consider offering a reverse mortgage to seniors;
- That the term 'throughout the city' be removed from the OCP's draft vision statement, and that the statement be shortened but still include key words;
- That in order to achieve the OCP's draft goal, the City should establish additional parks and public spaces;

- That the word 'contribute' in the OCP's draft goal is powerful, as ensuring that all citizens contribute towards the city is key to a healthy community;
- That increasing awareness of civic volunteer opportunities to all citizens, specifically new residents, could result in the city becoming a more welcoming place; and,
- That the City consider establishing more community gardens.

3.2 Integrating Health into the Official Community Plan

Deanna Tan, Fraser Health, provided a PowerPoint presentation with respect to integrating health into the Official Community Plan (OCP).

Discussion ensued, and the Committee suggested that it is imperative to include a health section in the OCP. The Committee also suggested that accessibility to grocery stores should be addressed in the OCP, as access to healthy food is key to a healthy community.

4.0 UNFINISHED BUSINESS

4.1 Family-Friendly Housing Policy Update

John Stark, Senior Social Planner, distributed and reviewed an on table document regarding New Westminster's Family-Friendly Housing Bylaw. Mr. Stark noted that on June 1, 2015 Council amended the Zoning Bylaw to require new multi-family ownership projects to include a minimum of 30% two- and three-bedroom units, with at least 10% of the total project units being three-bedrooms or more. Additionally, it also required new multi-family rental projects to include a minimum of 25% two- and three-bedroom units, with at least 5% of the total project units being three-bedrooms or more.

5.0 NEW BUSINESS

5.1 Payday Loan Stores

John Stark, Senior Social Planner, provided a PowerPoint presentation outlining details regarding payday loan operations, their prevalence in New Westminster, their individual and community impacts, as well as how other municipalities are regulating such operations.

Discussion ensued, and the Committee noted the following comments:

- There are currently no credit unions in the downtown area, which may persuade individuals to utilize payday loan stores;
- Concerns were expressed regarding individuals utilizing the services of illegal loan sharks if payday loan stores were to be prohibited or limited in number;

- It was suggested that the City consider designing an informational campaign in collaboration with local credit unions to outline lower interest, short-term loan options;
- It was suggested that although the City should play a vital role with respect to regulating these businesses, the issue should also be lobbied at both the provincial and federal government levels;
- It was suggested that these businesses do not contribute to a healthy and livable community; and,
- It was suggested that a program such as the *Vancouver Rent Bank*, which provides interest free loans for people in danger of eviction, be investigated for New Westminster.

MOVED and SECONDED

The staff investigate the matter further, and that detailed information regarding payday loan stores, specifically related to why they are utilized by individuals, be provided to the Community & Social Issues Committee at the September 1, 2015 meeting.

CARRIED.

All members of Committee present voted in favour of the motion.

6.0 REPORTS AND INFORMATION

6.1 Integrating Health into an Official Community Plan

6.2 District of Maple Ridge Zoning Amendment Bylaw No. 7136-2015

6.3 The Real Cost of Payday Lending

6.4 Opportunities for Municipal Action on Payday Lending

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

September 1, 2015 at 5:30 p.m. in Committee Room #2

9.0 ADJOURNMENT

ON MOTION, the meeting concluded at 7:10 p.m.

Certified correct,

Councillor J. McEvoy
Chair

Alison Worsfold
Recording Clerk