



**COMMUNITY AND SOCIAL ISSUES
COMMITTEE**

**Tuesday May 8, 2018 – 5:30 p.m.
City Hall, Committee Room #2**

MINUTES

VOTING MEMBERS PRESENT:

- Councillor Jaimie McEvoy - Chair, Council Member
- Dee Beattie - Community Member
- Chinu Das - Community Member
- Wesley Everaars - Community Member
- Tasha Henderson - Community Member
- Maggie House - Community Member
- Simka Marshall - Community Member
- Vanessa Woznow - Community Member

VOTING MEMBERS REGRETS:

- John Hooker - Community Member
- Ramya Hosak - Community Member
- Sukhdeep Jassar - Fraser Health Representative
- Belinda Scott - School Board Representative

GUESTS:

- Bonnie Moriarty - Elizabeth Fry Society of Greater Vancouver
(Item 3.1)

STAFF PRESENT:

- Tristan Johnson - Planning Analyst
- John Stark - Acting Manager of Planning
- Carol Lee - Recording Secretary

The meeting was called to order at 5:37 p.m.

1.0 ADDITIONS / DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of March 6, 2018

MOVED AND SECONDED

THAT the March 6, 2018 Community and Social Issues Committee meeting minutes be adopted.

CARRIED.

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

3.0 PRESENTATION

3.1 Proposed Modular Housing Project at 838 Ewen Avenue

Bonnie Moriarty, Elizabeth Fry Society of Greater Vancouver (E Fry), and John Stark, Acting Manager of Planning, jointly reviewed the PowerPoint presentation included with the agenda material that was developed for the May 1, 2018 Neighbourhood Open House. The following additional information was provided:

- E Fry is the proposed operator of the modular housing development
- Location of the site for the proposed modular housing project
- The site will be required to undergo the City's standard development review process
- Stakeholder consultations with the Queen Elizabeth Elementary School and Queensborough Middle School Parent Advisory Committees and the Queensborough Residents' Association
- Funding provided by the Provincial Government
- Term of the proposed lease between the City and BC Housing is ten years, with an option to renew
- Access to transit is not a concern
- A thorough and thoughtful resident selection process will be applied
- Project benefits
- Feedback received from the public consultations undertaken to date
- Measures and strategies will be proposed to address the public concerns.

In response to questions from the Committee, Ms. Moriarty and Mr. Stark provided the following information:

- There are sites on 12th and 22nd Streets on the west side of the City that could be available for future housing projects
- The homeless population is aging and the number of women in precarious housing situations is increasing

- Preference will be given to the New Westminster homeless population in the review of applications for the 838 Ewen Street modular housing project
- Proximity to lower cost retailers
- E Fry's approach to disruptive behaviour:
 - The staff on site will address the disruptive behaviour expeditiously
 - The public are welcomed to contact the police to report a public disturbance
 - The appropriateness of the resident to continue to occupy a unit in the modular housing project will be reviewed if the disruptive behaviour continues
- Confirmation that E Fry is a trans-inclusive society.

The Committee made the following comments:

- There have been a few negative comments from the public
- Generally the public has expressed concerns, not outright opposition
- Need to address the general discrimination and bias against homeless people
- Suggested restrictions around the proximity to child care centres and schools would result in housing projects being ineligible to be located anywhere in New Westminster
- Suggestion that the New Westminster Police Department undertake proactive daily patrols at the outset to reassure neighbours
- Suggestion to establish a community advisory committee.

MOVED and SECONDED

That the Community and Social Issues (CSI) Committee recognizes the need for supportive housing addressing the needs of women who are homeless or at-risk of homelessness in New Westminster.

CARRIED.

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

MOVED and SECONDED

That the Community and Social Issues (CSI) Committee is generally supportive of the 44-unit supportive housing development unit for women at 838 Ewen Avenue.

CARRIED.

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

3.2 Changes to the Strata Property Act and Potential Impacts

Tristan Johnson, Planning Analyst, summarized the information included in the agenda material regarding the potential impacts of changes to the *Strata Property Act*. The following additional information was provided:

- Five strata buildings in BC have been sold to developers since the *Strata Property Act* changes came into effect
- Developers are targeting older strata buildings that are located in close proximity to transit.

In response to questions from the Committee, Messrs. Johnson and Stark provided the following information:

- There is one realtor who is advertising at local transit stops
- Confirmation that 80% of all registered owners, not 80% of the owners in attendance at a meeting, must vote in support of winding up the strata corporation
- Potential for the presentation of a resolution at the September 2018 Union of BC Municipalities (UBCM) Convention to amend the legislation to increase the percentage of supportive owners required to terminate a strata corporation.

The Committee made the following comments:

- Suggestion that a requirement for former owners to be offered the first opportunity to purchase a unit in the new development be implemented as a condition of rezoning
- Concern that up to 20% of owners will be negatively impacted
- Concern with block voting by owners of multiple units, who are typically investors
- Need to acknowledge that owners do not necessarily reside in the building and will not be personally impacted
- Suggestion that renters be able to contest the decision through the *Residential Tenancy Act*
- Need for more information on how the legislation will impact renters, given the housing affordability issue in Metro Vancouver and across the country.

4.0 UNFINISHED BUSINESS

There were no items.

5.0 NEW BUSINESS

5.1 New West Hospice Society and Compassionate City Charter

John Stark, Acting Manager of Planning, advised that the New West Hospice Society is seeking the City and School District's endorsement of the Compassionate City Charter (Charter). Mr. Stark reviewed the 13 social changes included in the Charter and distributed copies for the Committee's information.

The New West Hospice Society will be invited to attend the next CSI meeting to discuss the Charter and to consider actions that are within the jurisdiction of the City.

6.0 REPORTS AND INFORMATION

6.1 Presentation Boards related to 838 Ewen Avenue

6.2 Termination (Winding Up) of Strata Corporations

6.3 New Hitch for Group Condo sales Causing Anguish among Residents

The items were provided to the Committee for their information.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

Tuesday, September 4, 2018 at 5:30 p.m. in Committee Room #2, City Hall

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:11 p.m.

Certified Correct,

Original Signed

Councillor Jaimie McEvoy
Chair

Original Signed

Carol Lee
Recording Secretary