

Community Living BC – Simon Fraser Region
400-205 Newport Drive, Port Moody

Council Meeting Minutes
Sept 22, 2014, 5:00 pm

Present: Maxine Wilson, Bob Kashyap, Linda Wu, Barb Paciejewski, Lynne Kennie, Courtney Dinahan, Carol Broomhall (Minute taker)

CLBC Staff Present: Soheila Ghodsieh

Regrets: Sue Mann, Vera Anderson, Ed Kushner

1. Introductions of new Council members

2. Adoption of Agenda

M/S/C To adopt the Agenda as presented.

3. Adoption of Minutes from May 5, 2014 -- Carol will circulate by email

4. Housing Development

- A report from the Housing Sub-Committee was circulated.
- Maxine spoke on potential partnership opportunities with density bonuses in Coquitlam.
- Soheila helped Vera connect with the City Planner in Richmond to find out more about their density bonus process.
- Vera will speak with Coquitlam planners to ensure they know what has been done in Richmond.
- Social housing complexes – BC Housing – often have a number of people living or visiting there who may take advantage of the vulnerabilities of some people with disabilities.
- Comment: people with disabilities are safer when they are integrated into the broader community where there are others who can support them and help keep them safe.
- CLBC is in partnership with BC Housing already – there are 20 units in Metro Vancouver that people with disabilities are living in.
- Invitation to Council members: Simon Fraser Society for Community Living is hosting a Housing Forum – Sept 30 – 6:30 – 10:30 at Salisbury Centre.
- Someone from Vancity will talk about low interest rate loans and how to purchase an apartment without impacting their benefits.
- Discussion on the many housing options that are available to families.
- As a group, when we approach the City, we need to be clear on what we're asking for.
- This is the right time to be approaching them. We need to let the City know that we're interested in considering us for future density bonus opportunities – for people with developmental disabilities.
- Suggest we could ask the City Social Planner what are the options to move forward, and how she suggests we could move forward.

- Employment is another topic of focus for the Council.
- Tri-Cities has the largest number of adults eligible to receive CLBC services – almost 100 more than Burnaby.
- Fraser Region has the highest number of individuals employed as well.
- Need to ensure that the employers' commitment is long-term.
- Comment: There is a lot of competition for employment in Metro Vancouver.
- Other key discussion point re: employment is that what works for one person might not work for another.
- Sense of purpose and validation from people working – either employed or self-employed.
- Comment: suggest the council should include more community members, like business owners.
- What is the purpose of this Council? To encourage, inspire, lead and support community inclusion and participation of people with developmental disabilities in all aspects of community life.

5. Housing Options & Development – Richard Faucher

- BACI has done all kinds of housing and are looking at other options.
- Their density bonus initiative was a partnership with the City of Burnaby and the BOSA family.
- BACI also manages 9 affordable housing units on Rosser Ave in Burnaby who are for folks on the margin – i.e. single moms, people with disabilities or serious health issues.
- The units BACI owns have restrictions on them – i.e. they need to be available for people in need. The units must be fully subsidized.
- Comment: It is better if the societies own the real estate, so they have control over the units long-term.
- The City of Coquitlam wants the Community Council to tell them more about how other housing deals have come together.
- BC Housing is not developing any more housing themselves, but are supportive of organizations who are wanting to develop housing.
- Nowadays, BC Housing is prepared to lend to service providers at a very good rate.
- If we know service providers in the Tri-Cities area who want to leverage some of their assets to develop more housing, BC Housing is open to discussions.
- We're also starting to notice that a lot of the churches are looking at ways to leverage their property to create housing.
- There have been a few opportunities with churches in Burnaby – i.e. for housing seniors.
- If the right group came to them with a little bit of money to invest, a church may be interested in leveraging their assets and creating more housing on their property.
- The Legion also has property that they can re-build on – if the City has changed the zoning and can build housing with several floors.
- Comment: When developers come with a partner – a church or a Legion – it makes it easier for City Council to up-zone the property because they know the community is behind it.
- It makes a huge difference when a group comes together to Council – much more of an impact.
- Most non-profits now have work crews that pay people minimum wage.

- If cities had a Community Benefit Agreements, then more businesses or buildings could hire people with disabilities for work in the buildings – as it's being constructed, and after it's built to ensure there are job opportunities.
- Soheila and Maxine attended a co-housing conference at SFU – trying to build housing for people of all ages.
- Co-housing can be very expensive for people to purchase.
- There are a lot of organizations who are looking at how people can try to develop more equity.
- Cam Dore is an amazing person to talk with about co-housing – he lives in co-housing in Langley, and was involved in developing co-housing across Canada.
- Soheila will contact him to arrange for a meeting with the Council.
- The Council has a Housing Sub-Committee – they would love to see some of BACI's housing options.
- Suggest a few local churches could be approached to see if they are interested in a development partnership.

6. CLBC Update – Soheila Ghodsieh

- Celebrating Employment Champions of the North Fraser – all about Employment First – in Maple Ridge hosted by Rotary International.
- If Council members would like to attend, it's Oct 26 from 6:00 – 8:00 pm
- Also a free community youth event on Oct 15, from 11:30 am – 2:00 pm at the Greg Moore Youth Centre in Maple Ridge in celebration of Community Living Month.
- The Neil Squire Society presents a Job Fair for People with Disabilities
When: Thursday, October 23rd - 12:30pm – 3:30pm
Where: Firefighters Banquet & Conference Centre Metrotown Complex, 6515 Bonsor St. Burnaby, BC V5H 3E8
This Job Fair is exclusively for job seekers living with a disability. It will feature employers committed to a representative workforce, as well as service providers. There is no pre-registration required for job seekers.
For more information visit: <http://www.neilsquire.ca/news/events/>

7. Report from the Chair – Maxine Wilson

- We need to elect a new Chair.
- Maxine would be happy to continue as Chair, but would need a Co-Chair as she is away for a couple of longer periods.
- Will consult the Handbook and confirm the length of terms available to Chairs.
- Each Council member is elected to a 2-year term and can serve for 3 consecutive terms (6 years). Then must take one year's leave, and then can return to the Council.
- At the next meeting, the Council can vote on Chair and Vice Chair.
- Currently, Maxine is Acting Chair and Sue Mann is Acting Vice Chair.
- Would like to meet with City staff right away on the housing.
- We will still hold an Oct meeting, but think we need more info on what Richmond is doing.
- Jai Birdie will attend – is interested in meeting the new members.
- We don't have anybody on Council representing Maple Ridge/Pitt Meadows or Burnaby.

8. New Business

- None.

9. Confirmation of Next Meeting

- **Next meeting date:** October 27, 2014

Meetings on last Monday of each month – except in December, so meeting schedule is:

- December 8
- January 26
- February 23
- March 30

Future meeting time: 5:30 pm – 7:30 pm

Meeting adjourned at 7: 45