

**CONFIDENTIAL
ISSUES NOTE**

Ministry: Energy and Mines

Date: May 15, 2012

Minister Responsible: Hon. Rich Coleman

**Price Waterhouse-
Coopers
Mining Industry in B.C.
2011 Report**

ADVICE AND RECOMMENDED RESPONSE:

- PricewaterhouseCoopers latest mining study yet again reaffirms how important the mining industry is to B.C's economy.
- 2011 reflected the ongoing resurgence of the mining industry in the Province and as the report states; it is 'Forging Ahead'.
- The average number of direct employees in B.C. mining companies increased as well in 2011 to 9,310 – up from 2010's 8,195, an increase of 13.6 per cent. Average salaries and benefits rose 7% to \$115,700 per employee, up from \$108,100 in 2010.
- Revenues and earnings reached record highs – with gross revenues increasing 25% from 2010 to \$9.9 billion in 2011. This is a \$2 billion increase from 2010 (\$7.9 billion in 2010).
- Mining revenues to government in 2011 were a record \$805 million – up \$114 million from 2010 levels.

Secondary Messaging:

- The record revenues and earnings were mostly due to higher metallurgical coal prices as well as an increase in metallurgical coal shipments.
- Coal remains the most significant component of the provincial mining revenues, representing 59% of total BC mining net revenues reported.
- Total mineral exploration expenditures rose to \$431 million in 2011, up 113% from the previous year.
- Our government is working to stimulate the economy and creating jobs by encouraging investment and making B.C. more competitive.
- Our government has cut taxes and led the development of infrastructure to support the investment that is critical to the continued growth of this vital industry.

KEY FACTS REGARDING THE ISSUE:

On May 105, 2012, PricewaterhouseCoopers released their 44th annual study on the Mining

Industry in B.C. The report summarizes the financial results and major economic influences on the B.C. mining industry for the 2011 calendar year. The survey is independently prepared by PWC with the cooperation and assistance of companies with mining operations in B.C.

KEY SUMMARIES:

- Gross mining revenues increased by \$2 billion to \$9.9 billion in 2011. This increase was mainly due to higher coal prices and coal shipments.
- The average number of employees in B.C. mining companies increased to 9,310 in 2011, compared with 8,195 in 2010. Average mining wages and benefits in 2011 remained higher than average – with an increase of 7% to \$115,700 – up from \$108,100 in 2010.
- Capital expenditures increased by 135% from \$1.25 billion in 2010 to \$2.94 billion in 2011. These expenditures were primarily construction, machinery and equipment at the three mine developments and the many major mine expansions and mine life extensions that are currently underway.
- Exploration and development activities increased significantly from 2010. In 2011, it is reported \$431 million in expenditures, up 113% from the prior year amount of \$203 million. Of the total reported, \$339 million was incurred on properties under development, \$77 million was Greenfield exploration, and \$15 million was development on producing properties within B.C.
- Total mineral exploration and development expenditures increased as well in 2011 to \$431 million – up \$228 million from 2010 level of \$203 million.
- Coal remains the most important segment of the BC mining industry. Metallurgical coal increased 10% from 22.3 million tonnes in 2010 to 24.5 million tonnes in 2011 and average prices increased 42 percent. Total coal revenues increased from \$3.4 billion in 2010 to \$5.2 billion in 2011 and comprise 59% of the total BC mining revenues reported. Coal production account for more than 60 percent of direct mine employment and approximately 75 percent of recent mineral tax revenues.
- Revenues to government in 2011 also increased to \$805 million – up \$114 million from 2010 levels.
- Direct industry tax payments to governments rose from \$509 million in 2010 to \$590 million in 2011 and were led by mineral taxes which increased from \$240 million in 2010 to \$328 million in 2011.
- Industry expenditures increased from \$6.1 billion in 2010 to \$9.1 billion in 2011 and are solid evidence of a dynamic, growing industry! These expenditures were for increased production, mine developments, expansions and extensions and the higher costs that have come with rapid growth.
- First Nations make up close to 15% of the mining workforce in B.C.
- The report highlights the importance of the Northwest Transmission Line Project which is critical to the development of new mines and other resource projects in Northwest BC and will create direct employment for local communities.

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File Created:	May 15, 2012	
File Updated:		
File Location:		

Minister's Office	Program Area ADM	Deputy	Comm. Dir

**CONFIDENTIAL
ISSUES NOTE**

Ministry of Energy and Mines

Date: May 31, 2012

Minister Responsible: Hon. Rich Coleman

**Boss Power –
Additional Litigation**

ADVICE AND RECOMMENDED RESPONSE:

- As a Government, we listen to the concerns of the public and do not support uranium exploration or mining in B.C.
- In terms of our government, we stated the Province would not allow the production of uranium in B.C. in both the 2002 and 2007 Energy Plans. We also announced we would not support uranium exploration or development in 2008.
- The Province had planned all along to compensate Boss Power Corporation for lost development opportunity with respect to uranium in their mineral claims; however, placing a value on development opportunities for subsurface minerals is a complicated process which requires considerable time. We did deliver on our original commitment to Boss to compensate them.
- Both the company and the Province conducted evaluations of the property to prepare for compensation amounts; however, the two reports were far apart from one another on the amount of compensation to provide to Boss. A third report was done for the Province to evaluate both reports.
- The Province negotiated a \$30 million agreement with Boss and continues to work with them to execute the settlement.
- As the settlement is not complete, technically it is still before the courts and I am unable to comment further.

Key Facts Regarding the Issue:

The agreement with Boss requires that all mineral claims identified in the statement of claim of the litigation be surrendered to the Province. Boss has not yet transferred or surrendered all of the claims to the Province, as a result payment has not been provided.

There is a dispute about the ownership of some of the claims and the companies involved are attempting to sort this out.

On October 16, 2008, Boss Power Corp. (Boss) filed a lawsuit claiming expropriation of its mineral claims on the Blizzard property.

s.15

s.15

On September 29, 2011, counsel for Boss, made a legally-binding offer to settle the Boss lawsuit for \$30 million plus taxable costs and disbursements for properties identified in the Statement of Claim, s.15
s.15 The Province agreed to the settlement with the proviso that all mineral claims would be surrendered or transferred to the Province.

s.15

s.15

s.15 On April 4, 2012, Sparton filed a lawsuit claiming all Blizzard mineral claims are subject to a trust interest in their favour and has named the Province as a co-defendant with Boss and others.

s.15

Background:

In 2008, the government announced a ban on uranium exploration, and that ban remains in effect. The government supports mining that is safe, sustainable and of economic benefit to the Province.

In March 2009, through an Order in Council (OIC) under the *Environment and Land Use Act* (ELU Act), cabinet banned the chief inspector of mines from issuing any permits to explore for uranium by any company.

Boss Power Corporation held uranium claims near Kelowna. As a result of the ban the Province announced in 2008 on uranium exploration, Boss Power took legal action against the Province.

Boss filed a statement of claim in October 2008 claiming that its rights to uranium had been expropriated and that it was owed compensation. It amended its claim in 2009 to allege that the March 2009 ELU Act OIC was an expropriation, and amended it again in 2010 to allege misfeasance. The Province has admitted that it is liable for misfeasance.

Boss advanced two claims: a) they alleged that the Province expropriated their mineral claims by banning exploration for uranium on March 12, 2009; b) they claim damages (including punitive damages) for misfeasance in public office.

On Oct. 19, 2011, the Province accepted Boss' settlement offer. Legal costs, to be paid by the Province, are in addition to the settlement amount which was \$30 million. The settlement also includes that Boss Power surrender its mineral claim and consent to dismiss further legal action or other liability now and into the future.

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File Updated:	May 17, 2012	

CONFIDENTIAL
ISSUES NOTE

**Boss Power –
Additional Litigation**

Ministry of Energy and Mines

Date: May 17, 2012

Minister Responsible: Hon. Rich Coleman

ADVICE AND RECOMMENDED RESPONSE:

- As a Government, we listen to the concerns of the public and do not support uranium exploration or mining in B.C.
- In terms of our government, we stated the Province would not allow the production of uranium in B.C. in both the 2002 and 2007 Energy Plans. We also announced we would not support uranium exploration or development in 2008.
- The Province had planned all along to compensate Boss Power Corporation for lost development opportunity with respect to uranium in their mineral claims; however, placing a value on development opportunities for subsurface minerals is a complicated process which requires considerable time. We did deliver on our original commitment to Boss to compensate them.
- Both the company and the Province conducted evaluations of the property to prepare for compensation amounts; however, the two reports were far apart from one another on the amount of compensation to provide to Boss. A third report was done for the Province to evaluate both reports.
- Both the company and the Province reached a settlement agreement of \$30 million and all legal costs were also paid by the Province which was in addition to the settlement amount.
- As an agreement has been reached, I'm not in a position to comment further on the details associated with this particular settlement.
- I will not comment on any litigation or threatened litigation.

Key Facts Regarding the Issue:

On October 16, 2008, Boss Power Corp. (Boss) filed a lawsuit claiming expropriation of its mineral claims on the Blizzard property.

s.15

s.15

On September 29, 2011, counsel for Boss, made a legally-binding offer to settle the Boss lawsuit for \$30 million plus taxable costs and disbursements for properties identified in the Statement of Claim, s.15

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Background:

In 2008, the government announced a ban on uranium exploration, and that ban remains in effect. The government supports mining that is safe, sustainable and of economic benefit to the Province.

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On Oct. 19, 2011, the Province accepted Boss' settlement offer. Legal costs, to be paid by the Province, are in addition to the settlement amount which was \$30 million. The settlement also includes that Boss Power surrender its mineral claim and consent to dismiss further legal action or other liability now and into the future.

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File Updated:	May 17, 2012	

**CONFIDENTIAL
ISSUES NOTE**

Ministry: Energy and Mines
Date: DRAFT updated May 2, 2012
Minister Responsible: Hon. Rich Coleman

**Enbridge – B.C.'s Joint
Review Panel
Participation**

ADVICE AND RECOMMENDED RESPONSE:

- **The proposed Enbridge Project has the potential to provide jobs and stimulate economic activity – we understand the contribution it can make to Canada and our national economy.**
- **At the same time, we are attentive to the concerns being raised about the project moving forward.**
- **The proposed Enbridge Project is undergoing a full federal environmental assessment through a National Energy Board led Joint Review Panel, and is expected to take 2 years to complete.**
- **It is not yet clear how the federal government's recent measures to simplify environmental reviews for major projects would affect the proposed Enbridge Project timelines.**
- **We respect the NEB process and believe it offers a meaningful opportunity for stakeholders, concerned citizens and environmental groups to voice their opinions about Enbridge's proposal.**
- **As the review process moves forward, B.C. will be in a better position to comment in a more informed, meaningful debate – after all the facts are presented and the pros and cons for B.C. are known.**
- **We are reviewing Enbridge's application independently and monitoring the information gathered during the Joint Review Panel process.**
- **B.C's role as an Intervenor provides a variety of opportunities for the Province to gather information, submit information requests and participate in the final hearings.**
- **The Joint Review Panel process along with our own assessment of the application will provide the information we need to determine what is in the best interest of our province.**

Re: First Nations

- **The Province encourages First Nations to remain involved, and voice their opinions about the proposed Project to the Joint Review Panel.**
- **The Province is not relying on the federal review process to carry out its legal duty to consult and accommodate First Nations interests. However,**

the Joint Review Process will yield information that will be of relevance to future provincial consultation efforts that may be required if the proposed Project receives federal approval to proceed.

Re: tankers

- **The proponent's application includes information on how they plan to prevent and respond to tanker spills.**
- **As part of the review, the Federal government has conducted a multi-agency review, called a TERMPOL report, on the marine issues that are within Federal jurisdiction.**
- **From a technical perspective, this review did not yield any surprises.**
- **But, we are conducting our own internal review in order to assess what is in the best interests of our Province.**

Re: pipeline safety

- **The federal assessment will involve a review of the proposed pipelines, including proposed safety and security measures as well as engineering and design considerations.**
- **Again, the Province is also reviewing the proposed pipeline, and assessing implications and issues to the Province.**

KEY FACTS REGARDING THE ISSUE:

Update April 30, 2012: The Official Opposition formally registered their concerns regarding the Northern Energy Project, including:

- Oil tankers and spills
- Pipeline route crossing streams/environment
- Affect on First Nations (and First Nations consultations)
- Greenhouse gas emissions
- Lack of long-term economic benefits and value added activity
- Increase in oil prices

Additionally, the Province of B.C. was criticized for not representing/protecting British Columbians as the environmental assessment was being conducted. The full announcement can be viewed [here](#).

Update April 17, 2012: The Federal Government released its plan for responsible resource development with a focus on an effective review process for natural resource projects. Details can be found [here](#).

The Joint Review Panel's (JRP) community hearings began in Kitimat on January 10, 2012.

Media could ask questions about British Columbia's participation in the JRP process, or ask why government did not submit written evidence to the JRP during the community hearings. Media has remained focused on the strong opposition facing the Enbridge Northern Gateway Project going into the JRP hearings, especially from coastal First Nations and international environmental groups.

The Province decided not to submit written evidence to the NEB before the final deadline (December 22, 2011, but later extended to January 4, 2012).

In April 2012, the Environmental Assessment Office (EAO) completed the coordination of an objective

preliminary technical review of the material filed by the Proponent with the National Energy Board (NEB).

The preliminary technical review was submitted to the Natural Resources Board (NR Board) on April 30, 2012. The report is one of several pieces that will assist the Ministry of Justice in the provision of legal advice for Cabinet. It summarizes how provincial interests may be impacted by the proposed Project, and identifies measures to mitigate potential adverse impacts to provincial interests. It is an internal report for government.

An Enbridge Secretariat, reporting to the Chair of the NRS Board, is now leading the monitoring of the JRP hearings, completion of any further technical reviews, and developing the key strategic and technical issues to assist government in potentially developing a position on the proposed project.

The Province is registered as an Intervenor and has the opportunity to participate in the JRP process, but the extent of the involvement has not yet been determined. A cross government Enbridge Secretariat, reporting to the Chair of the Natural Resources Board, with representation from the Ministries of Forests, Lands and Natural Resource Operations, Energy and Mines and Justice, is developing a process for future provincial involvement in the JRP, including options for monitoring each stage of the JRP, cross examining witnesses and submitting a provincial position at a future stage in the process. Development of a provincial position would be informed by information gained out of the JRP process.

BACKGROUND:

In 2008, Enbridge Inc. reactivated its proposed Northern Gateway Project (Project) which includes a twinned pipeline from near Edmonton, Alberta to Kitimat, British Columbia (B.C.) to carry condensate diluted oil from the Alberta oil sands for export offshore. The proposed \$5.5 billion proposed Project also includes pump stations and a marine terminal at Kitimat with two ship berths and 14 tanks for storage of oil and condensate.

The proposed Project falls under the federal environmental review process as it crosses inter-provincial borders (BC/Alberta). The National Energy Board (NEB) regulates the process, known as a Joint Review Panel (JRP), and involves the Canadian Environmental Assessment Agency.

Enbridge filed their application with the NEB in May 2010. On May 5, 2011 the JRP issued a Hearing Order that outlined the timeline and ways of participation by interested parties. B.C.'s involvement in the review was identified in Hansard (May 18, 2011) where Honourable Lake, Minister of Environment, indicated that the Province intended to participate in the JRP process for the proposed Project.

BC is registered as an Intervenor in the JRP review process. Intervenor has the ability to submit information requests, written evidence, motions, question other Intervenor and Enbridge on evidence and present final argument during final hearings. Intervenor that submit written evidence are required to respond to information requests directed to them and attend final hearings for potential cross examination.

Joint Review Panel Proposed Timeline:

The Community Hearings began **January 10** and concluded in **April** in locations around the provinces of B.C. (15) and Alberta (2) to hear oral evidence from registered Intervenor. Starting **March 28 until July**, oral statements from registered participants who live near the proposed project will be heard and from **September to October** the final hearings will be conducted which includes the Applicant, Intervenor, Government Participants and the Panel who may question those who have presented oral or written evidence.

Estimated from **November of 2012 to March of 2013** the oral statements from registered participants who do not live near the proposed Project area are heard and in **April 2013 the final arguments** from the Applicant, Intervenor and Government Participants are heard.

Once this process is completed, the Panel will review all information on the record and will issue an environmental assessment report which will include its conclusions and recommendations. This will then be submitted to the federal Minister of Environment for a government response.

The JRP currently anticipates the federal Environmental Assessment Report will be released in the fall of 2013, with a final decision on the proposed Project at the end of 2013.

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	GM – O&G (Apr 31)		

**CONFIDENTIAL
ISSUES NOTE**

**Ministry: Energy and Mines
Date: May 25, 2012**

Minister Responsible: Hon. Rich Coleman

**Lake Errock Aggregate
Pit – Fraser Valley**

ADVICE AND RECOMMENDED RESPONSE:

- The Province issues gravel permits only when all of the technical, health, environmental and safety standards are satisfied.
- Local governments can regulate activities through bylaws, such as those for zoning, traffic or soil removal.
- The proponent has modified his mine plan which includes a smaller footprint.
- Two items outstanding are a detailed reclamation plan and the inclusion of surface water and sediment control.
- We continue to listen carefully and work closely with local governments, industry and community members in maintaining B.C.'s mining reputation as a leader in social responsibility and environmental protection.

KEY FACTS REGARDING THE ISSUE:

Ekset Contracting submitted an application for a new gravel operation on private land near the Loughheed Highway at Lake Errock, B.C. This area is adjacent to an existing pit at Lake Errock. It would border two creeks which traverse the property. The company also wanted a large and permanent sediment settling pond to be built 200 meters away from the community water wellhead. Detailed reviews of the application, the proposed mining methods, and the area are ongoing.

There is a citizen's group who is opposed to further development of this pit and is quite vocal in their opposition.

The Lower Mainland Mine Development Review Committee (MDRC) met on May 23, and participating Provincial and Federal agencies included FLNRO, DFO and MEM. Two First Nations communities participated as members of the MRDC. Local government representatives include the District Planner, and an Elected Area Director. The Local Government Area Director will provide feedback to the community on completion of the minutes of the meeting.

The chair of the MDRC requested a written submission from one of the members of public in response to a request for intervener status and it was decided to exclude the local citizen's group participation. It is expected that a separate Public Information forum/meeting will be held pending final review of the findings of the MDRC and it is anticipated that the final review including action items from the meeting will be concluded in approximately four weeks.

BACKGROUND:

Public opposition to this gravel pit was communicated to the local Chief Inspector of Mines' office in the Fraser Valley. There appears to be some confusion regarding the application as it borders an existing pit. Residents consider this application to be an extension of the existing gravel pit. The Proponent of the application has modified his application so there is no provision for processing the aggregate from this site on the existing gravel pit site.

The application was referred to the Fraser Valley Regional District, (FVRD) Ministry of Transportation, Environment, the Water Stewardship Section of FLNRO, Ministry of Health (Drinking Water Protection Officer) and the federal department of Fisheries and Oceans. Comments from the Provincial Environmental Assessment Agency will be coming soon.

The proponent was directed to conduct an environmental study on dust control and to hire an Environmental Services company to conduct the study.

One further concern established through public engagement and referral related to a creek slope stability issue and the protection of the Creek. All studies and reports regarding this proposal have been forwarded to FLNRO staff for review and comments.

The proponent has modified his mine plan. It includes a smaller footprint as well as larger buffers between the operation and Highway 7 and between the operation and the Creek. Two items outstanding are a detailed reclamation plan and the inclusion of enhanced surface water and sediment control.

There are local bylaws in place for soil removal and processing. The responsibility to comply with these and potentially other legislation rests with the proponent. The Chief Inspector of Mines does not have a mandate or the authority to make local land use decisions or rule on Local bylaws. Discussions with the FVRD are ongoing, and will continue until a decision has been reached.

**CONFIDENTIAL
ISSUES NOTE**

Ministry: Energy and Mines

Date: May 25, 2012

Minister Responsible: Hon. Rich Coleman

**Protesters at CIM
mining meeting**

ADVICE AND RECOMMENDED RESPONSE:

- This is not an appropriate way for protesters to get their point across.
- As the Vancouver Police are now looking for suspects in this incident I am unable to comment further.

KEY FACTS REGARDING THE ISSUE:

Vancouver police evacuated the Four Seasons Hotel in downtown Vancouver today after half a dozen protesters disrupted a mining luncheon, put on by the Canadian Institute of Mining, by throwing a bag of feces mixed with a liquid into a third-floor meeting room.

Vancouver Fire and Rescue Services responded to the hotel around 3 p.m. after the group pulled the fire alarm. They treated the call as a hazardous materials incident until initial tests revealed the contents of the "extremely smelly substance." Several people reported feeling nauseous due to the smell that police later said posed no risk to public safety.

The protesters left moments after disrupting the meeting and no one is in custody at this time.

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File Created:	May 25, 2012	
File Updated:		
File Location:		

Minister's Office	Program Area ADM	Deputy	Comm. Dir

**CONFIDENTIAL
ISSUES NOTE**

Ministry: Energy and Mines

Date: May 4, 2012

Minister Responsible: Hon. Rich Coleman

**Red Chris mine
UPDATE
May 2012**

ADVICE AND RECOMMENDED RESPONSE:

- **Red Chris Development Corporation was issued a Mines Act permit for its Red Chris copper and gold mine, which is located 80 km south of Dease Lake in north western British Columbia.**
- **There are other agencies that will be required to permit this project which could occur in the next two weeks.**
- **The Mines Act Permit establishes a detailed engineering design and environmental management plan that ensures the protection of workers, public health and safety requirements, and the protection and reclamation of the land and water.**
- **Government has been consulting with the Tahltan First Nations to ensure environmental, worker and public safety are addressed.**
- **The collaboration between company, Tahltan and government does not end with the issuance of these permits but will continue over the life of the project. The Red Chris Monitoring Committee will be made up of First Nations, government and the company.**
- **Community presentations about the project have been provided by government to the Tahltan. Meetings have been held in Iskut, Telegraph Creek, Dease Lake, Smithers and Terrace.**
- **Imperial Metals is anticipating that the Red Chris mine will be connected to the Northwest Transmission Line by early 2014.**

KEY FACTS REGARDING THE ISSUE:

Red Chris Development Corporation was issued a Mines Act permit on May 4, 2012.

The capital cost of the project is estimated at \$444 million and will provide 250 full time jobs for the area. The site is estimated to have a reserve of 276 million tonnes of copper and gold and a projected mine life of 28 years. Once operational, an average of 318 tonnes of concentrate will be produced daily and will be transported to the Port of Stewart where it will be shipped to overseas markets.

The mine permit review process was a pilot project to undertake a coordinated government review and included all provincial agencies with permitting responsibilities. Red Chris anticipates being able to connect to the Northwest Transmission Line at the Bob Quinn hydro station approx. 120 km from the proposed mill site by early 2014.

The Tahltan First Nations have been consulted throughout the EA and permitting processes. However there is opposition to the mine by some members, who have indicated that there may be protesting when the construction of the mine commences.

Tahltan have requested delays in issuing permits on numerous occasions over the past six months. Each time a new issue has arisen (e.g. insufficient water quality controls, community not ready, time to provide detailed Tahltan review of reports, new cultural information) government has accommodated the request for delay to review and address the concerns. At this time, there does not appear to be any information that has not been addressed.

BACKGROUND:

An Environmental Assessment certificate was completed on Red Chris in 2005. The company chose to not pursue a permit application. The mine was then sold to Imperial Metals who submitted their application for a permit in June 2010. Additional information was requested from the company which was received by the Ministry in July 2011.

Imperial Metals completed the environmental assessment (EA) process in British Columbia. Most of the technical issues have been resolved.

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File Updated:	Feb 15, 2012 May 1, 2012	
File Location:		

Minister's Office	Program Area ADM	Deputy	Comm. Dir
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May 2012

Housing | VANCOUVER HOMELESS COUNT

- **The City of Vancouver's latest homeless count confirms a significant decrease in street homelessness since 2008.**
- **This is in-line with last years Metro Vancouver Count.**
- **We still have work to do, and there are still investments coming on line. Yet, I think it's important to recognize what all the partners have accomplished in a few short years.**

On the Increase in Number of Street Homeless:

- **These counts are done at a specific point in time so there will always be fluctuations in the numbers.**
- **The 2012 count still demonstrates a significant decrease in street homelessness since 2008 from 815 individuals to 306 – a 62% decline.**

Funding - Vancouver:

- **We have invested \$150 million to purchase and renovate 24 SROs in Vancouver - protecting more than 1,490 units.**
- **Provided more than \$300 million to build the 1,500 new supportive housing units being developed in the City.**
- **Approximately \$24 million annually for emergency shelters, outreach and other services for those who are homeless in Vancouver, including:**
 - **638 year-round permanent shelter beds.**
 - **1.3 million for homeless outreach.**

- **More than \$82 million in operational funding to more than 3,900 units for individuals who are homeless or at risk.**
- **In total the province invests around \$140 million annually to help more than 25,000 low-income individuals, seniors and families with affordable housing and rent supplements in Vancouver.**
- **In 2011/12 in Vancouver, 2,300 housing connections were made by the shelter and outreach programs.**

Supportive Housing (MOU) Tenant Mix:

- **Under our agreement for the 1,500 new supportive housing units priority is given to individuals from the street, shelters and Single Room Occupancy Hotels.**
- **88% of the people living in the new supportive housing buildings have been housed from those locations.**
- **From the beginning all the partners recognized that the tenant mix must be balanced so “that the housing service providers can manage the community within the building successfully” and the province still agrees with that assessment.**
- **We will continue to work with our non-profit partners to ensure a balanced, healthy and supported community of residents in the buildings.**

Background:

- The City of Vancouver presented a report to Council on the the 2012 Homeless Count, May 29.
- The 2012 count was conducted over a 24-hour period on March 27, with the numbers used to track Vancouver's progress toward ending street homelessness by 2015.
- The report indicates the three-year trend shows a downturn in homeless numbers, with a total of 1,602 homeless counted, compared to 1,715 in 2010.
- Street homeless numbers are 306 – compared to 145 in the 2011 Metro Vancouver Homeless Count. The biggest demographic remains men aged 40 to 55.
- The City would like 70 per cent of tenants at the remaining MoU sites to come from shelters or the street; continued funding for the 'At Home' project; and an additional 450 new units of supportive housing.
- The report notes that the number of low barrier shelter beds decreased. The reasons behind this change include:
 - Only temporary (HEAT) shelter beds have been phased out as people are connected to more permanent stable housing. Approximately 200 individuals have been housed through First United this year alone. As individuals are placed, some of the spaces at First United remain open, but most are closed while the shelter begins to shut down its operations.
 - Fewer low-barrier temporary winter shelter spaces were opened this winter – about 140, compared to last winter with 160 spaces.
- The report also indicates that in the five MOU sites opened to date, 38 per cent of the tenants were homeless and 62 per cent were previously housed. This is misleading and it does not recognize the additional homeless population that is housed as people transition from SROs to the new MOU units.
 - In Section 3 of the MOU between the Province and City the priorities are to *'accommodate the homeless and those at risk of homelessness who are living on Vancouver's streets, in its shelters and in the city's downtown SRO's'*.
 - The current tenant mix in the four MOU buildings already open show that over 88% of the tenants housed fit the criteria. The other 12% come from long term care facilities, corrections and other housing options such as private market rental & some group home residents.
 - Over one-third (37%) of the tenants in the first four MOU buildings are street or sheltered homeless (144 people out of 389 units). Tenants are selected by the non-profit housing sponsors. An Oversight Committee with representation from the City, BC Housing, Vancouver Coastal Health, StreettoHome and the BC Non-Profit Housing Association is currently monitoring the selection process.

Homeless Individuals in the City of Vancouver

	2005	2008	2010	2011	2012
Sheltered homeless	773	765	1,294	1,427	1,296
Unsheltered homeless	591	811	421	154	306

Source: 2010 City of Vancouver Homeless Count and 2011 Metro Vancouver Homeless Count

May 2012

Housing | PACIFIC AUTISM FAMILY CENTRE

- **The province made a commitment to the Pacific Autism Family Centre. It has remained a priority since we first announced our support for the project.**
- **Last February, the province and the City of Vancouver announced that a site had been secured for the Centre.**
- **The province is contributing a one-time \$20 million capital grant for the Centre which will cover around 75 per cent of the estimated capital costs and help kickstart the community fundraising campaign.**
- **The Pacific Autism Family Society will raise the remaining funds – around \$12 million needed for completion and to ensure that the operation is self-sufficient.**
- **The Society will provide status reports. However, the government has no direct role in the project.**

Operational Funding

- **The province provided \$20 million in capital funding to launch the project - we will not be providing any operating dollars.**
- **This has been a community driven project from the start. It continues to be well supported by the community and the organizers and the Centre's Board of Directors will work hard to ensure its success.**
- **You will have to contact the Centre for information on their operational plans.**

Background:

- In February 2008 the Province announced support for a new Centre for Autism in British Columbia - a national hub for research and a centre for parental supports.
- Initiated by community advocates and led by the Pacific Autism Centre Society, the Pacific Autism Family Centre (PAFC) will bring together resources for research, information, learning, assessment, treatment, and support to serve children with Autism and those with other related developmental disorders right across B.C.
- The centre will use a hub-and-spoke concept to serve the entire province.
- A location for the hub was confirmed in February 2011 when the Province and the City of Vancouver announced they had secured a site at 2750 East 18th Avenue in Vancouver.
- The hub will link with additional spoke locations throughout British Columbia. These spoke locations will be staffed with "navigators" to assist families and individuals close to their home.
- The society held community consultations in fall 2010. Meetings were held in more than 10 communities and there was also a web-based survey. The reports are available at: www.pacificaautismfamily.com/index.php/consultation
- A number of agencies providing services to children and youth with Autism Spectrum Disorders and their families have been involved in the planning and development of the PAFC concept.
- The PAFC Board of Directors and Steering Committee are composed of stakeholders and families from within the autism community.

Financial Support

- In April 2012, the province announced a one-time \$20 million grant for capital costs. The Province will not be providing operating funding. Under the grant agreement:
 - PACS will fundraise \$12.7 million - \$7.7 million of which is for the remaining capital costs. (The total capital budget is estimated at \$27.7M).
 - There is a stipulation that government is under no further obligation to provide additional capital or operating funding. Although ministries may make their own business decisions to relocate to PAFC, government is not committing to do so under the agreement.
 - If, in the opinion of the province, PACS fails to raise the balance of the capital funds (\$7.7 M) or carry out the project then the Society must return the funds.
- The City of Vancouver will lease the land to the centre for a nominal rate.
- The project is expected to be completed by June 2015.

RENT BANKS

- There are communities that have started up rent banks to provide another layer of support.
- It is a good complement to provincial programs – another resource for individuals and families if times get tough.
- The province isn't currently looking at adding rent banks to the range of housing options we currently have in place.
- Provincial housing supports –include rent supplements for people in market housing, subsidized housing as well as supportive housing and shelters for those who are homeless or at risk.
- These programs provide stability for tenants over the long term.

Background

Rent Banks have been proposed by housing advocates and the opposition as an effective means of preventing homelessness and helping vulnerable populations.

Rent Banks provide short term loans or grants to individuals in financial need to help them pay their rent and avoid eviction.

The province does not monitor rent banks or track how many are operating. The Victoria Coalition to End Homelessness started a rent bank in December 2010, joining three others in Surrey, Prince George and the Fraser Valley.

In March 2012 the City of Vancouver launched a Rent Bank. The City is providing \$149,000 over three years to help administer the program. The loan fund of \$150,000 per yearThe program will be run by the Network of Inner City Community Services Society. The actual loan fund of \$150,000 per year is being provided by the Streethome Foundation, with other non-profit groups also lending support and financial planning services.

Research on Rent Banks

Dr. Paul Bowles from UNBC completed an evaluation in March 2011 of rent banks in B.C. to determine whether a rent bank is an effective and efficient approach to preventing homelessness and improving housing stability. The three rent banks evaluated were Fraser Valley Rent Assistance Project (FVRAP), the Prince George Rent Bank (PGRB) and the Surrey Rent Bank (SRB). The report found that rent banks are providing housing stability.

**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 21, 2012**

Minister Responsible: Hon. Rich Coleman

CMHA-Kamloops - Update

KEY FACTS REGARDING THE ISSUE:

- Over the past months, BC Housing has met and consulted with the Executive Director of the Canadian Mental Health Association (CMHA-Kamloops) on several occasions regarding BC Housing's concerns around CMHA's operations and their future involvement/role in the Emerald Centre emergency shelter and supportive housing development in Kamloops.
- Since CMHA was selected to design, build and operate the development in March 2010, the Society has continually expressed dissatisfaction with provincial funding both internally and externally with media.
- BC Housing is continuing to seek a resolution to this dispute.

BACKGROUND:

- BC Housing sent a letter on February 23, to Canadian Mental Health Association (CMHA-Kamloops) Board President stating that operation of the Emerald Centre emergency shelter and supportive housing development in Kamloops will be transferred to another society if CMHA is unable to meet the requirements of the Expression of Interest (EOI) proposal.
- In January, BC Housing received an email from the Executive Director stating BC Housing was not living up to its commitments as outlined in the EOI document. In response, BC Housing's letter clearly states that we have upheld and exceeded our commitment to the project.
- Emerald Centre will consolidate two former emergency shelters, Emerald House and Kamloops Christian Hostel, in order to provide a shelter program at a single site that allows for consolidation of services and enhances the effectiveness and efficiency of service delivery.

FUNDING DETAILS:

- BC Housing is providing assistance in the form of construction financing and arranging mortgage financing. A capital budget proposed by CMHA of \$2,905,261 for the purchase and renovation of the project was approved with mortgage financing of up to \$2,855,261. There was also approval of an increase in the subsidy of the annual operating budget of \$47,142 from \$1,352,209 to \$1,399,351.

ADVICE AND RECOMMENDED RESPONSE:

- **The Province recognizes the importance of providing housing and supports for individuals and families living on the streets in Kamloops.**
- **We will continue to work with CMHA to arrive at a mutually beneficial funding model.**
- **Over the last five years, we have invested in a wide-range of outreach and supportive housing programs for those who are homeless or at risk of homelessness in Kamloops and see Emerald Centre as a vital component of that ongoing commitment.**

Communications Contact:
Program Area Contact:
File Location:

Seumas Gordon
Shayne Ramsay

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**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 21, 2012**

Minister Responsible: Hon. Rich Coleman

**FOI Request –
Operating Agreement
Expiry**

KEY FACTS REGARDING THE ISSUE:

- BC Housing has received an FOI request from an advocacy group relating to the expiry of operating agreements, which would generate a great deal of media interest if the group were to release the information to the public. The FOI information will be received by the group by March 27.
- The request is asking for the number of housing units under operating agreements which expire each year over the next 25 years in Metro Vancouver; a breakdown of the units by client group (senior, family, special needs, homeless) by year; and the number of units that are rent geared to income by year.”
- The research has indicated that approximately 25,500 units in Metro Vancouver will be impacted by the expiry of operating agreements by 2035/36.
- 2,000 of which will be housing for homeless persons; 1,900 for special needs; 3,400 for frail seniors; 10,000 for independent seniors; 7,400 for low-income families; and 800 units for Aboriginal households.
- For 2011/2012 and 2012/13, an estimated total of 700 units (190 of which are housing for the homeless) will be affected by expiry of operating agreements and in the next five years (2011/2012 to 2016/2017), the estimate is expected to total 4,000 units (including 1,600 units for housing the homeless).
- The data reflects snapshots of current agreements and may change over time as agreements evolve or are renegotiated.

ADVICE AND RECOMMENDED RESPONSE:

- **Government funding helps non-profits keep rents affordable for low-income households while the society carries a mortgage on the property.**
- **Operating agreements generally expire when the mortgages are paid off. The expectation is that without the mortgage payment, the society will be able to cover ongoing operating costs through rental or other revenues.**
- **In some situations, societies may report that revenues do not cover the ongoing operating costs or building maintenance has been deferred and needs a significant investment to cover capital repairs.**
- **The Province will work with agencies to help them determine the best options available. We are also working with BC Non-profit Housing Association to identify tools and options that can help societies during the transition.**

Communications Contact: Seumas Gordon
Program Area Contact: Shayne Ramsay
File Location:

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**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 21, 2012**

Minister Responsible: Hon. Rich Coleman

Elizabeth Fry – Kamloops

KEY FACTS REGARDING THE ISSUE:

- The Elizabeth Fry Society of Kamloops has gone to the local media regarding securing funding for a proposed 20-bed women's shelter in Kamloops.
- The local MLA has also publicly thrown his support behind the project saying he's looking into putting together a cost-effective proposal for Minister Coleman.
- BC Housing has met with the Society over the last year and is working with the group on towards a proposed project.
- The Society is currently seeking to hire a development consultant to create a business case.
- To date, BC Housing has not received an official proposal from the Society, so we can't say at this point in time what our commitment will be to the project.

Background on recent project discussions with the Society in Kamloops
(For internal information only):

- Thompson Rivers University potential development:
 - Society advised that they have been in discussions with a local developer to potentially develop transitional housing on a parcel of land located in the Thompson Rivers University Endowment lands. The development was contingent on the university subdividing and providing a free parcel of land plus the university providing free labour. They advised that this potential development is in its infancy stage as discussions are not yet completed with TRU.
- City of Kamloops sites:
 - The City of Kamloops has rezoned four parcels in Kamloops for potential development subject to a funding call. The Society is interested in the city site located at 9th Ave & Mcmurdo, Kamloops; the site is zoned for 30 units of housing for families/seniors.

ADVICE AND RECOMMENDED RESPONSE:

- **The Province, through BC Housing, has met with Elizabeth Fry Society and will work with them on their plan to build a supportive housing shelter for women in need in the community.**
- **We understand the Society is seeking to hire a development consultant to create a business case for the proposed project.**
- **To date, BC Housing has not received a proposal so it would be premature to comment further at this time. That said, we look forward to the Society's proposal.**

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<p style="text-align: center;">CONFIDENTIAL ISSUES NOTE</p> <p>Ministry of Energy and Mines and Minister Responsible for Housing</p> <p>Date: March 21, 2012</p> <p>Minister Responsible: Hon. Rich Coleman</p>	<p style="text-align: center;">Pidcock House – Interim Funding</p>
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KEY FACTS REGARDING THE ISSUE:

- The Province is contributing \$50,000 in operational funding to keep the Salvation Army's Pidcock House shelter in Courtenay (a 17-bed co-ed facility) operating 24/7 until the end of June 2012.
- Without the additional funding, the Society was preparing to reduce shelter hours to 14 hours per day and staff reductions were going to need to be made by the end of this month, which would have created much adverse reaction in the community.
- Salvation Army management will not communicate this funding extension publicly or with staff until an announcement is made; therefore could result in media interest as we near the original expiry date.
- The annual operating cost of the shelter is \$150,000.
- BC Housing annually reviews our provider's operating budgets and will be assessing the funding required for 2012/13.

ADVICE AND RECOMMENDED RESPONSE:

- **The Province is providing \$50,000 in interim funding to keep the Pidcock House shelter operating 24/7 until the end of June, at which time we will reassess the operational funding required moving forward.**
- **Without the additional funding, the shelter would reduce operational hours to 14 hours per day.**
- **The Province continues to work with our partners to ensure the provision of valuable shelter services for individuals who are homeless in Courtenay.**

Communications Contact: Seumas Gordon
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ISSUES NOTE

Ministry of Energy and Mines
Minister Responsible for Housing
Date: May 2012

Minister: Hon. Rich Coleman

Strata Property Act Dispute Resolution

KEY FACTS REGARDING THE ISSUE:

The Attorney General will introduce the Civil Resolution Tribunal Act on (DATE TBC) as part of the Ministry of Justice *Modernizing B.C.s Judicial System* initiative launched in February 2012. The Act is the first step to create an alternative dispute resolution option for Strata Property Owners.

In 2011, the Housing Policy Branch of Office of Housing and Construction Standards, consulted extensively on an alternative strata dispute resolution model. The consultations wrapped up with a discussion paper and online survey that introduced a proposed Tribunal model. 95% of respondents to the online survey indicated strong support for the model.

The Tribunal model being introduced by the AG varies in some ways from the model proposed during the consultation. Primarily: it emphasizes self-help and online tools rather than a 'hearing' and individuals will not be compelled to participate, both parties will have to agree to resolve their dispute through the Tribunal. Only Strata Corporations can be compelled to participate.

Making the tribunal mandatory for strata corporations address the potential imbalance that exists within the strata owner/strata corporation relationship. Strata corporations often have insurance to cover legal costs and may be inclined pursue more costly dispute resolution options.

The Tribunal would take a staged approach, beginning with self-help tools and an online dispute resolution tool; escalating to Case Management/ Arbitration through to binding Adjudication. Application fees for the online tool would be in the range of \$100 to \$160. Costs for escalated intervention have not been set.

BACKGROUND:

- The province introduced a number of changes to the Strata Property Act in fall 2009 to:
 - Improve accountability through audited financial statements and depreciation reports; and
 - Improve dispute resolution: giving strata owners and residents better mechanisms to settle disputes.
- An online survey seeking public input on the proposed model regulations ran in September and October 2011. The survey presented a Tribunal model for public review – with a paper that provided details on the proposed approach including the role and scope of the Tribunal. Participants were asked if they agree with the concept of an impartial strata dispute resolution tribunal and given space for comments.
- Currently, the only dispute resolution options available to strata owners are arbitration or the court system. Both can be expensive, onerous and lengthy.

ADVICE AND RECOMMENDED RESPONSE:

- **We consulted with strata owners, associations and experts. They told us that they supported a Tribunal model to make dispute resolution more accessible and less costly.**
- **The Tribunal introduced today is the first step towards making that option available to the more than one million strata property owners in our province.**
- **The changes introduced by the Attorney General reflect the feedback we received. The ministry will monitor the Tribunal and continually look for ways to improve dispute resolution for the entire strata sector**

**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 21, 2012**

Minister Responsible: Hon. Rich Coleman

BCA Letter: Como Lake Gardens

KEY FACTS REGARDING THE ISSUE:

- The Burquitlam Community Association has sent a letter to both the Premier and Mayor of Coquitlam regarding the “unsuitable location” of the YMCA’s Como Lake Gardens development citing concerns around safety of future tenants (single mothers and their children).
- The Association’s concerns are mainly around the heavy volume of traffic in the area and the long distance to schools, proximity of Coquitlam Auto Store (where acetylene and oxygen tanks are stored) and the lack of recreational amenities and green space in the area.
- The Association is asserting they first brought these concerns to the YWCA and City of Coquitlam in 2007 and were ignored.
- Como Lake Gardens, a 30-unit supportive housing development for single mothers, is nearing completion and is expected to have moms and their children moving in during the latter part of April/early May this year.
- The Province contributed funding of \$7.3 million and the City provided the property.
- The Society’s development consultant has acknowledged that the site is tight. However, the design team has made efforts to make the development safe for its future tenants.
- The development has an outdoor space for a children’s play area and a deck area for moms and children to interact outdoors. Each of the units has a private patio or an outdoor covered balcony to open a door and get outside.
- The YWCA has had overwhelming interest from local mothers asking for the opportunity to live in one of the units and bring some stability into their family’s life.
- The YWCA will be working with all the residents to help develop safe travel patterns and habits throughout the neighbourhood.

ADVICE AND RECOMMENDED RESPONSE:

- **We are aware of the BCA’s concerns and are confident that through the design process, we have developed a safe and secure building where mothers and their children can proudly call home.**
- **We are excited to see this project nearing completion and appreciate the work of our partners at the YWCA and the City to see this important resource for women and children in the community become a reality.**
- **Many of the safety concerns expressed have already been addressed – for example, the YWCA will be working with all the residents to help develop safe travel patterns and habits throughout the neighbourhood.**
- **It should be noted that we continue to have full support from City Council on the development and location of this facility.**

**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 7, 2012**

Minister Responsible: Hon. Rich Coleman

Beaverview Lodge: Site Rep Charged

KEY FACTS REGARDING THE ISSUE:

- On March 1, BC Housing site representative at Beaverview Lodge in McBride was arrested by the RCMP on allegations of uttering threats to a resident and on-site worker.
- The charges are related to incidents that occurred in February 2011 and in 2010 which involve a tenant and a Northern Health worker.
- The site representative's contract with BC Housing was terminated. In the interim, a temporary site representative is in place to cover services until a more permanent solution is in place.
- Beaverview Lodge is a seniors' development with 19 subsidized housing units.
- The individual in question has been released on condition that he not visit the site unless escorted by police.
- On March 7, McBride RCMP issued a public statement regarding the charges and the individual's release conditions, and general information around elder abuse.

ADVICE AND RECOMMENDED RESPONSE:

- **It would be inappropriate to comment about the specifics of the case as the matter will be before the courts.**
- **We will work with the RCMP to ensure that the site is safe and secure for tenants and workers.**
- **Our top priority is the safety of our tenants and we will take the appropriate actions as we learn more about the situation.**

(RCMP Issued Statement, March 7, 2012): Care Taker Charged with Elder Abuse

In May 2011 the McBride RCMP entered into an investigation in regard to the possible mistreatment of residents living at the Beaverview Lodge in McBride B.C. Beaverview Lodge is managed by BC Housing and is the residence to several low income, mentally and physically disabled persons and the elderly. A complete investigation was conducted and several residents provided statements to the police, despite fear they had in doing so. The accused had been hired as the building's maintenance manager and care taker in 2008.

As a result of this investigation charges have been laid against Joe DOUCET for Uttering Threats, Intimidation and Criminal Harassment.

He was released from custody with a Promise To Appear and has conditions not to attend the Beaverview Lodge and to have no communication with the residents of that area.

A new care taker has been hired by BC Housing for the Beaverview Lodge.

"Elder abuse is not always immediately recognized." Stated Cst. Lesley Smith North District Media Relations. "The abuse can come in many forms including financial, physical and psychological. Intimidation, threats and harassment are all examples of psychological abuse."

If you have any information or know of an elderly person who is being intimidated, harassed or taken advantage of, please contact your local RCMP Detachment or call CRIMESTOPPERS to remain anonymous at 1-800-222-TIPS.

Cst. Lesley Smith, Media Relations Officer, BC RCMP Communications, North District

4020 5th Avenue, Prince George B.C. V2M 7E7, (250) 561-3166 (Office), email: lesley.smith@rcmp-grc.gc.ca

**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 14, 2012**

Minister Responsible: Hon. Rich Coleman

Elizabeth Fry Report: Women's Safety

KEY FACTS REGARDING THE ISSUE:

- The Elizabeth Fry Society of Greater Vancouver is releasing a report next week based on discussions from a symposium they held last November - *'Effective Shelter Design to Promote the Safety of Women and Families'*. BC Housing provided \$5,000 to defray costs of the symposium.
- The report, 'Dialogue on Women's Safety' makes a series of recommendations regarding the provision of emergency shelter and transition housing services for women. Among the recommendations for government:
 - Develop an inter-governmental working committee of provincial, municipal and BC Housing representatives to focus on women's safety and the creation of best practices in shelters.
 - Develop clear indicators for success in gender-responsive programs and services and incorporate those in RFPs for shelter operation, construction and service contracts.
 - Support collaborative development of shelter best practices, inclusive of gender-responsive policy development and practice by organizations
 - Consider all possible alternatives for homeless women prior to every release of an RFP in rural communities, including such options as mobile homes, scattered housing or other low-cost options, rather than assume separate space for women is cost-prohibitive.

ADVICE AND RECOMMENDED RESPONSE:

- **The province, together with our partners, have taken a number of steps over the last year to improve the safety and security of women using shelters:**
 - **Additional funding for the expansion of hours at the Downtown Eastside Women's Centre;**
 - **a commitment to build a women's-only shelter in the Downtown Eastside – In November 2011 we opened an interim location at 329 Powell St. in Vancouver;**
 - **improvements to the safety and security of female shelter users at First United.**
 - **Made \$500,000 available for co-ed shelters to identify and conduct capital improvements that enhanced women's safety through a proposal call last year.**
 - **A proposal call was also conducted in the fall to select a non-profit organization to provide staff training on women's safety issues in shelters across the Province. Training will begin in Spring 2012.**
- **The Province continues to meet with the DTES Women's Coalition on housing, shelter and safety issues for women in the neighbourhood.**
- **In Vancouver, there are around 160 women-only shelter spaces that receive provincial funding of close to \$6 million - this includes 18 beds at a women and families shelter.**
- **The Province funds over 1,600 shelter beds in BC. Approximately 300 are for women.**
- **Last year's Request for Proposals for 3030 Gordon Avenue (Coquitlam) and Emerald Centre (Kamloops) included indicators for gender responsive service delivery.**

- In the last six years (from 2006-present) there have been many positive changes in the emergency shelter program:
 - increased program funding from \$12m to \$57 million;
 - doubled the number of shelter beds;
 - increased gateway services for shelter clients;
 - introduced low barrier HEAT shelters, in partnership with the City of Vancouver;
 - expanded winter response shelters to communities outside of the Downtown Eastside, including Kitsilano, Mount Pleasant, West End and Downtown that provided space for couples;
 - increased Emergency Winter Response program funding;
 - became the first jurisdiction in Canada to go to a 24/7 system; and
 - built new shelters that meet the requirements listed in the report at Rock Bay and Sandi Merriman House in Victoria.

LONGER-TERM SUPPORTS:

- While emergency shelters are an important, temporary resource, permanent housing helps people stabilize and improve their lives and provides a real home. As such, the Province is investing in building new housing for women. This includes:

Fraser Region

- Alder Gardens, 36 supportive apartments for women and their children at risk of homelessness completing this spring.
- Maxxine Wright Centre, 24 units of transitional housing for women, 12 short-term shelter beds, a 59-space child care centre for residents and families in the community, a pre and postnatal clinic and a community kitchen.
- Partnership with Progressive Intercultural Community Services (PICS) to purchase and convert a residential home to provide eight beds for immigrant South East Asian women in need of safe second-stage housing in Surrey. Opened in early 2012.
- Abbeyfield House in Burnaby, 23 units of women-only housing with support services for elderly women seeking to leave the Downtown Eastside.
- Como Lake Gardens, 30 new affordable housing units to provide safe, supportive housing to single mothers and their children in Coquitlam.
- A 41-unit supportive housing complex for women and their children at risk of homelessness in Abbotsford will open by the end of March.

Northern Region

- Prince Rupert: 23 new units of transitional and supportive housing for women completing spring 2012.

Vancouver

- The Sorella, 108-unit supportive housing building for women opened last year
- New supportive housing at 337 West Pender St. with 11 apartments designated for women only, opening this year.
- 27 apartments for young women at 120 Jackson Ave. this has been opened since September. An additional 12 units will open for women by the end of the year.
- Supportive housing at 606 Powell; 105 apartments for single women and 41 apartments for women and their children.

<http://www.elizabethfry.com/initiatives/documents/Bridging-the-Divide-Building-Safe-Shelters-for-Women-Families.pdf>

**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing
Date: March 16, 2012
Minister Responsible: Hon. Rich Coleman**

Elizabeth Fry: Families Staying at the Firth House

KEY FACTS REGARDING THE ISSUE:

- On March 14, BC Housing met with Elizabeth Fry Society in response to their letter to Minister Coleman dated February 15, 2012 regarding shelter capacity for homeless women and children in Abbotsford in general and specifically some funding challenges associated with the Firth Residence, a motel in Abbotsford providing transitional housing, which is owned and operated by the Society.
- BC Housing does not provide funding for this hotel.
- At the meeting BC Housing committed to seeking housing options for three homeless families with children currently staying at Firth and to review the Society's request for capital and operating funding for the Firth residence.
- Subsequent to the meeting, based on direction from their Board, they initiated a media interview with the Abbotsford News with the intention they said of "putting pressure on the City for housing for women and kids"...Bonnie Moriarty, a Society staff member, was interviewed as was a same sex couple with two children staying at the Firth Residence.
- As of March 15, BC Housing has offered housing to the three families staying at the hotel: one family has accepted housing (same-sex couple w/ two children – application pending); one family is considering the offer; and the third has declined housing.

ADVICE AND RECOMMENDED RESPONSE:

- **We are committed to providing individuals and families with more permanent housing solutions so they can have a place to call home.**
- **Although it would contravene privacy policies to comment on the specifics, what we can say is that BC Housing has identified units available for the families in question.**
- **At this point, one family has accepted a unit at a BC Housing directly-managed building in Abbotsford.**
- **Further, the Province recently completed Christine Lamb Residences, funded by BC Housing, which provides 41 furnished suites for women and children in need. 24/7 support is provided to tenants by the Women's Resource Society of the Fraser Valley, which operates the residence. The complex is almost full, with 39 women and 36 children already moved in.**

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ISSUES NOTE

Ministry of Energy and Mines
Minister Responsible for Housing
Date: May 3, 2012

Minister: Hon. Rich Coleman

Quadra Villa, Vacant Possession

KEY FACTS:

- The owner of Quadra Villa, a 64-unit complex at 2835 - 2855 Quadra Street in Victoria, has issued Notices to End Tenancy to all residents, citing vacant possession due to extensive renovations and repairs scheduled for the building.
- The Residential Tenancy Branch has one dispute resolution application on file for the address.
- 2 and 3 bedroom units in the building rent from around \$650 to \$750, which make them relatively inexpensive for the Victoria rental market.
- Victoria MLA Rob Fleming has raised concerns in the media about the situation and noted the lack of alternative affordable housing for these tenants. Canada Mortgage and Housing puts the vacancy rate in Greater Victoria at around 2 per cent.
- The developer has connected Tenants to Devon Properties, a large rental company in Victoria, to help them find alternative housing. BC Housing staff are also working with the tenants who apply.
- Victoria City Council asked the developer to look for another option, and suggested doing the work in phases so that all tenants would not have to vacate the development at once. Councilors noted that the original plans allowed tenants to remain in their homes during the renovations.
- The developer, League Capital Partners, pointed out that it would not be feasible from a life/safety perspective and would increase costs. They noted that the work will include replacing plumbing and electrical systems as well as remediating soil under the building.
- In a Times-Colonist story, Russ Godfrey of the Tenant Resource and Advisory Centre stated "this is not cosmetic renovations. This building is probably at the end of its useful life. There's a lot of work that needs to be done." He further added that the concern is where the tenants are going to go as there is a lack of affordable housing in Victoria.
- BC Housing advised that the building owner has provided \$100,000 to the Greater Victoria Housing Society to help tenants relocate.

ADVICE AND RECOMMENDED RESPONSE:

- **The Residential Tenancy Act allows a landlord to end a tenancy in order to make extensive renovations or repairs to a building. The act also protects tenants.**
- **The act also protects tenants who have the right to dispute the notice through the Residential Tenancy Branch. When this happens, a landlord must prove that safety or economic reasons require the building to be vacant during construction. A Dispute Resolution Officer will look at the facts – and provide a decision.**
- **BC Housing is working to try and help those tenants that apply. I understand the tenants are also in touch with other non-profit housing providers and the Greater Victoria Housing Society who are helping tenants find alternative housing.**

Affordable Housing in Victoria:

- **The province invests around \$29 million annually to provide subsidized housing and rent supplements for close to 4,800 low-income individuals, seniors and families.**
- **This includes more than 2,000 subsidized independent housing units for low-income seniors and families.**

- **We also provide rent supplements, for families and seniors to help keep the cost of private market rentals more affordable.**

If asked about the building

- **I don't know the condition of the building, so I can't comment on what actions need to be taken.**

Communications Contact:

Maryann Anderson

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**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing**

Date: March 21, 2012

Minister Responsible: Hon. Rich Coleman

Tenant Evictions: Richard Watson House - Update

KEY FACTS REGARDING THE ISSUE:

- A Residential Tenancy Board arbitration ruling brought forward by two of the remaining tenants of Richard Watson House, a former 'Voice of the Cerebral Palsied' (VCP) affordable housing development at 8th & Main in Vancouver, was made today.
- The ruling on a negotiated decision was that Carrerra Management would provide:
 - \$2,000 each for the loss of use of portions of the tenants' units
 - No rent payable for April and May
 - Tenants must vacate their units on or before May 31, 2012
- Provincial rent supplements for April and May will not be provided (as there will be no rent payment for these months).
- A third tenant did not participate in the arbitration process. BC Housing has a portable rent supplement for her when she finds appropriate housing. We will offer this tenant a unit at a directly managed development in Vancouver.
- BC Housing will continue to work with the Motivation, Power and Achievement society to assist remaining tenants with finding a new location. The Society has dedicated a worker to assisting these tenants directly before the June 1, 2012 deadline.

BACKGROUND:

- On March 19, a rally was held at the development which garnered much media attention.
- The development was sold by VCP to a private developer, Carrerra Management Corporation, with the Province's approval in late 2011.
- The building was close to 30 years old and in extremely poor condition with repair costs estimated at \$4.6 million.
- In early 2011, VCP issued a notice to tenants saying the building would be demolished with instructions on how to apply for provincially-subsidized housing; however, the building was not demolished and the current owner, Carrerra Management Corporation, has renovated building and is converting it to market rent.
- The Province did not subsidize these units, although administrative responsibility was transferred from the federal government to the Province in 2007 as a result of the devolution agreement. Through this agreement, provincial permission must be granted prior to sale.
- All with the exception of the four remaining tenants have been provided with alternate housing.
- The last four remaining tenants of Richard Watson House have been given final notice to end tenancy on or before April 30, 2012.
- Three out of the four remaining tenants were previously subsidized by the non-profit society. Given their income was such that they couldn't afford to pay their unit rent, BC Housing provided a rent subsidy to them while they continued to reside in the building. In recognition of the three tenants' income and that they are currently receiving rent supplements; BC Housing will offer them rent supplements on their next home (BC Housing is waiting for confirmation from two tenants regarding found alternate housing options).
- BC Housing has also partnered with the Motivation, Power and Achievement society to assist these three tenants with finding a new location. The Society has dedicated a worker to assisting these tenants directly.

ADVICE AND RECOMMENDED RESPONSE:

Ruling:

- The Province is always concerned when people with income and health challenges face evictions.
- We understand a negotiated arbitration brought forward by two of the tenants has taken place and a ruling made which allows for some monetary compensation as well as upholding the notices to end tenancy, which will mean that tenants will need to find alternate accommodations by June 1.
- The Province has been working diligently with the remaining tenants to find alternate accommodations. We have made housing subsidy offers to three remaining individuals and we will continue to work closely with them until we are able to find alternate accommodation to provide them with a safe, affordable home.

Property:

- BC Housing does not own this property. The building was owned by the VCP (Voice of the Cerebral Palsied) who made the decision to sell to a private developer – as the building was in extremely poor condition.
- The cost to repair the building was significant, estimated at \$4.6 million - and the Society was no longer able to sustain the building.
- The Province did not subsidize these units, although administrative responsibility was transferred from the federal government to the Province in 2007 as a result of the devolution agreement.

Provincial Funding – Vancouver:

- In Vancouver, the Province invested \$140 million last year to provide subsidized housing and rent supplements for more than 25,000 low-income individuals, seniors and families.
- There are more than 4,500 provincially subsidized units available in Vancouver for frail seniors and people with disabilities.

Communications Contact: Seumas Gordon
Program Area Contact: Shayne Ramsay

604-439-4789
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**CONFIDENTIAL
ISSUES NOTE**

**Ministry of Energy and Mines
and Minister Responsible for Housing**

Date: March 27, 2012

Minister Responsible: Hon. Rich Coleman

**2012 Vancouver
Homeless Count**

KEY FACTS REGARDING THE ISSUE:

- On March 26, the initial count began for Vancouver's third annual count of the homeless people.
- The 2012 counts wraps up after a 24-hour period on March 27, with the numbers used to track Vancouver's progress toward ending street homelessness by 2015.
- Results can be expected to be released publicly in the first week of April.

2010 VANCOUVER HOMELESS REPORT:

- On April 8, 2010, the City released the early results of the Vancouver homeless count, showing that while the number of people sleeping on the street has dropped, the number of people who are homeless has increased since the last regional count in 2008.
- The preliminary results say there are 1,762 homeless people in Vancouver, compared to the 1,576 counted in 2008 (a 12% increase).
- The number of street homeless is down from 811 to 428 people (a 47% decrease).
- The number of sheltered homeless was up from 765 to 1,334 people (a 74% increase).

2011 METRO VANCOUVER HOMELESS REPORT

- The final report on the 2011 Metro Vancouver Homeless Count containing detailed information and analysis of findings released February 28, 2012. Overall results remained unchanged from the preliminary report released in May 2011.
- The total number of homeless was virtually unchanged from 2008 – 2,650 people were found to be homeless compared to 2,660 in 2008. This is the first time since the count's inception in 2002 that the homeless population has not grown.
- In Vancouver, street homeless declined from 815 in 2008 to 145 in 2011 – an 82% decline
- The addition of 556 shelter beds across the region helped facilitate the movement of people off the streets. The report finds that as a “gateway service” people in shelters were more likely to access housing and support services compared to those on the streets.

SUGGESTED RESPONSE:

- **We look forward to reviewing the results of the 2012 City of Vancouver Homeless count.**
- **We believe that through the provincial housing strategy, Housing Matters BC, we are having success in addressing homelessness.**
- **We still have work to do, and there are still investments coming on line. Yet, I think it's important to recognize what all the partners have accomplished in a few short years.**
- **The Province's partnership with local municipalities and community agencies is having positive results.**

VANCOUVER HOMELESS FUNDING:

- The province provides around \$17 million annually to fund 638 year-round emergency shelter beds in Vancouver.
- We provide over \$1.3 million in funding for homeless outreach in Vancouver, so that community agencies can connect people who are homeless with shelters, housing and support services.
- Since 2007, the Province has invested approximately \$150 million to purchase and renovate 24 SROs in Vancouver - to protect more than 1,490 units and an important source of affordable housing stock for low-income people.
- In April 2010, the Province announced \$8 million over three years to continue funding three Vancouver HEAT shelters with 340 spaces - until new supportive housing projects opened.
- We recently committed up to \$1 million to keep First United shelter open for an additional four months. Funding is extended to July 31, 2012, allowing more time for clients remaining at the shelter to be connected to permanent housing.
- In Vancouver, we are investing around \$300 million to build more than 1,500 new supportive apartments in partnership with the City.
- Last year, the Province spent more than \$82 million in ongoing operational funding to support approximately 3,900 units for individuals who are homeless or homeless at risk in Vancouver.

METRO VANCOUVER HOUSING ACCOMPLISHMENTS:

- Across Metro Vancouver, the province invests \$240 million annually to help more than 56,300 households with affordable housing and rent supplements.
- Approximately 3,450 new supportive housing units have been opened in Metro Vancouver between April 2008 and March 2011. This includes 1,258 Single Room Occupancy units in Vancouver.
- We are investing around \$300 million to build more than 1,500 new supportive housing units in partnership with the City of Vancouver. Three developments are already open. The remaining will open over the next two to three years.
- The province has partnership agreements to build new supportive housing in other Metro Vancouver communities including: 46 units in Maple Ridge and 88 units in Surrey.

Emergency Shelters and Outreach:

- There are 912 permanent year-round shelter spaces in Metro Vancouver - and up to 683 Extreme Weather shelter spaces available in the winter.
- In July 2011, we extended funding for two HEAT shelters - 201 Central (100 beds) and Stanley New Fountain (40 beds), with 140 beds. Funding is extended indefinitely until more of the new supportive housing is completed.
- We provided up to \$1 million to keep First United shelter open for an additional four months - to July 31, 2012, allowing more time for clients remaining at the shelter to be connected to permanent housing.
- Since 2008, more than 4,100 homeless people have been connected to permanent housing in Metro Vancouver by provincially funded-outreach programs.
- Shelters play an important role - meeting short-term needs. Yet the priority is on long term solutions - building permanent, supportive housing that gives individuals the supports they need to stabilize, rebuild their lives and get off the streets permanently.

Aboriginal Homeless Outreach:

- Vancouver Aboriginal Transformative Justice Services provides Aboriginal homeless outreach in Vancouver, and Kla-how-eya Aboriginal Centre of Surrey Aboriginal Cultural Society provides Aboriginal outreach in Surrey.
- More than 325 Aboriginal people have been assisted by the Aboriginal Homeless Outreach Program staff in Metro Vancouver communities.

Communications Contact: Seumas Gordon
Program Area Contact: Shayne Ramsay
File Location:

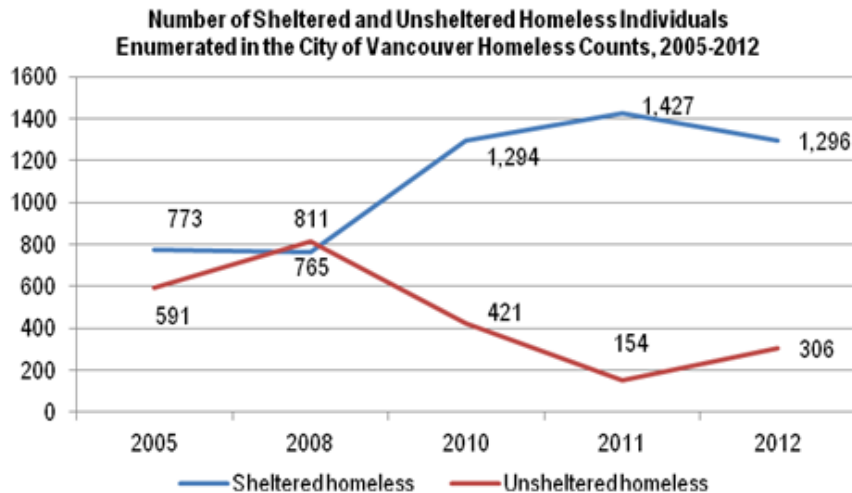
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DRAFT

<p style="text-align: center;">CONFIDENTIAL ISSUES NOTE</p> <p>Ministry of Energy and Mines and Minister Responsible for Housing Date: May 29, 2012 Minister Responsible: Hon. Rich Coleman</p>	<p style="text-align: center;">2012 Vancouver Homeless Count</p>
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KEY FACTS REGARDING THE ISSUE:

- City of Vancouver will present to Council its 2012 Homeless Count on May 29th.
- The 2012 count was conducted over a 24-hour period on March 27, with the numbers used to track Vancouver's progress toward ending street homelessness by 2015.
- The report indicates the three-year trend shows a downturn in homeless numbers, with a total of 1,602 homeless counted, compared to 1,715 in 2010.
- Street homeless numbers are 306 – compared to 145 in the 2011 Metro Vancouver Homeless Count. The biggest demographic remains men aged 40 to 55.
- The City would like 70 per cent of tenants at the remaining MoU sites to come from shelters or the street; continued funding for the 'At Home' project; and an additional 450 new units of supportive housing.
- The report notes that the number of low barrier shelter beds decreased. The reasons behind this change include:
 - Only temporary (HEAT) shelter beds have been phased out as people are connected to more permanent stable housing. Approximately 200 individuals have been housed through First United this year alone. As individuals are placed, some of the spaces at First United remain open, but most are closed while the shelter begins to shut down its operations.
 - Fewer low-barrier temporary winter shelter spaces were opened this winter – about 140, compared to last winter with 160 spaces.
- The report also indicates that in the five MOU sites opened to date, 38 per cent of the tenants were homeless and 62 per cent were previously housed. This is misleading and it does not recognize the additional homeless population that is housed as people transition from SROs to the new MOU units.
 - In Section 3 of the MOU between the Province and City the priorities are to *'accommodate the homeless and those at risk of homelessness who are living on Vancouver's streets, in its shelters and in the city's downtown SRO's'*.
 - The current tenant mix in the four MOU buildings already open show that over 88% of the tenants housed fit the criteria. The other 12% come from long term care facilities, corrections and other housing options such as private market rental & some group home residents.
 - Over one-third (37%) of the tenants in the first four MOU buildings are street or sheltered homeless (144 people out of 389 units). Tenants are selected by the non-profit housing sponsors. An Oversight Committee with representation from the City, BC Housing, Vancouver Coastal Health, StreettoHome and the BC Non-Profit Housing Association is currently monitoring the selection process.



Source: City of Vancouver

Metro Vancouver Housing Accomplishments:

- Across Metro Vancouver, the province invests \$240 million annually to help more than 56,300 households with affordable housing and rent supplements.
- The province has partnership agreements to build new supportive housing in other Metro Vancouver communities including: 46 units in Maple Ridge and 88 units in Surrey.
- There are 912 permanent year-round shelter spaces in Metro Vancouver - and up to 683 Extreme Weather shelter spaces available in the winter.
- Since 2008, more than 4,100 homeless people have been connected to permanent housing in Metro Vancouver by provincially funded-outreach programs.

Aboriginal Homeless Outreach:

- Vancouver Aboriginal Transformative Justice Services provides Aboriginal homeless outreach in Vancouver, and Kla-how-eya Aboriginal Centre of Surrey Aboriginal Cultural Society provides Aboriginal outreach in Surrey. More than 325 Aboriginal people have been assisted by the Aboriginal Homeless Outreach Program staff in Metro Vancouver communities.

SUGGESTED RESPONSE:

- **The City of Vancouver's latest homeless count confirms a significant decrease in street homelessness since 2008.**
- **This is in-line with the recent Metro Vancouver Homeless Count which also showed the number of homeless individuals is leveling off due to existing affordable housing stock and more housing options coming online.**
- **We still have work to do, and there are still investments coming on line. Yet, I think it's important to recognize what all the partners have accomplished in a few short years.**

Increase in Number of Street Homeless:

- **These counts are done at a specific point in time so there will always be fluctuations in the numbers.**
- **The 2012 count still demonstrates a significant decrease in street homelessness since 2008 from 815 individuals to 306 – a 62% decline.**

On Funding:

- Since 2007, we have invested \$150 million to purchase and renovate 24 SROs in Vancouver - protecting more than 1,490 units.
- The province is providing more than \$300 million in capital to build the 1,500 new supportive housing units being developed in the City.
- Last year, the Province spent more than \$82 million in ongoing operational funding to support approximately 3,900 units for individuals who are homeless or homeless at risk in Vancouver.
- We provide approximately \$24 million annually for emergency shelters, outreach and other services for those who are homeless in Vancouver.
 - This includes around \$17 million annually to fund 638 year-round permanent emergency shelter beds in Vancouver.
 - \$1.3 million for homeless outreach in Vancouver, so that community agencies can connect people who are homeless with shelters, housing and support services. In 2011/12 in Vancouver, 2,300 housing connections were made by the shelter and outreach programs.
 - We gave First United another \$1 million to keep the shelter open for an additional four months. Funding is extended to July 31, 2012, allowing more time for clients remaining at the shelter to be connected to permanent housing.
- In the City of Vancouver, the province invests around \$140 million annually to help more than 25,000 low-income individuals, seniors and families with affordable housing and rent supplements.

Supportive Housing (MOU) Tenant Mix:

- The province and City share the common goal - to help people move off the streets permanently.
- Under our agreement for the 1,500 new supportive housing units priority is given to individuals from the street, shelters and Single Room Occupancy Hotels. 88% of the people living in the new supportive housing buildings have been housed from those locations.
- From the beginning all the partners recognized that the tenant mix in these developments must be balanced so “that the housing service providers can manage the community within the building successfully” and the province still agrees with that assessment.
- We will continue to work with our non-profit partners to ensure a balanced, healthy and supported community of residents in the buildings.

ISSUES NOTE

Ministry of Energy and Mines
Minister Responsible for Housing
Date: March 14, 2012

Minister: Hon. Rich Coleman

Vancouver Affordable Housing Task Force

KEY FACTS:

- Mayor Gregor Robertson announced that he would create a Task Force to address housing affordability in the City of Vancouver during his November 2011 inaugural address.
- The Task Force released a Progress Report on March 12, 2012 that identified their focus will be on low-to middle income households – those earning from \$21,500 to \$86,500 per year. Covering singles, couples and families in the rental market as well as those wanting to buy their first home. vancouver.ca/publications/pdf/mayors-taskforce-housing-affordability2012.pdf
- The report identified the formation of working groups along with two Roundtables (one on building code requirements as Vancouver has its own building code, one on conditions that make it difficult to build affordable housing in Vancouver) and four 'Quick Start' actions:
 1. **Fast Track Applications** to build affordable rental or owned housing;
 2. **Inclusionary Zoning** (using the Cambie Corridor as a model) which requires developers provide some contribution towards affordable housing as part of a rezoning process;
 3. **Leverage City Assets** using city-owned land to leverage partnerships; and
 4. **Wield Influence** using the influential membership of the task force to explore a number of mechanisms beyond direct funding and advocate with:
 - the federal government on the need for enhanced tax incentives and financing for the construction of new rental housing and the protection of existing social housing stock;
 - provincial government on the delivery of fee simple row housing (*Land Titles Act, Ministry of Forests, Lands and Natural Resource Operations*). Currently, row housing is strata titled. Fee simple is a standard form of land tenure that provides some of the features that ground-oriented detached housing offers, more affordably and without the strata component, which is a deterrent to some home buyers.
- Co-Chaired by Mayor Gregor Robertson and former Provincial Cabinet Minister Olga Ilich the Task Force membership includes architects, designers, builders, non-profit and public sector property developers, associations, apartment owners and academics.
- The final report is to be released at the end of June 2012.

ADVICE AND RECOMMENDED RESPONSE:

- **Over the last decade, we have invested close to \$2.8 billion in affordable housing for low-income seniors, individuals and families.**
- **That investment has helped us create close to 21,000 new units – and almost doubled the number of households who qualify for assistance. More than 95,000 BC residents now benefit from provincially funded housing programs.**
- **Creating affordable housing is a shared responsibility and the province works with local governments and non-profit agencies. Partnerships are central and we work closely with the City of Vancouver to improve affordable housing options in the City.**

Vancouver:

- **More than \$230 million was invested in affordable housing in Vancouver last year. \$140 million of that was provincial funding, the rest includes federal transfers.**

- We support more than 25,000 low-income individuals, seniors and families through affordable housing programs in the City of Vancouver.
- Provide around \$20 million annually to fund more than 1,300 emergency shelter spaces as well as homeless outreach teams who help people connect to stable housing and community services.
- We have invested in renovations, subsidies, and new social housing that includes:
 - \$150 million to purchase and renovate 24 SROs in Vancouver to protect an important source of affordable housing stock for low-income people; and
 - 1,500 new supportive apartments in partnership with the City of Vancouver to help address homelessness. Four of the new developments are already open. The remaining projects will be completed over the next two years.
 - We have created more than 6,000 new units in the city since 2001.
- Support for low-income families and seniors who rent in the private market.
 - The Rental Assistance Program, introduced in 2006, helps more than 1,100 Vancouver families keep rent more affordable.
 - Approximately 2,400 seniors' households receive rent assistance through the Shelter Aid for Elderly Renters (SAFER) program.

Building Code:

- The province is moving forward on a Uniform Building Code, changes that will simplify compliance and lower project costs.
- We have opened consultations with industry and local governments. Vancouver has its own building bylaw, but we can certainly provide information to the Task Force as they progress through their work.

Affordable Market Housing Strategies:

- At UBCM 2010, the province introduced a series of strategies that would help communities create more affordable market housing.
- We provide a central online resource on the Housing website with tools to help communities plan for growth and resources to support change.
- The strategies we introduced at UBCM are on the website. It is a place to find and share resources and see what other BC communities are doing.

Communications Contact: Maryann Anderson
 Program Area Contact: Jeff Vasey

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Task Force members are:

- | | |
|---|---|
| • Co-Chairs Mayor Gregor Robertson and Olga Ilich | • Michael Lewis: Canadian Centre for Community Renewal |
| • Alan Boniface: Dialog Consulting Architects | • Raymond Louie: City Council |
| • John D'Eathe: Real Estate Counselor | • Eric Martin: Bosa Development Corp |
| • Nathan Edelson: 42 Street Consulting | • Geoff Meggs: City Council |
| • Leonard George: Tsleil-Waututh Nation | • Karen O'Shannacery: Lookout Society |
| • Marg Gordon: BC Apartment Owners and Managers Association | • Al Poettcker: UBC Properties Trust |
| • Mark Guslits: Mark Guslits & Associates Inc | • Peter Simpson: Greater Vancouver Home Builders Assoc. |
| • Colleen Hardwick (Nystedt): New City Ventures | • Bradford Tone: Tone Management |
| • Howard Johnson: Baptist Housing | |

ISSUES NOTE

Ministry of Energy and Mines
Minister Responsible for Housing
Date: May 18, 2012

Minister: Hon. Rich Coleman

Notice To End Tenancy, Vancouver Apartment

KEY FACTS:

- A two-month Notice to End Tenancy is being mailed today to all 194 residents of Pacific Point Apartments at 1323 Homer Street in Vancouver (Yaletown)
- Bosa Development purchased the building – a 214 unit property built approximately twenty years ago. All the units are strata-titled lots. (Approximately 20 units are currently vacant)
- It is the second phase of a larger development. The first phase, Pacific Point 1, was completely sold out. Phase 2 units were never put on the market. The building has always operated as a rental property.
- Rents currently range from \$1,200 for a studio – up to \$3,000 for a penthouse.
- The developer requires vacant possession prior to starting extensive renovations which include new floors, and plumbing.
- Once renovations are complete, the developer will be selling the units – they will not return as rental stock.
- The developer is offering tenants 2 months free rent, a \$500 moving allowance and flexible moving dates. Under the Residential Tenancy Act a landlord is required to pay one month rent when vacant possession is required.
- Tenants have the right to dispute the Notice to End Tenancy. They have 15 days from receipt of the Notice to apply for dispute resolution.

Vancouver Rental Market: (Source: CMHC, October 2011)

- Vancouver's vacancy rate is 1.4% (down from 1.9% in October 2010)
- The average monthly rent for a two-bedroom apartment in Vancouver is \$1,237.

Further info on Vancouver's Rental Market: <http://vancouver.ca/commsvcs/housing/RentalHousing.htm>

ADVICE AND RECOMMENDED RESPONSE:

- **The Residential Tenancy Act allows a landlord to end a tenancy in order to make extensive renovations or repairs.**
- **The rules are in place to protect tenants while still allowing building owners to maintain their buildings.**
- **A formal dispute resolution process is in place to ensure the rights of both tenants and landlords are protected.**
- **Information on the dispute resolution process can be found on the Residential Tenancy Branch website (www.rto.gov.bc.ca).**

Page 1 redacted for the following reason:

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<p style="text-align: center;">CONFIDENTIAL ISSUES NOTE</p> <p>Ministry of Energy and Mines and Minister Responsible for Housing</p> <p>Date: May 14, 2012</p> <p>Minister Responsible: Hon. Rich Coleman</p>	<p style="text-align: center;">Monashee Court: Site Representative Complaints</p>
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KEY FACTS REGARDING THE ISSUE:

- An anonymous individual informed local media of an alleged arrangement between the site representative at Monashee Court in Revelstoke and a tenant with disabilities who recently won \$70,000 in the lottery.
 - A 'brown envelope' delivered to the Revelstoke Times included claims that when the individual with disabilities won the lottery, the building manager demanded he put the money in a specific account under threat of eviction and the site representative is drawing from account for personal gains.
 - The anonymous writer claims the site representative is taking advantage of the tenant and the RCMP should be brought in to deal with this "theft".
- Currently, it appears that the tenant voluntarily asked the site representative to take him to Kamloops to the BC Lottery Corporation to pick up his lottery winnings. Subsequently, upon returning to Revelstoke, the site representative took the tenant to the TD Bank to make arrangements to have these funds invested, where the site representative acted as signatory on the account.
- We've been notified that the site representative has since removed his name from any financial commitments regarding this tenant – we have yet to confirm this information.
- While BC Housing investigates, the site representative has been removed from duty. Appropriate actions will be taken depending on the results of the investigation. The site representatives are contractors and not BC Housing employees.
- Monashee Court is a 45-unit development for seniors and people with disabilities.

ADVICE AND RECOMMENDED RESPONSE:

- **We are aware of the situation and are looking into the matter – therefore it would be inappropriate to comment further at this time due.**
- **What we can say is that site management will be temporarily removed pending outcome of further examination of the situation.**

Update: Disabled Homeless Man

KEY FACTS REGARDING THE ISSUE:

- A reporter was filming in front of Ted Kuhn this morning and interviewed Mr. Moncrieff - a 28-year-old recent arrival from Ontario with cerebral palsy and severely impaired speech. Mr. Moncrieff is currently homeless without the support and personal care services he needs (he requires assistance with personal hygiene, cooking, laundry and housekeeping). The reporter also interviewed the young man's advocates from 'CLBC STOP THE CUTS'.

Background

- BC Housing received a housing application from the individual and worked with Fraser Health to coordinate home support services to assist in personal care.
- BC Housing offered a unit at Ted Kuhn – the only directly managed BC Housing seniors supportive living (SSH) development where his needs can be met including housekeeping services such as laundry and cleaning, meal services and accessibility suitable for his disability. His advocate went to the development, was told of a "Bedbug issue", and told BCH that Ted Kuhn was unacceptable. BC Housing met with Mr. Moncrieff on May 8 to offer a unit at Ted Kuhn – the individual declined to view the property.
- There are no more directly owned housing units available that would accommodate this individual's extensive needs, so at this time BC Housing is unable to offer further help to this individual. Mr. Moncrieff can still decide to contact BC Housing and accept the unit.
- The other SSH buildings in Vancouver are owned by non-profits. BC Housing can make a referral but the non-profits were unable to offer immediate tenancy. BC Housing and the Health Authority will continue to look for other options - including a space at an Assisted Living facility.
- The individual's advocate is Kimberley Yanko, a 'CLBC STOP THE CUTS' member. She has raised concerns about appropriate housing with support services as well as the lack of emergency shelters that can accommodate individuals with severe disabilities. She has sent her concerns to a number of MLA's.
- The advocates threatened legal action against CLBC and Social Development. They are not threatening to include BC Housing in this proposed action.
- The man moved from Ontario to BC on March 19 after he had lost all his main caregivers and he was housebound without any assistance over this past winter (according to his advocate, his attempts at gaining services in Ontario were unsuccessful).
- He contacted the organization 'CLBC STOP THE CUTS'. They agreed to help him get settled in Vancouver and housed him for two weeks (to April 7). Since then, he has found himself in and out of hospital without supports and without access to shelters due to his extensive health care needs.
- CLBC advises that the individual has a Person with Disability (PWD) designation since February 2009 and has received PWD benefits since returning from Ontario effective Mar. 23, 2012. In December 2011, prior to moving to BC, CLBC confirmed he was not eligible for CLBC developmental disability support- as he does not meet the criteria.

ADVICE AND RECOMMENDED RESPONSE:

- **Our understanding is that this individual requires extensive support services.**
- **We worked with our partners to find housing and offered a unit at our Ted Kuhn development with the appropriate supports provided through Fraser Health.**
- **This individual declined the offer of housing. The housing is still available to the gentleman and we would be happy to work with him if he would like to reconsider the offer.**

ISSUES NOTE

Ministry of Energy and Mines
Minister Responsible for Housing

Date: March 18, 2012

Minister: Hon. Rich Coleman

Victoria Homelessness Coalition, Report

KEY FACTS:

The Greater Victoria Coalition to End Homelessness will release a 7-year housing plan (2012 to 2018).

The plan is to create 964 new supportive units. There are no new beds identified for shelters.

- 245 of these new units are rent supplements;
- 719 units will be new construction (the report states that 315 of these will be created by BC Housing)

The capital cost of the 719 newly created units is estimated at \$109.9 million. Rent subsidy and support costs are estimated at \$1.66 million over the seven year period

The Plan highlights the new developments funded by the province since 2008. The coalition goal is to house 1,500 people by 2018 – which includes the 500 units created since 2008.

ADVICE AND RECOMMENDED RESPONSE:

- **Over the last couple of years the province has opened around 180 new supportive housing units in Victoria for people who are homeless or at risk.**
- **We have partnered with the community on a number of projects that include:**
 - **Clover Place with 18 units of supportive housing and Rock Bay Landing with 23 transitional units and 84 shelter beds both opened in 2010;**
 - **Camus Gardens, with 44 supportive apartments and Olympic Vista with 36 apartments both opened in 2011;**
 - **Swift House with 23 units supportive housing will open this month; and**
 - **Queen's Manor with 36 supportive apartments is expected to be completed this September.**
- **Approximately \$40 million annually is spent in Victoria to provide affordable housing for around 4,800 individuals and families. Around \$30 million of that is provincial funding the rest is federal. This supports:**
 - **145 provincially funded shelter spaces and more than 300 apartments for individuals who are homeless or at risk.**
 - **Funding for the Streets to Home program that helps hard to house individuals find and maintain that housing with support from an outreach worker.**
 - **Subsidized units and rent supplements for more than 1,200 families.**
- **Since 2001, 800 new units have been built in the community.**
 - **More than 100 additional units are in development, under construction or recently opened.**

- **This includes two buildings specifically for low-to-moderate income families: A 25 unit development at 575 Pembroke which is now taking in tenants and a 52-unit building under construction at 21 Gorge Road East.**

On BC Housing creating 315 new units over 7 years

- **We thank the Coalition for their work on this report and will review the recommendations in the plan. The plan includes an aggressive strategy to increase affordable housing stock over the next three years - we will work closely with the federal government, the City of Victoria, the Coalition and non-profit partners to continue to address the housing demand in the community.**
- **The reality is that government budgets will be tight over the next couple of years.**



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Procurement Plan - FI

ISSUES NOTE

Ministry of Energy and Mines
Minister Responsible for Housing

Date: March 18, 2012

Minister: Hon. Rich Coleman

Victoria Homelessness Coalition, Report

KEY FACTS:

The Greater Victoria Coalition to End Homelessness is expected to release “Addressing Homelessness in British Columbia’s Capital Region” a three year community plan sometime in March (22nd TBC). (The coalition also released a 7-year Housing Plan on March 20).

The report looks at the root causes of homelessness and identifies five priorities and a number of strategies for partners to improve affordable housing stock for low income individuals and families.

The report identifies a number of high risk client groups: families living in poverty, abused women, at risk-youth, Aboriginal people, cognitively impaired adults and individuals transitioning back to the community from an institution.

The Coalition will lead implementation of the Plan and report on progress towards the priorities along the – but the report notes that they are not solely responsible – all partners, including government community agencies and business, must work together. BC Housing and the Ministries of Social Development and Children and Family Development are listed as coalition partners.

Key Highlights:

- At least 1,958 people used an emergency shelter bed in 2010-2011.
- In 2010/11, the emergency shelter occupancy rate was 95%, 9% higher than the 86% occupancy rate recorded in 2008/09. On the night of the February 2, 2011 facility count, 35 individuals were turned away from shelters.
- In 2006, one in eight families in Greater Victoria lived in housing that was either inadequate, in disrepair or unaffordable. In 2008, one in six families in Greater Victoria lived on low income.
- In 2011, 82 individuals and 30 families accessed the Homelessness Prevention Fund (Rent Bank).
- Economic Security and the high cost of living in Victoria notes that a family with two children living in Victoria needs to earn \$65,000 annually to afford an adequate standard of living.
- A sidebar quote (Page 3) from The Economist notes: [Canada] ranks 22nd-worst out of the 31 countries in the OECD, a rich country grouping. [...] **In the 1980s and 1990s [vulnerable groups] suffered cuts** in welfare payments [...] when governments, both federal and provincial, cut public spending to restore fiscal health. “One of the keenest slashers was British Columbia, which despite being one of the richest provinces has one of the highest rates of child poverty (10.4%) after taxes on family income.

Priorities in the Community Plan (edited for length)

Increase supply of safe, decent, affordable, permanent housing, including supported housing.

- Build or start 180 new supportive housing units (towards 2018 goal of 420 new units).
- Acquire 126 supportive housing units (towards 2018 goal of 295 acquired units).
- 105 new rent supplements (towards 2018 goal of 245 new rent supplements).
- Increase affordable rental housing stock.

Strategies listed to achieve goals focus on Feds to extend funding for the Homelessness Partnering Strategy past March 2014; municipal incentives including an affordable housing levy; and sustainability of Streets to Home.

Prevent individuals and families from becoming homeless and assist people at risk.

- Strengthen interagency capacity and increase support for people at risk of losing housing.
- Strengthen housing supports for at-risk youth, at-risk families, Aboriginal people, adults with cognitive impairments and adults transitioning from institutions to the community.

Strategies include better discharge planning from corrections facilities and foster care; provide tenancy information and legal support; Increase emergency assistance (i.e. Rent Bank); and enhance outreach services to promote rapid re-housing.

Support people while they are experiencing homelessness.

- Strengthen interagency capacity to assist people while they are homeless.
- Increase stock of transitional housing to support homeless people towards self-sufficiency.

Strategies listed focus on supports – Improve outreach, skills training, ACT program – and enhance information sharing.

Ensure a coordinated, comprehensive community response to homelessness.

- Work with municipalities, service providers, VIHA, Social Development, Children and Family Development, and BC Housing to enhance coordination and improve program outcomes.
- Better access to support services that assist individuals and families to maintain tenancy.

Build public and political support to end homelessness.

- Strengthen public awareness about the realities and solutions to ending homelessness

Strategies include a regional poverty reduction strategy, a national housing strategy, and increased long term funding from provincial and federal government.

ADVICE AND RECOMMENDED RESPONSE:

- **Over the last couple of years the province has opened around 180 new supportive housing units in Victoria for people who are homeless or at risk.**
- **We have partnered with the community on a number of projects that include:**
 - **Clover Place with 18 units of supportive housing and Rock Bay Landing with 23 transitional units and 84 shelter beds both opened in 2010;**
 - **Camus Gardens, with 44 supportive apartments and Olympic Vista with 36 apartments both opened in 2011;**
 - **Swift House with 23 units supportive housing will open this month; and**
 - **Queen's Manor with 36 supportive apartments is expected to be completed this September.**
- **Approximately \$40 million annually is spent in Victoria to provide affordable housing for around 4,800 individuals and families. Around \$30 million of that is provincial funding the rest is federal. This supports:**
 - **145 provincially funded shelter spaces and more than 300 apartments for individuals who are homeless or at risk.**
 - **Funding for the Streets to Home program that helps hard to house individuals find and maintain that housing with support from an outreach worker.**
 - **Subsidized units and rent supplements for more than 1,200 families.**
- **Since 2001, 800 new units have been built in the community.**
 - **More than 100 additional units are in development, under construction or recently opened.**
 - **This includes two buildings specifically for low-to-moderate income families: A 25 unit development at 575 Pembroke which is now taking in tenants and a 52-unit building under construction at 21 Gorge Road East.**



Community Plan
FINAL.pdf

Housing | CLOTHESLINES IN STRATAS

- **The Province is not planning to ban strata corporation bylaws that restrict clotheslines.**
- **Though we do encourage people to look at ways they can reduce their energy consumption.**
- **The Strata Property Act strikes a careful balance between protecting strata owners while giving them the flexibility they need to maintain control over their property.**
- **Strata corporations are free to decide if allowing clotheslines is appropriate for their building.**

Background:

A central component of the management of strata corporations is found in section 119 of the Strata Property Act which gives a strata corporation the ability to pass bylaws.

These bylaws provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation.

The SPA is self-regulating. Strata lot owners decide the type of bylaw they see appropriate for their strata corporation.

With the narrow exceptions for age and rental restriction bylaws, the Act does not restrict the types of bylaws that strata corporations may pass.

In April 2008, Ontario announced that clotheslines can no longer be banned in subdivisions or almost anywhere else in the province. At the time, the Ontario policy didn't cover high-rise condos. (Energy Efficiency Branch is looking into whether there has been any action to include them since 2008).

Strata stats:

- The majority of new housing starts in recent years have been stratas.
- Strata properties already make up more than half of the taxable properties in a dozen British Columbia municipalities.
- There are approximately half a million residential strata lots in British Columbia and around 29,000 strata corporations in the province.



Does BC Stand for
Ban Clotheslines.docx

Housing | Investigation at Monashee Court, Revelstoke

- **We are aware of the situation and are looking into the matter – therefore it would be inappropriate to comment further at this time due.**
- **What we can say is that site management will be temporarily removed pending outcome of further examination of the situation.**

Background:

- An anonymous individual informed local media of an alleged arrangement between the site representative at Monashee Court in Revelstoke and a tenant with disabilities who recently won \$70,000 in the lottery.
 - A 'brown envelope' delivered to the Revelstoke Times included claims that when the individual with disabilities won the lottery, the building manager demanded he put the money in a specific account under threat of eviction and the site representative is drawing from account for personal gains.
 - The anonymous writer claims the site representative is taking advantage of the tenant and the RCMP should be brought in to deal with this "theft".
- Currently, it appears that the tenant voluntarily asked the site representative to take him to Kamloops to the BC Lottery Corporation to pick up his lottery winnings.
- Subsequently, upon returning to Revelstoke, the site representative took the tenant to the TD Bank to make arrangements to have these funds invested, where the site representative acted as signatory on the account.
- BC Housing has been notified that the site representative has since removed his name from any financial commitments regarding this tenant – however, they have not yet confirmed this information.
- While BC Housing investigates, the site representative has been removed from duty. Appropriate actions will be taken depending on the results of the investigation.
- The site representatives are contractors and not BC Housing employees.
- Monashee Court is a 45-unit development for seniors and people with disabilities.

Housing | Winter Shelters, 2012

- **During the cold winter months, the province funds additional shelter spaces so that everyone will have a safe, warm place to go at night.**
- **With winter now at an end the winter shelters are closing.**
- **Every resident is offered alternative accommodations before the shelter closes. No one is ever left without a place to go.**
- **We want to thank all our community partners who helped to house those in need during the cold and wet winter weather.**

Background:

- All of the Extreme Weather Response winter shelters have closed as of March 31 with the exception of six shelters extended to April 30, which have since closed.
- Three temporary winter shelters had extended operations in Vancouver, which are now closed or in the process of closing:
 - **Howe Street shelter closed on April 30.**
 - Over 50% of residents have been provided housing and shelter alternatives.
 - 4% went to treatment/recovery (2/49)
 - 6% declined assistance (3/49)
 - 24% left shelter before April 10 (12/49)
 - 14% made own arrangements (7/49)
 - **Mt. St. Joseph (MSJ) Hospital shelter is slated for closure on May 15.**
 - 16 clients that still require housing options - will have a clearer picture at end of this week where people have gone.
 - **Marble Arch shelter is slated for closure on May 30.**
- Of the three HEAT shelters the Province funds, First United will be funded until July 31, 2012.
- 201 Central and Stanley New Fountain HEAT shelter funding will be extended indefinitely until more of the 14 City sites are opened.
- Women's shelter at 329 Powell Street has been extended until September 30, 2012 when it is slated for extensive renovations.

Housing | TRIBUNAL: Strat Property

- **We consulted with strata owners, associations and experts. They told us that they supported a Tribunal model to make dispute resolution more accessible and less costly.**
- **The Civil Resolution Tribunal Act is the first step towards making that option available to the more than one million strata property owners in our province.**
- **The changes introduced by the Attorney General reflect the feedback we received from strata stakeholders.**
- **The ministry will monitor the Tribunal and continually look for ways to improve dispute resolution for the entire strata sector.**

On criticism from the Canadian Bar Association

- **Any questions from the Bar Association are best directed to the Attorney General.**
- **Strata Property owners and stakeholders indicated strong support for a Tribunal during our consultations.**
- **It provides a more accessible and affordable option for dispute resolution within strata corporations.**

Background:

The Attorney General introduced the *Civil Resolution Tribunal Act* (Bill 44) on May 7, 2012 as part of the Ministry of Justice *Modernizing B.C.'s Judicial System* initiative launched in February 2012. The Act will create a tribunal system to provide dispute resolution for small claims and strata property disputes.

In 2011, the Housing Policy Branch of Office of Housing and Construction Standards, consulted extensively on an alternative strata dispute resolution model. The consultations wrapped up with a discussion paper and online survey that introduced a proposed Tribunal model. 95% of respondents to the online survey indicated strong support for the model.

The Tribunal model introduced by the AG varies in some ways from the model proposed during the consultation. Primarily: it emphasizes self-help and online tools rather than a 'hearing' and individuals will not be compelled to participate, both parties will have to agree to resolve their dispute through the Tribunal. Only Strata Corporations can be compelled to participate.

Making the tribunal mandatory for strata corporations addresses the potential imbalance that exists within the strata owner/strata corporation relationship. Strata corporations often have insurance to cover legal costs and may be inclined pursue more costly dispute resolution options.

The Tribunal would take a staged approach, beginning with self-help tools and an online dispute resolution tool; escalating to Case Management/ Arbitration through to binding Adjudication. Application fees for the online tool would be in the range of \$100 to \$160. Costs for escalated intervention have not been set.

Around 2,000 strata disputes a year could be heard by the tribunal, with 50 around 75 per cent involving strata corporations, whose participation is mandatory.

On May 8, the Canadian Bar Association, BC Branch issued a news release that criticized government for the lack of consultation with the legal community before introducing the Act.

BACKGROUND:

- The province introduced a number of changes to the Strata Property Act in fall 2009 to:
 - Improve accountability through audited financial statements and depreciation reports; and
 - Improve dispute resolution: giving strata owners and residents better mechanisms to settle disputes.
- An online survey seeking public input on the proposed model regulations ran in September and October 2011. The survey presented a Tribunal model for public review – with a paper that provided details on the proposed approach including the role and scope of the Tribunal. Participants were asked if they agree with the concept of an impartial strata dispute resolution tribunal and given space for comments.
- Currently, the only dispute resolution options available to strata owners are arbitration or the court system. Both can be expensive, onerous and lengthy.

RENOVATIONS: SRO REHABILITATION

- The province has purchased a number of Single Room Occupancy hotels in Vancouver to help protect the supply of affordable housing for low-income individuals.
- The Federal and Provincial Governments have entered a partnership to renovate and restore 13 of these provincially-owned buildings in Vancouver's Downtown Eastside.
- The province is investing \$87 million for the construction as well as maintenance over the next 15 years. The federal government committed close to \$30 million.
- This will improve the buildings for the 900 or so residents – upgrading amenities such as a more dependable heat and hot water availability. It will also restore the heritage value and appearance of these century old buildings.
- Residents will be provided with alternate accommodation while renovations take place. They will be located nearby so they can still access the services that they require.
- These buildings are an important part of the housing continuum. A home for people who were either living on the street or at risk of homelessness.
- Restoring these buildings will make sure these properties continue to provide a safe, affordable home for those in need for many years to come.

Background

- The Project will deliver:
 - Long-term, supportive housing and an improved quality of life for tenants.
 - Updated amenities, such as dependable heat and hot water availability.
 - Restore the heritage value and appearance of these century old buildings.
- The Request for Proposals was issued in February 2012 to three shortlisted teams invited to participate in the next stage of the process to design, build, partially finance and maintain the project.
- These buildings have an important role in our efforts to help those who are homeless or at risk of homelessness. Restoring these buildings will make sure these properties will continue to fulfill that need.
- Work is expected to by fall 2012 and be completed by the end of 2016.

The project scope is to renovate and maintain 13 historic SRO buildings, and the activities will include improving:

- Structural elements.
- Exterior enclosures, partitions, doors and finishes.
- Mechanical and electrical systems.
- Heritage restoration and building envelope renewal.
- Hazardous materials abatement.

Once the project is completed, maintenance services will likely include:

- Maintenance planning, compliance and regulatory inspections.
- Major building system operations.
- Building security systems and 24-hour maintenance call centre.
- Life cycle maintenance (major capital renewals and repairs).

Project List:

- | | |
|---|--|
| • Beacon Hotel, 7 West Hastings | • Orange Hall, 329-341 Gore Avenue |
| • Cordova Residence/Cordova Rooms, 56 Cordova Street East | • Roosevelt/Molson's Bank Building, 166 East Hastings Street |
| • Dominion Hotel, 210 Abbott Street | • Sunrise Hotel, 101 East Hastings |
| • Gastown Hotel, 110 Water Street | • Tamura House, 398 Powell Street |
| • Hazelwood Hotel, 344 East Hastings | • The Rice Block, 404 Hawks Street |
| • Marble Arch Hotel, 518 Richards St. | • Washington Hotel, 177-179 East Hastings Street |
| • Marr Hotel, 401 Powell Street | |

INDOOR SEX WORKERS IN SUBSIDIZED HOUSING

- **We have seen the paper. It is timely, and will help raise further awareness around the safety of the most vulnerable women in our communities.**
- **Many of these women have been victims of violence and suffer from addiction issues and mental health issues.**
- **These are low barrier housing developments - designed to get women into safe housing – then provide them with the support they need to rebuild their life and start making healthier decisions.**
- **We recognize that this activity in question is not conducive to a healthy lifestyle; however, some of the women have complex issues and come from very traumatic backgrounds which contribute to this behavior.**
- **It would be unrealistic to expect them to just get into safe housing and transform. It can be a long journey and the societies are there, working with all the women in their programs to help them get the supports they need.**

On provincial funding for the model:

- **The province will continue to target investments towards programs and services that help women get off the street.**

Background:

- In early May, The American Journal of Public Health will publish a study, “Negotiating Safety and Sexual Risk Reductions with Clients in Unsanctioned Safer Indoor Sex Work Environments”.
- The study was co-authored by representatives from the Centre for Excellence in Public Health, Rain City Housing, Atira Women’s Resource Society, UBC and the University of California.
- The researchers conducted 39 interviews and six focus groups with women in two provincially funded, low-barrier, supportive housing developments, who conducted sex work transactions in their apartments. The developments, both staffed 24/7 and both in Vancouver, are Sereena;s House, operated by Atira and the Vivian, operated by Rain City.
- The women indicated that the environment promoted increased control over negotiating sex work transactions, including the capacity to refuse unwanted services, negotiate condom use and avoid violent perpetrators.
- The study focused exclusively on the experiences of residents who had been active sex workers in the past month. The views of residents who were not currently supporting themselves with sex work were not represented.
- The study concludes that there is an urgent need to further evaluate safer indoor sex work environments as public health and violence prevention interventions.
- In March 2012, the Ontario Court of Appeal struck down Canada’s prostitution laws as unconstitutional. However, the decision is not binding in other Canadian provinces.
- BC Housing does not have a policy specific to activities such as prostitution in provincially funded supportive housing developments. There is an expectation that non-profit housing partners will abide by the law and report any illegal activity on the premises.
- The report identifies that at both housing developments: “Resident guest policies reflect the needs of women who are working in the street-level sex trade and thus allow women to bring clients to their rooms for transactional sexual encounters.” In case of altercations, residents or staff will ask visitors to leave or call police to remove violent clients.
- Both buildings have received provincial funding for approximately five years. The women have a history of homelessness, mental health issues, active drug use and poor physical health. Many are victims of violence.

	Serena	Vivian
Number of units	57	24 SRO rooms
Annual Provincial Funding	\$417,492	\$464,832
Policy on guests and visitors	Residents sign a regular tenancy agreement – under Residential Tenancy Act regulations ‘guest’ access cannot be restricted.	Transitional Housing does not fall under RTA legislation. Women are permitted to bring in one guest at certain times of the day.
Tenant Services	<ul style="list-style-type: none">• Both buildings have at least 2 staff on-site 24/7.• There are no on-site services in either building.• Staff connect tenants to community supports including primary health care teams and specialist programs when appropriate.	

Housing | RTB and Standards of Maintenance

- **The Residential Tenancy Branch provides information, education and dispute resolution for landlords and tenants when they cannot resolve issues themselves.**
- **The RTB is not an enforcement agency. Generally speaking it is important that an agency adjudicating an issue be separate from the enforcement of those orders.**
- **Most people do comply with the Dispute Resolution decisions.**
- **The province has no jurisdiction to force property owners to fix-up their buildings.**
- **Municipalities establish standards of maintenance. Local government has the responsibility and the authority to enforce those bylaws.**

The Office of Housing and Construction Standards has a draft bylaw that communities can adopt if they so choose:

http://www.housing.gov.bc.ca/pub/htmldocs/pub_sample.htm

Most local government bylaw enforcement authority is found in the Community Charter, which provides the core municipal powers - under the Ministry of Community Sport and Cultural Development.

Housing | Administrative Penalties

- **The Residential Tenancy Branch is working with the landlord on a settlement agreement.**
- **The penalty could be reduced if specific conditions are met. I'm not able to discuss the terms, since we're still in negotiation.**
- **If we are unable to reach an agreement, the full amount of the penalty will remain in place.**

General Messaging

- **Administrative penalties are allowed through the Residential Tenancy Act for serious, repeated, deliberate contraventions of the Act or decisions.**
- **Most landlords and tenants live up to their rights and responsibilities.**
- **For those landlords who don't maintain their building appropriately, this decision is a reminder that tenants do have recourse – and there are serious consequences.**

Background:

- On March 16, 2012, The Residential Tenancy Branch levied the first-ever Administrative Penalty against a Surrey Landlord. The Dispute Resolution Officer found:
 - The landlord failed to maintain his property at 12975 – 106 Avenue, Surrey BC
 - The penalty is \$115,000 – \$500/day for the 220 days in which the landlord has failed to comply with a previous RTB order, plus a fine of \$5,000 for one day.
 - The penalty must be paid within 60 days of March 16, 2012.
 - The Director of the Residential Tenancy Branch may offer a settlement agreement.
 - The Dispute Resolution Officer also recommended the penalty be reduced to \$15,000 if the respondent provides proof, with third party validation, that all work identified is completed by August 30, 2012.

Status at May 16, 2012:

- The RTB was contacted by the landlord and is in negotiations on a settlement agreement. RTB is consulting with legal counsel to determine if they can release details of a negotiated settlement.
- FOI has advised that Sahota's name is not protected under FOIPPA. When the penalty was first announced, the province did not release landlords name.

Background

- This is the first time an investigation has been launched by RTB on administrative penalties and the first time administrative penalties have been levied against a landlord. Administrative Penalties may be as much as \$5,000 per day.
- Administrative penalties are available through changes to the Act in 2008.
- The problem was with the building envelope: there were leaks to second floor units. The landlord and tenant went through a series of disputes through the Residential Tenancy Branch's dispute resolution service, one of which was reviewed by the Supreme Court of British Columbia in the course of a judicial review.
- The Court found that a landlord is responsible for maintaining an entire building with rental units in it, and the RTB may hear disputes about the condition of a building, not just a single rental unit

To view the decision www.rto.gov.bc.ca/documents/APDecisions/1001032012.pdf

Timeline:

- **May 2011:** Dispute resolution hearing. Parties settled the matter. Agreement was recorded as a decision of the Residential Tenancy Branch. The decision called for the landlord to hire a building envelope professional to assess the need for repairs, act on any recommendations made by the building envelope professional and give the tenant copies of the assessment report and updates as the matter progressed.
- **September 2011:** Tenant requested administrative penalties be levied. Stated the work had not been done and she had not received a copy of the assessment report. The Ombudsperson also asked the RTB about admin penalties. The tenant again applied for dispute resolution in September 2011, seeking an order to comply with the previous decision as well as reduced rent and compensation. The DRO ordered that the landlord comply with the May 2011 RTB order; retain a building envelope professional by November 30, 2011; complete the repairs recommended and provide evidence to the tenant that this has been completed.
- In addition, the tenant was awarded a monetary order and rent reduction for every month that the work remains incomplete.