

**METRO VANCOUVER HOUSING CORPORATION (MVHC)****BOARD OF DIRECTORS****BOARD MEETING****Friday, March 28, 2025****9:00 am****28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia****A G E N D A****A. ADOPTION OF THE AGENDA****1. March 28, 2025 Meeting Agenda**

That the MVHC Board adopt the agenda for its meeting scheduled for March 28, 2025 as circulated.

**B. ADOPTION OF THE MINUTES****1. February 28, 2025 Meeting Minutes**

That the MVHC Board adopt the minutes for its meeting held February 28, 2025 as circulated.

*pg. 4***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.*

**1. HOUSING COMMITTEE REPORTS**

**1.1 Crown Manor Deep Renewal Project: Secured Grant Funding**

*pg. 8*

**Executive Summary**

Metro Vancouver Housing, the Canada Mortgage and Housing Corporation (CMHC) and CleanBC share a common goal of preserving existing affordable rental housing stock. Significant grant money is becoming available to deal with the housing crisis, and staff note in all project reports that Metro Vancouver Housing is actively applying to as many grant programs as possible to support the maintenance, renewal and redevelopment of units in the portfolio, and to meet the Metro Vancouver Housing 10 Year Plan objectives.

The Crown Manor Deep Renewal Project has an approved budget of \$4.8 million to be funded from the Metro Vancouver Housing Development Fund, and has previously Board approved funding of \$970,000 from the Metro Vancouver Regional District Sustainable Innovation Fund. Metro Vancouver Housing has recently secured grant funding from the Canada Mortgage and Housing Corporation (\$290,000) and CleanBC (\$230,000). These grants enable MVH to enhance the project's performance and outcomes for tenants, including:

- the addition of two infill units;
- further reduction in overall energy consumption and greenhouse gas emissions; and
- improved environmental resilience with the addition of mechanical cooling, direct filtered ventilation for suites, and seismic upgrades.

These grants change the project budget to \$6.3 million, however, there is no impact on Metro Vancouver Housing's contribution to the project.

**Recommendation**

That the MVHC Board approve:

- a) an amended scope for the Crown Manor Deep Renewal project to incorporate \$1.49 million in secured grants, which adjusts the project budget to \$6.3 million with no impact to Metro Vancouver Housing's contribution; and
- b) approve the pursuit of additional grants for the Crown Manor Deep Renewal project up to \$2 million from the Canada Greener Affordable Housing Program.

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

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

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

**I. OTHER BUSINESS**

**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 March 28, 2025 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; 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.

**K. ADJOURNMENT**

That the MVHC Board adjourn its meeting of March 28, 2025.

**METRO VANCOUVER HOUSING CORPORATION  
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 11:41 am on Friday, February 28, 2025, in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Burnaby, Chair, Director Mike Hurley  
 Anmore, Vice Chair, Director John McEwen  
 Belcarra, Director Jamie Ross  
 Bowen Island, Director Andrew Leonard  
 Burnaby, Director Pietro Calendino  
 Burnaby, Director Sav Dhaliwal  
 Coquitlam, Director Craig Hodge  
 Coquitlam, Director Teri Towner  
 Delta, Director Rod Binder  
 Delta, Director Dylan Kruger  
 Electoral Area A, Director Jen McCutcheon  
 Langley City, Director Paul Albrecht  
 Langley Township, Director Steve Ferguson  
 Lions Bay, Director Ken Berry  
 Maple Ridge, Director Dan Ruimy  
 New Westminster, Alternate Director Jaimie McEvoy for Director Nadine Nakagawa  
 North Vancouver City, Director Linda Buchanan  
 North Vancouver District, Director Lisa Muri  
 Pitt Meadows, Director Nicole MacDonald  
 Port Coquitlam, Director Brad West\*

Port Moody, Director Meghan Lahti  
 Richmond, Director Chak Au  
 Richmond, Director Malcolm Brodie  
 Richmond, Director Bill McNulty  
 Surrey, Director Harry Bains\*  
 Surrey, Director Doug Elford  
 Surrey, Director Gordon Hepner  
 Surrey, Director Pardeep Kooner  
 Surrey, Director Brenda Locke\*  
 Surrey, Director Rob Stutt  
 Vancouver, Director Rebecca Bligh\*  
 Vancouver, Director Lisa Dominato  
 Vancouver, Director Sarah Kirby-Yung  
 Vancouver, Director Mike Klassen  
 Vancouver, Director Peter Meiszner  
 Vancouver, Alternate Director Brian Montague for Director Ken Sim  
 Vancouver, Director Lenny Zhou  
 West Vancouver, Director Mark Sager  
 White Rock, Director Megan Knight

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

**MEMBERS ABSENT:**

Langley Township, Director Eric Woodward  
 scəwáθən məsteyəxʷ (Tsawwassen First Nation),  
 Director Laura Cassidy

**STAFF PRESENT:**

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

**A. ADOPTION OF THE AGENDA**

**1. February 28, 2025 Meeting Agenda**

**It was MOVED and SECONDED**

That the MVHC Board adopt the revised agenda for its meeting scheduled for February 28, 2025 as circulated.

**CARRIED**

**B. ADOPTION OF THE MINUTES**

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

**It was MOVED and SECONDED**

That the MVHC Board adopt the minutes for its meeting held November 29, 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 MVRD Board adopt the recommendations presented in the following items as presented in the February 28, 2025 MVHC Consent Agenda:

- 1.1 Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration
- 2.1 CMHC's Affordable Housing Fund – Renewal and Repair Portfolio Funding Opportunity for Metro Vancouver Housing

**CARRIED**

The items and recommendations referred to above are as follows:

**1.1 Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration**

Report dated January 13, 2025 from Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing (MVH), seeking direction from committee members to explore applying the DASH project approach to MVH projects at Moray Place in Port Moody and Riverside Drive in the District of North Vancouver and to provide the Housing Committee and MVHC Board with an update on the DASH project.

*Recommendation:*

That the MVHC Board direct staff to explore integrating the Digitally Accelerated Standardized Housing (DASH) approach to forthcoming Metro Vancouver Housing developments at Moray Place and Riverside Drive and report back with the results of the exploration as per the report dated January 13, 2025 titled “Digitally Accelerated Standardized Housing: Metro Vancouver Pilot Projects for Exploration”.

*Adopted on Consent*

**2.1 CMHC’s Affordable Housing Fund – Renewal and Repair Portfolio Funding Opportunity for Metro Vancouver Housing**

Report dated February 25, 2025 Jeff Sebold, Program Manager, Capital and Technical Maintenance, Metro Vancouver Housing, seeking approval to execute and deliver the portfolio funding agreement, its associated schedules, and any other documents as required by CMHC, for the purpose of receiving a portfolio funding contribution of up to \$7.15 million towards the planned repair and renewal of 715 units (10 projects) across Metro Vancouver Housing’s (MVH) portfolio within the next three years.

*Recommendation:*

That the MVHC Board authorize the Chief Administrative Officer and the Corporate Officer of the Metro Vancouver Housing Corporation (MVHC), for and on behalf of MVHC, to execute and deliver the portfolio funding agreement, its associated schedules and any other documents as reasonably required by Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board as attached to this report, with such changes as MVHC may be necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$7.15 million to support the repair and renewal of a minimum of 715 units (10 projects) from Metro Vancouver Housing’s portfolio within the next three years.

*Adopted on Consent*

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

No items presented.

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

No items presented.

**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 February 28, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

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**CARRIED**

**K. ADJOURNMENT**

**It was MOVED and SECONDED**

That the MVHC Board adjourn its meeting of February 28, 2025.

**CARRIED**

(Time: 11:42 am)

CERTIFIED CORRECT

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Dorothy Shermer, Corporate Officer

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Mike Hurley, Chair

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To: Housing Committee

From: Jag Klair, Director, Housing Operations, Metro Vancouver Housing

Date: February 26, 2025

Meeting Date: March 5, 2025

Subject: Crown Manor Deep Renewal Project: Secured Grant Funding

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### **RECOMMENDATION**

That the MVHC Board approve:

- a) an amended scope for the Crown Manor Deep Renewal project to incorporate \$1.49 million in secured grants, which adjusts the project budget to \$6.3 million with no impact to Metro Vancouver Housing's contribution; and
  - b) approve the pursuit of additional grants for the Crown Manor Deep Renewal project up to \$2 million from the Canada Greener Affordable Housing Program.
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### **EXECUTIVE SUMMARY**

Metro Vancouver Housing, the Canada Mortgage and Housing Corporation (CMHC) and CleanBC share a common goal of preserving existing affordable rental housing stock. Significant grant money is becoming available to deal with the housing crisis, and staff note in all project reports that Metro Vancouver Housing is actively applying to as many grant programs as possible to support the maintenance, renewal and redevelopment of units in the portfolio, and to meet the Metro Vancouver Housing 10 Year Plan objectives.

The Crown Manor Deep Renewal Project has an approved budget of \$4.8 million to be funded from the Metro Vancouver Housing Development Fund, and has previously Board approved funding of \$970,000 from the Metro Vancouver Regional District Sustainable Innovation Fund. Metro Vancouver Housing has recently secured grant funding from the Canada Mortgage and Housing Corporation (\$290,000) and CleanBC (\$230,000). These grants enable MVH to enhance the project's performance and outcomes for tenants, including:

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- improved environmental resilience with the addition of mechanical cooling, direct filtered ventilation for suites, and seismic upgrades.

These grants change the project budget to \$6.3 million, however, there is no impact on Metro Vancouver Housing's contribution to the project.

### **PURPOSE**

This report seeks approval from the Housing Committee and MVHC Board to amend the scope for the Crown Manor Deep Renewal project to incorporate \$1.49 million in secured grant funding.



## **BACKGROUND**

The project scope for the Crown Manor Deep Renewal project is being adjusted to incorporate secured grant funding. This report seeks Committee and Board approval to proceed.

## **PROJECT AND GRANT INFORMATION**

Crown Manor is a Metro Vancouver Housing four-level apartment building built in 1964. It is undergoing a deep renewal to extend the life of the building. The project includes replacing the exterior building envelope (exterior walls, windows and doors, roof membranes, and balconies) as well as domestic hot water (DHW) boilers, ventilation/heating systems, and lighting. The intent is to give this building a new life cycle as it is reaching the end of its serviceable life. The project costs is approved in the budget as \$4.8 million, and was brought to Housing Committee and MVHC Board in September 2024.

The Canada Mortgage and Housing Corporation, CleanBC, and the Metro Vancouver Sustainable Innovation Fund have provided \$1.49 million in grant funding towards the Crown Manor Deep Renewal project. To capitalize on these grants, it is proposed that the project scope be expanded to deliver a better building and improved living conditions for residents. The updated project cost including the grants and increased scope is \$6.3 million.

There is no impact to Metro Vancouver Housing's contribution. It remains at \$4.8 million.

Additional funding streams are being pursued, which could contribute up to an additional \$2 million to the project. The Canada Greener Affordable Housing program offers financial support to affordable housing providers to support deep energy retrofits in existing multi-unit residential buildings, helping housing providers meet energy efficiencies and climate goals. Updates on these efforts will be reported to the Committee and Board in the future.

## **ALTERNATIVES**

1. That the MVHC Board
  - a) approve an amended scope for the Crown Manor Deep Renewal project to incorporate \$1.49 million in secured grants, which adjusts the project budget to \$6.3 million with no impact to the MVHC contribution; and
  - b) approve the pursuit of additional grants for the project up to \$2 million from the Canada Greener Affordable Housing Program.
2. That the MVHC Board receive for information the report titled, "Crown Manor Deep Renewal Project: Secured Grant Funding", dated February 26, 2025.

## **FINANCIAL IMPLICATIONS**

The current approved budget for Crown Manor is \$4.8 million; if the Board chooses alternative one, the Crown Manor Deep Renewal project will proceed with an expanded scope funded by the \$1.49 million in secured grants to adjust the budget to \$6.3 million. This will be accommodated within the existing capital portfolio budget for MVH.

If the Board chooses alternative two, Metro Vancouver Housing will return the grant funds and proceed with the original scope of the project.

### **CONCLUSION**

CMHC, CleanBC and Metro Vancouver Housing are key partners in the shared goal of preserving exiting affordable rental housing stock. Significant grant money is becoming available to deal with the housing crisis. Metro Vancouver Housing is actively pursuing grant funds for all eligible projects.

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