

**MINUTES**  
HEALTH AND HOUSING TASK FORCE MEETING  
HR TRAINING ROOM, CITY HALL  
455 WALLACE STREET, NANAIMO, BC  
WEDNESDAY, 2019-NOV-27, AT 3:00 P.M.

---

Present: Councillor E. Hemmens, Chair  
J. Harrison (joined via telephone 3:10 p.m., disconnected 4:01 p.m.)  
H. Hartman (joined via telephone 3:10 p.m., disconnected 4:00 p.m.)  
A. LaHue  
S. Madden  
J. McCormick  
L. Murphy (vacated 4:03 p.m.)  
Supt. C. Miller, OIC, Nanaimo Detachment RCMP

Absent: Councillor D. Bonner  
J. Fix  
K. Good  
M. McNaughton  
K. Smythe

Staff: D. Lindsay, General Manager, Development Services  
D. LaBerge, Manager, Bylaw Services (vacated 3:54 p.m.)  
F. Farrokhi, Manager, Communications  
L. Bhopalsingh, Manager, Community and Cultural Planning  
K. Kronstal, Social Planner  
S. Snelgrove, Recording Secretary/Deputy Corporate Officer

1. CALL THE HEALTH AND HOUSING TASK FORCE MEETING TO ORDER:

The Health and Housing Task Force Meeting was called to order at 3:06 p.m.

2. PROCEDURAL MOTION:

It was moved and seconded that the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

Section 90(1) A part of the Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(2):

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

The Health and Housing Task Force moved "In Camera" at 3:07 p.m.  
The Health and Housing Task Force moved out of "In Camera" at 3:10 p.m.

J. Harrison and H. Hartman joined via telephone at 3:10 p.m.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2019-NOV-13 at 3:00 p.m. be adopted as circulated. The motion carried unanimously.

5. REPORTS:

(a) Affordable Housing Strategy 2019 Annual Update

Introduced by Lisa Bhopalsingh, Manager, Community and Cultural Planning.

Presentation:

1. Karin Kronstal, Social Planner, provided a presentation which included:
  - Objectives to increase the supply of rental housing in Nanaimo
  - Supporting infill in existing neighbourhoods and neighbourhood diversification
  - Continuing to support low income and special needs housing
  - Strengthening partnerships and connections within the community
  - Nanaimo is exceeding 50% target of purpose-built rentals due to favourable market conditions and borrowing rates
  - Currently exceeding target of 20% of new rentals as 2-3 bedroom units
  - On track to meet the below-market rental target within 3-5 year time frame
  - Two new key partnerships: Health and Housing Task Force (HHTF) and the Social Purpose Real Estate Collective
  - Nanaimo is hoping to be one of the communities that receives a rent bank
  - Current projects include short term rental regulations, Airbnb/vacation rental regulations which will be brought before Council in January

Task Force discussion took place regarding:

- Reporting out on the need for supportive or low income housing
- Affordable Housing Strategy and how Turner Strategies work will shed light on this
- Action Plan to End Homelessness
- Homelessness point in time count and how that impacts what the City needs in terms of housing

- Balancing demand for housing and what can be achieved in the 3-5 year time frame
- Vital signs and the City receiving annual updates from partners on what core housing needs are
- There is a growing need for affordable seniors housing
- Challenges related to people moving into fixed incomes
- Community advocating for specific types of housing

The presentation continued regarding:

- Current projects:
  - Community Amenity Contribution Policy review
  - Density Bonus Policy review

Task Force discussion took place regarding:

- Percentage of income used to pay mortgage or rent
- Cost ranges of rent and Canadian Mortgage and Housing Corporation (CMHC) rates to keep rents low
- Cost of rental units far above what the average person can afford
- Balancing the desire to have affordable units as part of all developments

The presentation continued regarding:

- Memorandum of Understanding with BC Housing, School District 68 and Snuneymuxw First Nation (SFN) for Fifth Street property:
  - Innovative way for three parties who own three parcels of land to come together to meet a range of community needs
  - The process is respectful of SFN and cultural safety
  - Highlights partnership possibilities
  - Request for Proposals is underway for consultant
  - Innovative pilot that paves the way for future partnerships
- Rent-Lease-Own study includes non-profits who want to build capacity and will guide how to support non-profits
- Key players participating in the study include BC Housing, City of Vancouver, Vancity, Vancity Community Foundation
- Zoning Bylaw review to consider a specific zone for rental housing
- Market rental inventory map:
  - Depicts where affordable housing exists where there are more than three units, excludes secondary suites
  - Can sort by age to see where housing built before a certain year is located
  - Provides a sense of which buildings have a number of tenants at risk of losing their housing due to need for building upgrades
  - Map is a tool to help look at policy change in Official Community Plan (OCP) and rezonings

Task Force discussion took place regarding:

- Next step is inventory and risk analysis
- Rezoning and tenant relocation requirements
- Tenant tenure in buildings is unknown
- Map is a mix of for profit and non-profit purpose built rentals
- Cities that have tenant relocation strategies as part of their policies

The presentation continued regarding:

- Projects planned for 2020:
  - Land acquisition strategy and using the mapping tool to identify sites of opportunity, no formal land acquisition policy in place but there are principles
  - Family Friendly Housing Policy to encourage units with more bedrooms and finding a balance between this policy and the Parking Strategy that requires additional parking based on number of bedrooms
  - Adaptable Housing Policy and working with building inspections team to require a certain percentage of units adaptable or accessible
  - Update Coach House Policy to allow modular type construction for coach houses
  - Number of secondary suites in homes is slowing down slightly which may be a reflection of the type of lots available
  - Consider rental zoning as part of OCP review which would provide for the ability to secure rental zoning in an area
  - Continue to support the HHTF and the Nanaimo Homelessness Coalition

Task Force discussion took place regarding:

- Parking Policy and relaxing parking requirements where transit is abundant
- Update on coach houses due to more interest from the public as there is an opportunity in the market and the City doesn't want to be a barrier
- Allowing coach houses on lots that don't have laneway access

## 6. QUESTION PERIOD:

No one in attendance wished to ask questions.

Task Force discussion took place regarding:

- Direction from Council regarding recovery beds and a presentation to Council on 2019-DEC-11
- Supervised consumption site updated to Council on 2019-DEC-16
- Recovery beds as one part of a continuum of care for people
- How the absence of safe and adequate housing lowers chance of recovery success
- Negative results related to a push to get people into recovery and treatment as a response to their homelessness
- Increase in number of people interested in moving into therapeutic communities
- Waiting list consistently at 35-40 people for Therapeutic Community Supportive Recovery Housing

D. Laberge vacated the HR Training Room at 3:54 p.m.

- Data related to overdose deaths in men living alone
- Risk related to people going into isolation
- 2019-DEC-11 is the last HHTF meeting of 2019
- Next steps include:

- Turner Strategies to attend the 2019-DEC-11 HHTF meeting
- Discussion regarding the HHTF involvement in asset mapping
- Turner Strategies engaging community groups who have requested to attend meetings
- Helpseekers tool

H. Hartman disconnected at 4:00 p.m.

- Presentation regarding rent bank and future steps for implementation
- Report to Council for January or February 2020 regarding the HHTF achievements and recommendations going forward

J. Harrison disconnected at 4:01 p.m.

L. Murphy vacated the HR Training Room at 4:03 p.m.

Quorum was lost and the meeting terminated at 4:03 p.m.

---

CHAIR

CERTIFIED CORRECT:

---

CORPORATE OFFICER