

VWCA BOARD MINUTES, MARCH 30th, 2021

7:00 P.M. Held virtually

With humility and gratitude, we acknowledge that the land on which we gather as guests is the traditional territory of the Coast Salish peoples, specifically the Lekwungen, also known today as the Songhees and Esquimalt nations.

Attendance: Justine Semmens, Laura Tate, Dar Purewall, Mike Medland, Kent Verge, James Munro, Patti Parkhouse, Josh Cain, Veronique Plante, Amanda Allan, Alyssa Beurling

Regrets:

Guests: Michael Hill (City of Vic), Sharmarke Dubow (City of Vic), Murray Langdon (BC Housing), Heidi Hartman (BC Housing), Malcolm McNaughton (BC Housing)

1. Call to Order - 7:08 PM

2. Adoption of agenda

Motion: *Moved by Justine Semmens that the March 30th, 2021 VWCA Board Meeting agenda be approved as amended. Carried.*

- *Committee reports tabled.*
- *Draft Grant Approval Policy tabled.*

3. January 26th, 2020 Board meeting minutes

Motion: *Moved by Justine Semmens that the January 26th, 2021 VWCA Board Meeting minutes be approved. Carried.*

4. SPECIAL MEETING – Board of Directors Meeting Minutes

Motion: *Moved by Justine Semmens that the March 23rd, 2021 VWCA Special Board Meeting minutes be approved. Carried.*

5. Representatives of BC Housing

- Catherine St, construction starting in December 2021.
- Property purchased on Russel St. (225 Russel St.) - news release available tomorrow.
- Series of conversations will be held regarding both properties.
- 225 Russel: will initially be temporary housing but will be converted to permanent supportive housing (40 Units).
- Pods, staffed by Our Place. Staff will be there 24/7.
- Island Health will have a regular presence.

Questions from the floor

- Are there other areas/sites in Vic West that will be used as shelters or temporary housing
 - BC housing does not discuss acquisition until they are finalized.

- Will this site offer safe injections services
 - Up to island health.
- Will this be a low-barrier shelter?
 - Accessible shelter/minimal barrier. Two to three totes of storage will be permitted. Pets may be allowed. Designing space for couples to remain together.
- Is there a particular contact at our place to contact?
 - "Who to call" Pdf will be created. This will be shared with the neighbourhood. Also a "why to call" section (bylaw, Vic PD, etc)
 - Independent community meetings will be held with major players.
- How do you assess and mitigate the safety risks for both residents and the community- particularly given the elementary school nearby.
 - Research has been done surrounding housing sites and schools. These have been operating successfully.
- How long is your acquisition strategy laid out for?
 - Looking for sites in the entire region for about 4 years. Looking at all 13 municipalities for permanent supportive housing. Challenge from a political standpoint. Nothing has been purpose-built in the past 5 years. Residents may be surprised by what purpose-built supportive housing may look like in the community.
- Will tenants be evicted if they are not following the set-out rules?
 - Residents sign a program agreement and pay rent. The program agreement has elements of the residential tenancy act. If people don't follow rules they can be evicted but providers are encouraged to keep people housed.
- Part of the consultation process is liaising with the police department. What consultation has already occurred with police, is there a game plan to circumvent potential issues.
 - Build a community for all. They will reach out to the police. BC housing hosts monthly community advisory committees. Community members can reach out 24/7 to the housing operator.
- Will families be housed in multi bedrooms?
 - Studio suites small kitchenette and bathroom. An adequate number of accessible units. No family units in these units.
- Has the Catherine St. site design been finalized or can the community provide feedback?
 - Will be an opportunity to provide feedback. Particularly around the building, how it's sited, and landscaping. Good site lines and one entrance will good street presence. Colour and look and feel are up for discussion.
- How's life going to change for residents, how will street life change?
 - Successful examples in Parksville and Port Alberni.
- What is the legislative authority to operate a shelter there?
- What is BC Housing's asset acquisition strategy beyond the seven sites recently announced? Does it focus on specific neighbourhoods or will there be distributed throughout both the City of Victoria and the other municipalities in the Capital Region?
- Who will be the operator of the Catherine St. location
- What will be the gender makeup for the supportive housing at Catherine and Russel?

- A mix of men and women in the building.
- Question for Sharmarke Dubow: BC Housing stated these acquisitions happened in Victoria because other municipalities won't allow it. Seeing as Victoria already has many of these projects why is the City of Victoria not sticking up for its residents and asking other municipalities to pick up the slack?
- Can you advise what BC Housing and the province plans to do to keep distributed model of supported housing?
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- Does BC housing's best practice model include the development of neighbourhood agreements between residents and their neighbours?
- The OCP allows for a 3 storey building. Are you going to honour that plan?
 - Well within OCP guidelines.
- When did you bring the Russell street location to the attention of the CAC?
- Are you working with the advocates for homeless people and considering the research and best practices from the UVIC faculty of nursing.
 - Yes
- Is there an option to do mixed-use on this site?
 - Meeting rooms, offices, space for support workers or other non-profits. Lots of different ways to incorporate the community. Open to suggestions!
- Criteria for people being selected for Catherine St.
- What have other jurisdictions done to inform best practices with integration models and successful outcomes
- How can residents get on the community advisory committee?
- What is BC Housings' long-term relationship with the sites and operators.
 - Training for staff. Working on retention. Long term funding provider, operating agreement.
- How does BC Housings modular model align with Vic West's progressive character
 - Modular bc is around speed to bc building code. STEP 3 or step 4

6a. City of Victoria Reports:

A. Sharmarke Dubow (Councilor Liaison, City of Victoria)

B. Michael Hill (Community Development Coordinator, City of Victoria):

- Will tent platforms remain in Vic West Park after May? - No
- Is there a way to move the dock closer or add a ladder to the (Aryze) dock in the gorge? Many people struggle to get on to the dock or struggle to swim back. - improvements scheduled.

6. Executive reports:

- President:
- Vice president: Proposed BC Housing Project
- Secretary:
- Executive Director:

Applicants for VWCA membership: Julia Ford (Russell St.), Danuta Bennett (Central Spur Road), Ryan Townsend (Catherine St.), Tamara Fleming (Tye Rd.), Laura Wheeler (Edward St.), Jesse Wolfe (Catherine St.), Jeremy Schmidt (Wilson St.)

Motion: *Moved by Dar Purewall that these applicants for VWCA membership be approved and received into the membership roll. Carried.*

- Treasurer:

Motion: *Moved by Justine Semmens The VWCA board receives the December and January financial statements. Carried.*

Motion: *Moved by Justine Semmens That the VWCA board adopted the VWCA provisional budget as amended. Carried.*

Motion: *Moved by Justine Semmens that executive reports be received. Carried.*

Motion: *Moved by Justine Semmens that the VWCA Board of Directors move to an in camera meeting. Carried.*

8. Announcements

9. Adjournment

Motion: *Moved by Justine Semmens that the meeting be adjourned. Carried.*