



SENIORS' ADVISORY COMMITTEE

MINUTES

SEPTEMBER 4, 2020

A meeting of the Seniors' Advisory Committee was held on September 4, 2020, at 10:03 am, by electronic means.

PRESENT:

Colleen McGuinness, Chair
Donna Clarke
Beatrice Ho
Dellie Lidyard
Dale Lutes
Romy Senghera
Vernon Wang
Jacqueline Weiler
Marc White
Callie Wong*

ABSENT:

Monica Camporese
Najmah Mohamed
Scott Ricker, Vice-Chair (Leave of Absence)
Kala Singh (Leave of Absence)
Eric Szeto

ALSO PRESENT:

Councillor Christine Boyle, Council Liaison
Councillor Jean Swanson, Council Liaison
Commissioner Tricia Barker, Park Board Liaison
Susan Mele, Acting Recreation Manager, West Region, Park Board
Karen Liebel, Coordinator, Accessible Services, Vancouver Public Library
Laura Mackenrot, Persons with Disabilities Advisory Committee Liaison
Tasia Alexis, Persons with Disabilities Advisory Committee Liaison

CITY CLERK'S OFFICE:

Kathy Bengston, Committee Clerk

*Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tseil-Waututh Nations.

Leave of Absence Requests

MOVED by Marc White
SECONDED by Vernon Wang

THAT the Seniors' Advisory Committee approve leaves of absence for Scott Ricker and Kala Singh, for today's meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Dale Lutes
SECONDED by Beatrice Ho

THAT the Seniors' Advisory Committee approve the minutes from the meeting of June 5, 2020, as circulated.

CARRIED UNANIMOUSLY

1. Liaison Updates

Councillor Swanson, Council Liaison, provided a brief update on accessible elevators for seniors, tenant eviction protection, and homelessness.

Councillor Boyle, Council Liaison, provided brief updates on the following:

- Housing homelessness is a large issue, and reviewing how the City can support them.
- Collaborating with the Vancouver Library Board on how to open library services again safely.
- COVID-19 recovery work is ongoing.

Commissioner Barker, Park Board Liaison, provided brief updates on the following:

- Challenging financial costs associated with the public community centres re-opening
- Stanley Park roadways are temporarily shut down. The park's transportation routes will be studied when the roadways are re-opened.
- Dr. Bonnie Henry, BC Provincial Health Officer, has indicated minimal transmission of COVID-19 at outdoor beaches and parks.
- Strathcona Park neighbours would like to be able to access the park again.
- The next Park Board meeting will be held on September 14, 2020.
- Donnie Rosa has been named the new General Manager of the Park Board and has experience working with seniors.

Karen Liebel, Coordinator, Accessible Services, Vancouver Public Library, noted that library facilities will be opened soon, with most locations having take-out services and public computer access. It was also noted that seniors can book online services beginning September 8, 2020, and library deliveries for homebound patrons and care facilities are available now.

Susan Mele, Acting Recreation Manager, West Region, Park Board, advised that community centres will gradually start to re-open on September 8, 2020, in various stages and capacities, with a priority being given to programming.

2. Oakridge Seniors' Centre – Access for Seniors

The Chair expressed concerns and dissatisfaction with the bike lane obstruction next to the HandyDart drop-off and pick up location in front of the Oakridge Seniors' Centre. The Chair will contact the President of the Seniors' Centre to express the Committee's concerns, and follow-up discussions will be organized with staff and the Chair will report back to the committee.

3. Sunset Seniors' Centre – Letter of Support

MOVED by Dale Lutes

SECONDED by Jacqueline Weiler

THAT the Seniors' Advisory Committee supports City staff's funding grant application to the *Canada Infrastructure Program - British Columbia - Community, Culture and Recreation Infrastructure* for the Sunset Seniors' Centre.

FURTHER THAT the Seniors' Advisory Committee provide a letter of support in this regard to be included in the grant application.

CARRIED UNANIMOUSLY

Note: The Committee's letter of support dated September 4, 2020, entitled "Sunset Seniors' Centre", is on file in the City Clerk's Office.

4. Translink – Route Re-alignment

The Chair expressed concerns with the Translink bus stop route rebalancing program, and noted that members can attend the Persons with Disabilities Advisory Committee meeting of September 10, 2020, to provide feedback.

5. Broadway Subway Extension – Letter of Support

The Chair indicated a draft letter is being circulated to members as a result of the January 10, 2020, motion passed by the Committee, regarding Translink's Millennium Line Broadway Extension, and lack of accessible public washrooms and dual elevators.

6. Subcommittee Updates

a. Housing

i) Review and Motion

Background on Provincial Property Transfer Tax

The Property Transfer Tax (PPT) is a provincial tax that is paid on the amount of the purchase or prepaid lease. The rate that is applied to residential property is 1% on the first \$200K of value, 2% on the next \$1.8M up to \$2M, 3% on the next \$1M up to \$3M, and 5% on amounts over \$3M. In terms of determining the value for the property, the province uses BC Assessment.

The Property Transfer Tax is also applied to rental housing developments including non-market housing. Using the same formula or valuation a property valued at \$20M would pay approximately \$1M in property transfer tax. The same situation would apply in instances where a city land lease is renewed.

Each time a social housing or non-market housing development is required to pay the property transfer tax, it erodes current and future affordability as these costs must be recovered through the rents or subsidy payments. Therefore, for non-profit providers the cost of PPT has both a singular impact when applied and the potential for longer term and cumulative impacts as leases are renewed.

In the case of land leases the Property Transfer Tax is applied differently depending on the terms of the land lease

1. If an extension is characterized as a modification of the existing lease, it will attract PTT in every case, and
 - (a) if the rent is fully prepaid and not subject to renegotiation, the value for PTT purposes will be the prepaid rent;
 - (b) if the rent is NOT fully prepaid or is subject to renegotiation, the value for PTT purposes will be freehold fair market value (FMV) if the extension is 50 years or more, discounted by 10% if the extension is 40-50 years, by 20% if the extension is 30-40 years, 30% if the extension is 20-30 years, and 40% if the extension is under 20 years.
2. If an extension is characterized as a new lease
 - (a) if the term is under 30 years, there is no PTT
 - (b) if the term is over 30 years, and (i) the rent is fully prepaid and not subject to renegotiation, the value for PTT purposes will be the prepaid rent; or (ii) the rent is NOT fully prepaid or is subject to renegotiation, the value for PTT purposes will be freehold FMV if the term is 50 years or more, discounted by 10% if the term is 40-50 years, and by 20% if the term is 30-40 years.

There are multiple exemptions to the Property Transfer Tax. For instance, in the case of provision of non-profit housing charitable organizations are exempt from the payment of the Property Transfer Tax if they are providing housing solely to 100% eligible beneficiaries.

However, non-profit mixed income housing which is also providing a public benefit does not receive the same treatment. In the case of developments which have been structured to achieve

other broader social policy objectives (i.e. income and social mix) the strict application of the Property Transfer Tax fails to recognize the contribution of this form of non-profit housing.

This is particularly important given current and future funding opportunities from various levels of government that require long-term leases in order to co-fund or invest in environmental retrofits, building remediation, and redevelopment.

Waiving the payment of the Property Transfer Tax for older buildings (e.g. purpose built rentals) that are transferred from market to non-market housing providers will support non-profit housing providers to better utilize funds to upgrade current affordable housing stock to meet the on-going need for affordable housing in the City of Vancouver.

Changes to the current guidelines around Provincial Property Transfer Tax exemption to allow for the exemption of the payment of the Property Transfer Tax for all non-profit housing projects to continue to serve the broader needs housing and affordability needs within the community including older social housing, non-market and co-op housing developments to support modernization and improvements, retrofits, remediation or redevelopment.

MOVED BY Marc White
SECONDED BY Donna Clarke

WHEREAS

1. The City Council has re-affirmed core aspects of Housing Vancouver Strategy to take action to:
 - (i) Address speculation and support social equity;
 - (ii) Support vulnerable residents;
 - (iii) Protect and retain the existing rental stock, and
 - (iv) Shift new housing to the “right supply” (with a renewed effort on addressing core housing need). (Vancouver Housing Strategy Update, November 19, 2019) (COVID-19 Housing Response and Recovery, April 29, 2020).
2. The Province of British Columbia, as part of their mandate, has committed to making life more affordable for British Columbians and have stated that affordable housing is a key focus and have committed in partnerships with local governments, the federal government, and the private and not-for-profit sectors, to build 114,000 units of affordable market rental, non-profit, co-op, supported social housing, student housing and owner-purchase housing.
3. A major challenge to creating affordable housing is the exponential increase in market valuation of land, the increased cost of construction, and additional charges levied by different levels of government. (Metro Vancouver 2017 Housing Report).
4. The City has mitigated some of the development costs for non-profit and for profit developers in creating and delivering affordable community-based mixed income

housing. This has included reduction or elimination of community amenity costs, the utilization of development levy waivers, and provision of nominal lease payments for housing trusts (the basis of shared future surplus).

5. A significant burden for non-profit housing providers on city land leases is the singular and cumulative costs of charging property tax based on "market values" on both city land and dedicated for "non-market housing", as well as on private land held by non-profit organizations (including religious or cultural organizations) who are creating affordable community-based "non-market housing".
6. The removal of the Property Transfer Tax will allow the city to create longer term leases that will enable non-profit housing providers to city seek provincial and federal grants to support remediation, retrofit and redevelopment to preserve and improve the quality of housing as well as facilitate redevelopment as buildings age out-of-use.

THEREFORE, BE IT RESOLVED THAT the Seniors' Advisory Committee recommend that the City of Vancouver request that the Province of British Columbia exempt not-for-profit housing providers from paying provincial property transfer tax, as long as the primary purpose is to continue to serve the broader housing and affordability needs within the community, including social housing, non-market, and co-op housing developments.

CARRIED UNANIMOUSLY

ii. Community of Support

Donna Clarke advised that a subcommittee has been established to review the City of Vancouver's support services, and reviewed the policies regarding short, medium, and long-term goals for the aging population. The subcommittee will also identify the gaps in the roles of the provincial and local governments, as well as the City's leadership responsibilities, with the goal of presenting at the meeting in November.

iii. Elevators

Callie Wong provided an update on the City's stats regarding elevator issues in residential buildings, and will draft a motion for the Committee's review and approval at the meeting in November.

iv. False Creek

Marc White provided highlights from the Housing Subcommittee meeting, including the current Greater Vancouver housing prices, the need for non-market housing in all neighborhoods, and the option of creating community land trusts. Additional input included establishing a community-of-support subcommittee, and focusing on False Creek South, where the campus-of-care is needed for seniors. Marc also recommended the establishment of a city dedicated planner for seniors and persons with disabilities. The Council liaison(s) will meet with the Co-operative Housing Federation of BC regarding the current city housing model framework.

b. Transportation and Mobility

Dellie Lidyard provided an update on the Granville Bridge Connector.

c) Engagement

No report.

d) Persons with Disabilities

Laura Mackenrot, Vice-Chair, Persons with Disabilities Advisory Committee, shared an upcoming draft motion on Stanley Park accessibility scheduled to be considered at the Persons with Disabilities Advisory Committee meeting on September 10, 2020.

7. New Business

a) Granville Bridge – Report to Council, September 16, 2020

The Chair advised that the Granville Bridge report to Council is scheduled for September 16, 2020 Council meeting.

b) Stanley Park – Letter of Support

MOVED by Dellie Lidyard
SECONDED by Dale Lutes

THAT the Chair of the Seniors' Advisory Committee write a letter to the Park Board, in support of the motion from the Persons with Disabilities Advisory Committee, pertaining to the re-opening of Stanley Park roadways.

CARRIED UNANIMOUSLY
(Callie Wong absent for the vote)

c) Advisory Committee Member's Attendance and Participation

The Chair asked that members reassess their appointment to the Committee, and decide on whether they are able to fully commit to the remainder of their term, or if it would be better that they step aside to make room for new participants.

ADJOURNMENT

MOVED by Dale Lutes
SECONDED by Dellie Lidyard

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Callie Wong absent for the vote)

Next Regular Meeting:

DATE: November 6, 2020
TIME: 10:00 am
PLACE: WebEx Online

Next Working Session:

DATE: October 2, 2020
TIME: 10:00 am
PLACE: WebEx Online

The Committee adjourned at 12:21 pm.

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