

**METRO VANCOUVER HOUSING CORPORATION (MVHC)  
BOARD OF DIRECTORS**

**BOARD MEETING**

**Friday, November 29, 2024**

**9:00 am**

**28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia**

**Webstream available at <https://metrovancouver.org>**

*[Membership and Votes](#)*

**A G E N D A<sup>1</sup>**

**A. ADOPTION OF THE AGENDA**

**1. November 29, 2024 Meeting Agenda**

That MVHC Board adopt the agenda for its meeting scheduled for November 29, 2024 as circulated.

**B. ADOPTION OF THE MINUTES**

**1. November 1, 2024 Meeting Minutes**

That the MVHC Board adopt the minutes for its meeting held November 1, 2024 as circulated.

*pg. 3*

**C. DELEGATIONS**

**D. INVITED PRESENTATIONS**

**E. CONSENT AGENDA**

*Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request that an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.*

**F. ITEMS REMOVED FROM THE CONSENT AGENDA**

**G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

**H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

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<sup>1</sup> Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

**I. OTHER BUSINESS**

**1. MVHC Board Committee Information Items and Delegation Summaries**

pg. 8

**J. RESOLUTION TO CLOSE MEETING**

*Note: The Board must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.*

That the MVHC Board close its meeting scheduled for November 29, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**K. ADJOURNMENT**

That the MVHC Board adjourn its meeting of November 29, 2024.

**METRO VANCOUVER HOUSING CORPORATION  
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 10:18 am on Friday, November 1, 2024, in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Burnaby, Chair, Director Mike Hurley	Port Moody, Director Meghan Lahti*
Anmore, Vice Chair, Director John McEwen	Richmond, Director Chak Au
Belcarra, Director Jamie Ross	Richmond, Director Malcolm Brodie
Bowen Island, Director Andrew Leonard*	Richmond, Director Bill McNulty
Burnaby, Director Pietro Calendino	Surrey, Director Harry Bains
Burnaby, Director Sav Dhaliwal	Surrey, Director Doug Elford
Coquitlam, Director Craig Hodge	Surrey, Director Gordon Hepner*
Coquitlam, Director Teri Towner	Surrey, Director Pardeep Kooner
Delta, Director Rod Binder*	Surrey, Director Brenda Locke
Delta, Director Dylan Kruger	Surrey, Director Rob Stutt
Electoral Area A, Director Jen McCutcheon	Vancouver, Director Rebecca Bligh
Langley City, Director Paul Albrecht	Vancouver, Director Lisa Dominato
Langley Township, Alternate Director Tim Baillie for Director Steve Ferguson	Vancouver, Director Sarah Kirby-Yung
Langley Township, Director Eric Woodward	Vancouver, Director Mike Klassen
Lions Bay, Director Ken Berry*	Vancouver, Director Peter Meiszner
Maple Ridge, Director Dan Ruimy	Vancouver, Alternate Director Brian Montague for Director Ken Sim
New Westminster, Director Patrick Johnstone	Vancouver, Director Lenny Zhou
North Vancouver City, Director Linda Buchanan	West Vancouver, Alternate Director Sharon Thompson for Director Mark Sager
North Vancouver District, Director Lisa Muri	White Rock, Director Megan Knight*
Pitt Meadows, Director Nicole MacDonald	
Port Coquitlam, Director Brad West*	

\* denotes electronic meeting participation as authorized by the *Procedure Bylaw*

**MEMBERS ABSENT:**

scáwaθən məsteyəx<sup>w</sup> (Tsawwassen First Nation),  
Director Laura Cassidy

**STAFF PRESENT:**

Jerry W. Dobrovolny, Chief Administrative Officer  
Dorothy Shermer, Corporate Officer  
Rapinder Khaira, Legislative Services Coordinator, Board and Information Services

**A. ADOPTION OF THE AGENDA**

**1. November 1, 2024 Meeting Agenda**

**It was MOVED and SECONDED**

That the MVHC Board adopt the agenda for its meeting scheduled for November 1, 2024 as circulated.

**CARRIED**

**B. ADOPTION OF THE MINUTES**

**1. September 27, 2024 Meeting Minutes**

**It was MOVED and SECONDED**

That the MVHC Board adopt the minutes for its meeting held September 27, 2024 as circulated.

**CARRIED**

**2. October 16, 2024 Special Joint Meeting Minutes**

**It was MOVED and SECONDED**

That the MVHC Board adopt the special joint minutes for its meeting held October 16, 2024 as circulated.

**CARRIED**

**C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. CONSENT AGENDA**

**It was MOVED and SECONDED**

That the MVHC Board adopt the recommendation presented in the following item as presented in the November 1, 2024 MVHC Consent Agenda:

- 1.1 Award of the Construction Contract Component of RFP 22-167 for Construction Management for Services and Construction (At-Risk) for The Steller Affordable Housing and Childcare Development

**CARRIED**

The item and recommendation referred to above are as follows:

**1.1 Award of the Construction Contract Component of RFP 22-167 for Construction Management for Services and Construction (At-Risk) for The Steller Affordable Housing and Childcare Development**

Report dated September 10, 2024, from Jade Hume, Division Manager, Housing Development, Metro Vancouver Housing, and George Kavouras, Director, Procurement, Procurement and Real Estate Services, providing the MVHC Board with an opportunity to approve the award of the construction contract component of RFP 22-167 for Construction Management for Services and Construction (At-Risk), in the amount of up to \$69,781,556 (exclusive of taxes) to Kinetic Construction Ltd.

*Recommendation*

That the MVHC Board:

- a) approve the award of the construction contract component of RFP 22-167 for Construction Management for Services and Construction (At-Risk), in the amount of up to \$69,781,556 (exclusive of taxes) to Kinetic Construction Ltd., subject to final review by the Chief Administrative Officer; and
- b) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

*Adopted on Consent*

**F. ITEMS REMOVED FROM THE CONSENT AGENDA**

No items presented.

**G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

**1. MVHC 2025 Budget and 2025 – 2029 Financial Plan**

Report dated October 25, 2024, from Harji Varn, Chief Financial Officer/General Manager, Financial Services, providing the MVHC Board with an opportunity to consider and approve the 2025 MVHC Annual Budget for Housing Services and endorse the MVHC 2025 – 2029 Financial Plan.

**It was MOVED and SECONDED**

That the MVHC Board:

- a) approve the 2025 Annual Budget and endorse the 2025 – 2029 Financial Plan as shown in Attachment 1 of the report dated October 25, 2024, titled “MVHC 2025 Budget and 2025 – 2029 Financial Plan”, in the following schedules:
  - Revenue and Expenditure Summary
  - Housing
  - Capital Portfolio – Housing; and
- b) approve the 2025 Reserve Applications as shown in Attachment 2 of the report dated October 25, 2024, titled “MVHC 2025 Budget and 2025 – 2029 Financial Plan”.

**CARRIED**

Director Buchanan voted against

**H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

No items presented.

**I. OTHER BUSINESS**

No items presented.

**J. RESOLUTION TO CLOSE MEETING**

**It was MOVED and SECONDED**

That the MVHC Board close its meeting scheduled for November 1, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
  - (g) litigation or potential litigation affecting the municipality; and
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

**K. ADJOURNMENT**

**It was MOVED and SECONDED**

That the MVHC Board adjourn its meeting of November 1, 2024.

**CARRIED**

(Time: 10:19 am)

CERTIFIED CORRECT

\_\_\_\_\_  
Dorothy Shermer, Corporate Officer

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Mike Hurley, Chair

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## COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Metro Vancouver Housing Corporation

Board Meeting Date – Friday, November 29, 2024

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This information item, listing recent information received by committee, is provided for the MVHC Board's information. Please access a complete PDF package [here](#).

### Housing Committee – November 8, 2024

*Delegations:*

No delegations presented

*Information Items:*

- E1 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update
- E2 2024 Canadian Multi-Residential Satisfaction Survey Results