

Webinar

ULI British Columbia: A Conversation with Honourable Josie Osborne, Minister of Municipal Affairs

Date: January 20, 2022

00:00:00 --> 00:00:02: Start in a minute here, but I'm just going to.
00:00:02 --> 00:00:03: We're going to get people on a chance.
00:00:03 --> 00:00:05: It may be coming from a meeting.
00:00:05 --> 00:00:06: I might have just grabbed their lunch,
00:00:06 --> 00:00:08: so we'll get started in a minute.
00:00:08 --> 00:00:10: I just want to remind you this is the more
00:00:11 --> 00:00:12: standard zoom format,
00:00:12 --> 00:00:14: which means that we just ask that you keep yourself
00:00:14 --> 00:00:15: on mute.
00:00:15 --> 00:00:17: There's no need to keep your camera on unless you
00:00:17 --> 00:00:17: like to,
00:00:17 --> 00:00:21: but definitely we'd like you to stay out new throughout
00:00:21 --> 00:00:23: and then if if you may note that we will
00:00:23 --> 00:00:26: mute you if there's some background noise.
00:00:26 --> 00:00:27: So if you're trying to unmute,
00:00:27 --> 00:00:29: that would be why, but we just as always just
00:00:30 --> 00:00:30: keep.
00:00:30 --> 00:00:31: They've all been on zoom along time now,
00:00:31 --> 00:00:32: so I'm sure you can appreciate.
00:00:32 --> 00:00:35: We just trying to limit the background noise.
00:00:35 --> 00:00:37: Once again, thank you for joining.
00:00:37 --> 00:00:39: I always see a few more people filing him from
00:00:39 --> 00:00:40: the waiting room here,
00:00:40 --> 00:00:43: but we are a couple minutes past and there's a
00:00:43 --> 00:00:46: lot of content to get through with our guests today,
00:00:46 --> 00:00:48: so I think I'll just get started some housekeeping.
00:00:48 --> 00:00:50: So first of all, again I want to thank all
00:00:50 --> 00:00:53: of you for joining us on this Thursday almost Sunday

00:00:53 --> 00:00:54: afternoon.

00:00:54 --> 00:00:57: If you're calling from the Metro Vancouver region.

00:00:57 --> 00:01:00: My name is Duncan. I'm the chair of you live.

00:01:00 --> 00:01:03: When your host and moderator for today,

00:01:03 --> 00:01:04: as always with these events,

00:01:04 --> 00:01:07: I want to get started by first recognizing that you'll

00:01:07 --> 00:01:11: IBC does its work on the various traditional territories of

00:01:11 --> 00:01:14: indigenous peoples here in British Columbia by myself.

00:01:14 --> 00:01:17: I'm coming from the traditional unceded territories of the Coast

00:01:17 --> 00:01:18: Salish people,

00:01:18 --> 00:01:20: the Musqueam, Squamish, and say what's up and I just

00:01:20 --> 00:01:23: ask that you take a minute and recognize maybe where

00:01:23 --> 00:01:26: you might be zooming in from and the traditional territories

00:01:26 --> 00:01:29: that you that you might be doing your business on,

00:01:29 --> 00:01:30: whether it's where you are physically,

00:01:30 --> 00:01:34: today or. In your companies or in your roles.

00:01:34 --> 00:01:36: In addition, as always, I want to thank all of

00:01:36 --> 00:01:37: our sponsors.

00:01:37 --> 00:01:39: You know, it's been. It's it's funny.

00:01:39 --> 00:01:41: We were just chatting before getting started.

00:01:41 --> 00:01:43: It's almost two years since we started having to flip

00:01:44 --> 00:01:46: on the zoom formats and and while you know,

00:01:46 --> 00:01:47: I think it's been a success.

00:01:47 --> 00:01:49: We were really looking forward to getting back to in

00:01:49 --> 00:01:51: person events late this fall or early this spring,

00:01:51 --> 00:01:52: including with our guests today,

00:01:52 --> 00:01:55: but hopefully we're almost there and so hopefully we're all

00:01:55 --> 00:01:55: staying safe.

00:01:55 --> 00:01:58: But we do appreciate our continue to sports of all

00:01:58 --> 00:01:59: our sponsors,

00:01:59 --> 00:02:02: particularly our platinum sponsors, but also our gold and silver.

00:02:02 --> 00:02:04: I'm not going to go through the mall.

00:02:04 --> 00:02:05: They're up here in my background,

00:02:05 --> 00:02:09: but we really appreciate their continued support for a few

00:02:09 --> 00:02:10: libraries Columbia.

00:02:10 --> 00:02:12: It's allowed us to continue doing events like this,

00:02:12 --> 00:02:14: hosting interesting speakers, and many other topics,

00:02:14 --> 00:02:17: and we look forward to a lot of interesting content

00:02:17 --> 00:02:19: and programming coming up this year and again,

00:02:19 --> 00:02:21: hopefully in person. So once again,

00:02:21 --> 00:02:23: I just really want to thank them,

00:02:23 --> 00:02:25: so I really want to jump right into it.

00:02:25 --> 00:02:26: 'cause there's a lot that we're going to get to

00:02:26 --> 00:02:26: discuss,

00:02:26 --> 00:02:29: and I know the Minister is really keen to get

00:02:29 --> 00:02:33: to some questions if we can as many questions as

00:02:33 --> 00:02:33: we can.

00:02:33 --> 00:02:36: So without further ado, I wanted to introduce our guest

00:02:36 --> 00:02:39: our guest as as you well know as Minister Jose

00:02:39 --> 00:02:42: Osborne a little bit about Mr Osborne,

00:02:42 --> 00:02:45: she was first elected as MLA to mid Island Pacific

00:02:45 --> 00:02:49: Rim in 2020 and was soon after appointed the Minister

00:02:49 --> 00:02:50: of Municipal Affairs.

00:02:50 --> 00:02:52: The minister grew up in Vancouver Island,

00:02:52 --> 00:02:54: has lived in Tofino for over 20 years,

00:02:54 --> 00:02:57: first moving there back to work as a fisheries biologist

00:02:57 --> 00:03:00: for the new Channel news in in Council and later

00:03:00 --> 00:03:04: his executive director of a local education nonprofit.

00:03:04 --> 00:03:06: Our environmental education nonprofit out there,

00:03:06 --> 00:03:08: but I think is really apropos for this conversation,

00:03:08 --> 00:03:10: and likely why she is the minister.

00:03:10 --> 00:03:14: The minister was the Mayor of Chino from 2013 to

00:03:14 --> 00:03:17: 2020 and also chair and vice chair of the Alberni

00:03:17 --> 00:03:19: Clayoquot Regional District.

00:03:19 --> 00:03:23: Her time and local government shared a number of different

00:03:23 --> 00:03:24: committees.

00:03:24 --> 00:03:26: I think most interesting that Defino Housing Corporation,

00:03:26 --> 00:03:28: which I myself am a little familiar with,

00:03:28 --> 00:03:30: so maybe we'll get to touch on that a bit

00:03:30 --> 00:03:33: and was chair of the board of Island Coastal Economic

00:03:33 --> 00:03:34: Trust,

00:03:34 --> 00:03:36: which. Economic housing those things are all tide,

00:03:36 --> 00:03:38: so I think it it leads to a lot of

00:03:38 --> 00:03:39: interesting background.

00:03:39 --> 00:03:41: So there's a lot of other things I could cover

00:03:41 --> 00:03:42: about Mr Osborne,

00:03:42 --> 00:03:44: but I think we can probably get to some of

00:03:44 --> 00:03:44: that through that.

00:03:44 --> 00:03:46: So right now I just want to pass it right

00:03:46 --> 00:03:48: over to you Minister for for your remarks,

00:03:48 --> 00:03:50: and I'll jump back when you're wrapped up and we'll

00:03:50 --> 00:03:51: dive into a conversation.

00:03:53 --> 00:03:57: Thanks so much Duncan and good afternoon everyone.

00:03:57 --> 00:04:00: Welcome to the zoom reality that we're all living right
00:04:00 --> 00:04:00: now.
00:04:00 --> 00:04:02: It's good to be doing this in a Safeway and
00:04:02 --> 00:04:04: I'm really thrilled to be here today.
00:04:04 --> 00:04:06: It's going to be a great opportunity to.
00:04:06 --> 00:04:09: I'll make a few remarks on some of the projects
00:04:09 --> 00:04:10: that I'm working on.
00:04:10 --> 00:04:13: The initiatives that our government is working on and
00:04:13 --> 00:04:16: obviously
00:04:16 --> 00:04:17: very much focused on housing and then get into some
00:04:17 --> 00:04:20: discussion with Duncan,
00:04:20 --> 00:04:20: which I'm really looking forward to and and your questions
00:04:20 --> 00:04:24: as well,
00:04:24 --> 00:04:27: so I'd like to start off 2 by acknowledging that.
00:04:27 --> 00:04:29: I am speaking to you from the territory of the
00:04:29 --> 00:04:32: Laquinton speaking peoples.
00:04:32 --> 00:04:34: The Esquimalt and Songs, nations and again thank you for
00:04:34 --> 00:04:36: inviting me to join all of you.
00:04:36 --> 00:04:38: It is a real pleasure to be speaking to you
00:04:38 --> 00:04:41: in for the first time for me to speak to
00:04:41 --> 00:04:44: this group in my role as the Minister of Municipal
00:04:44 --> 00:04:48: Affairs and as the Minister of Municipal Affairs.
00:04:48 --> 00:04:52: I'm very grateful for the opportunity to work with partners
00:04:52 --> 00:04:53: committed to building stronger and more resilient
00:04:53 --> 00:04:56: communities in British
00:04:56 --> 00:04:59: Columbia.
00:04:59 --> 00:05:03: And so, whether that's in Metro Vancouver.
00:05:03 --> 00:05:04: The Fraser Valley in communities across the province.
00:05:04 --> 00:05:07: Housing is a cornerstone of this work and I think
00:05:07 --> 00:05:09: as you hopefully all know,
00:05:09 --> 00:05:12: the premier has mandated me to work with the Minister
00:05:12 --> 00:05:15: responsible for housing,
00:05:15 --> 00:05:19: David Eby, to help bring down the cost of housing
00:05:19 --> 00:05:23: to help get people into housing to work with local
00:05:23 --> 00:05:26: governments and streamlining and modernizing the
00:05:26 --> 00:05:28: development,
00:05:28 --> 00:05:31: permitting and approvals processes. And this is collaboration
00:05:31 --> 00:05:31: that's well
00:05:31 --> 00:05:31: underway.
00:05:31 --> 00:05:31: I'm going to share some more of the work to
00:05:31 --> 00:05:31: date.
00:05:31 --> 00:05:31: That we've been doing, and I know we'll get into
00:05:31 --> 00:05:31: some some Q&A with Duncan and discussion about it too.

00:05:31 --> 00:05:33: But today is also for me,
00:05:33 --> 00:05:36: an opportunity to hear directly from all of you,
00:05:36 --> 00:05:39: and I want to hear your feedback and discuss how
00:05:39 --> 00:05:43: we can continue to collaborate to help get the homes
00:05:43 --> 00:05:45: that British Columbians need right now.
00:05:45 --> 00:05:49: Built faster. I have always been an extremely collaborative
person
00:05:49 --> 00:05:52: and I've always believed that we get our best work
00:05:52 --> 00:05:54: done when we're working together.
00:05:54 --> 00:05:57: So for you as developers and housing advocates,
00:05:57 --> 00:05:59: I know that you are on the front lines.
00:05:59 --> 00:06:03: Delivering on housing needs in urban communities across
the province
00:06:03 --> 00:06:06: and it's conversations like this one today that helped to
00:06:06 --> 00:06:09: inform me they helped to inform our future policy and
00:06:10 --> 00:06:12: they helped to deliver on our shared goal of housing.
00:06:12 --> 00:06:15: British Columbians. As Duncan mentioned,
00:06:15 --> 00:06:19: I was the mayor of Tofino and since first being
00:06:19 --> 00:06:21: elected as mayor of Fino,
00:06:21 --> 00:06:24: I've been deeply committed to collaboration between all
orders of
00:06:24 --> 00:06:25: government.
00:06:25 --> 00:06:29: With the development sector and particularly focused on
tackling the
00:06:29 --> 00:06:30: housing crisis in our communities.
00:06:30 --> 00:06:33: And I do know that it can be very tough
00:06:33 --> 00:06:33: work.
00:06:33 --> 00:06:35: It does require us to all roll up our sleeves
00:06:35 --> 00:06:38: and its work that our government is deeply committed to
00:06:39 --> 00:06:39: advancing,
00:06:39 --> 00:06:43: because everyone deserves a place to call home.
00:06:43 --> 00:06:47: So tackling the housing crisis requires work that supports a
00:06:47 --> 00:06:48: long term vision,
00:06:48 --> 00:06:52: and as you know, in 2018 our government launched homes
00:06:52 --> 00:06:52: for BC,
00:06:52 --> 00:06:55: which is the largest investment in housing affordability ever in
00:06:55 --> 00:06:56: our province.
00:06:56 --> 00:07:02: \$7 billion / 10 years to deliver 114,000 affordable homes.
00:07:02 --> 00:07:05: And since then, since that time we've made some real
00:07:05 --> 00:07:08: progress with more than 30,000 homes that are complete or
00:07:08 --> 00:07:11: underway for people who are struggling to find a place
00:07:11 --> 00:07:14: to live. And this might be seniors.
00:07:14 --> 00:07:17: Students, people who are experiencing homelessness.

00:07:17 --> 00:07:21: These are homes that are benefiting British Columbians in every
00:07:21 --> 00:07:22: corner of our province.
00:07:22 --> 00:07:26: We've also invested an additional 2 billion to finance the
00:07:26 --> 00:07:30: construction of 9000 new homes for middle income families,
00:07:30 --> 00:07:32: but we know there is an incredible amount of work
00:07:32 --> 00:07:33: still to do,
00:07:33 --> 00:07:36: and that's why Minister EV and I are very committed
00:07:36 --> 00:07:39: to working with the development sector and working with local
00:07:39 --> 00:07:42: governments to meet housing needs in growing communities.
00:07:42 --> 00:07:45: So I'm very grateful for your work.
00:07:45 --> 00:07:47: And your continued partnership with the province.
00:07:47 --> 00:07:49: But as I spoke about at the start,
00:07:49 --> 00:07:52: if we are to be successful at managing the housing
00:07:52 --> 00:07:53: issues that we're facing today,
00:07:53 --> 00:07:57: we we do need to collectively understand our end goal
00:07:57 --> 00:07:59: and we need a vision.
00:07:59 --> 00:08:02: Our government recognizes that a critical piece of supporting
00:08:02 --> 00:08:06: housing,
00:08:02 --> 00:08:06: diversity and affordability, particularly in urban areas like
00:08:06 --> 00:08:07: Metro Vancouver
00:08:06 --> 00:08:07: and the Fraser Valley,
00:08:07 --> 00:08:09: is the creation of complete,
00:08:09 --> 00:08:12: compact communities, and this is work that's at the heart
00:08:12 --> 00:08:15: of a strategy that's being developed by staff and my
00:08:15 --> 00:08:19: ministry and municipal affairs and the Ministry of
00:08:19 --> 00:08:26: Transportation and
00:08:19 --> 00:08:26: Infrastructure around, effectively integrating land use and
00:08:26 --> 00:08:28: transportation planning decisions.
00:08:26 --> 00:08:28: So the idea is in building the communities of the
00:08:28 --> 00:08:29: future.
00:08:29 --> 00:08:33: Ones that are diverse, affordable and resilient and connected
00:08:33 --> 00:08:35: by
00:08:33 --> 00:08:35: efficient transportation systems.
00:08:35 --> 00:08:39: We know that families and people thrive when their
00:08:39 --> 00:08:43: communities
00:08:39 --> 00:08:43: are truly livable and that means needing access to reliable
00:08:43 --> 00:08:48: systems that link together neighborhoods and regions
00:08:43 --> 00:08:48: services that people
00:08:48 --> 00:08:50: depend on. The jobs that they have,
00:08:50 --> 00:08:53: green spaces and the amenities that everybody looks for in
00:08:53 --> 00:08:55: the communities that they live.
00:08:55 --> 00:08:57: So we're hoping to have much more to say about

00:08:57 --> 00:09:00: this approach that's being developed in the months ahead,
00:09:00 --> 00:09:02: but. It is already underway.
00:09:02 --> 00:09:05: The work is already underway in parts of Metro Vancouver.
00:09:05 --> 00:09:10: Supportive policy agreements between Translink and local
governments are bridging
00:09:10 --> 00:09:13: the gaps between large transit projects like the Broadway
Sky
00:09:13 --> 00:09:17: Train extension in Vancouver and the New Surry Langley
Sky
00:09:17 --> 00:09:21: train and how the land around them is being used.
00:09:21 --> 00:09:24: So as we build complete compact communities,
00:09:24 --> 00:09:29: we're supporting affordability, economic growth and
community health,
00:09:29 --> 00:09:32: and we know that the development of these communities is
00:09:32 --> 00:09:34: going to help us reach our collective climate goals as
00:09:34 --> 00:09:34: well.
00:09:34 --> 00:09:36: So we recognize that local governments are.
00:09:36 --> 00:09:39: Leaders in climate action. I hear from them all the
00:09:39 --> 00:09:42: time about the innovative projects that they are undertaking
and
00:09:42 --> 00:09:45: their goals and aspirations in the provinces here to support
00:09:45 --> 00:09:48: them. So we have set aside \$11 million to help
00:09:48 --> 00:09:52: continue to work and support local governments in the design
00:09:52 --> 00:09:54: of complete and compact communities.
00:09:54 --> 00:09:56: And in the coming months my colleague,
00:09:56 --> 00:09:59: Minister Heyman from the Ministry of Environment and
Climate change
00:09:59 --> 00:10:00: strategy.
00:10:00 --> 00:10:03: He and I are establishing a new program that will
00:10:03 --> 00:10:06: support local governments directly in their broad climate
actions.
00:10:06 --> 00:10:10: So each and everyone of you as professionals in real
00:10:10 --> 00:10:11: estate and land use.
00:10:11 --> 00:10:15: We have local government representatives here today and
housing advocates.
00:10:15 --> 00:10:18: You're all key partners in this work.
00:10:18 --> 00:10:20: I know that many of you are already collaborating on
00:10:21 --> 00:10:22: Community development,
00:10:22 --> 00:10:26: planning and creative ways to contribute to building
sustainable regions
00:10:26 --> 00:10:28: across the province and at the same time,
00:10:28 --> 00:10:32: my ministry has been focused on taking some foundational
steps
00:10:32 --> 00:10:36: to help support local governments and the development

sector.

00:10:36 --> 00:10:40: In the fall we made legislative changes that give local
00:10:40 --> 00:10:43: governments more tools to simplify and to speed up and
00:10:43 --> 00:10:45: streamline their development,
00:10:45 --> 00:10:48: approvals, processes. And again, this is to help get the
00:10:48 --> 00:10:51: homes that people need built faster,
00:10:51 --> 00:10:55: so local governments can now hold public hearings for
zoning
00:10:55 --> 00:10:59: bylaw amendments as long as they are consistent with the
00:10:59 --> 00:11:04: official community plan and they can actually not hold public
00:11:04 --> 00:11:05: hearings, as the case may be.
00:11:05 --> 00:11:07: When that the zoning amendment.
00:11:07 --> 00:11:09: It is consistent with the official community plan,
00:11:09 --> 00:11:11: which is kind of a 180 or a switch on
00:11:11 --> 00:11:13: the default setting for local governments.
00:11:13 --> 00:11:18: They can also delegate decisions on minor development
variance permits
00:11:18 --> 00:11:19: to staff,
00:11:19 --> 00:11:22: and these are tools that are allowing local governments to
00:11:22 --> 00:11:26: move developments forward more efficiently at bypassing
some of the
00:11:26 --> 00:11:29: barriers that we've seen and speeding up housing approvals.
00:11:29 --> 00:11:32: These are these tools are low hanging fruit if you
00:11:32 --> 00:11:36: will that were identified through consultation with housing
providers and
00:11:36 --> 00:11:37: builders.
00:11:37 --> 00:11:40: Which includes folks from the ULI local governments,
00:11:40 --> 00:11:45: housing advocates and other important stakeholders and it's
part of
00:11:45 --> 00:11:48: the ongoing development approvals process review.
00:11:48 --> 00:11:52: And while these amendments affect almost all of BC's 188
00:11:52 --> 00:11:54: local governments,
00:11:54 --> 00:11:56: I do need to note that they don't apply to
00:11:56 --> 00:11:56: Vancouver,
00:11:56 --> 00:11:59: as the city already has the broader ability to delegate
00:11:59 --> 00:12:00: matters to staff,
00:12:00 --> 00:12:03: and unlike official community plans,
00:12:03 --> 00:12:06: that most BC local governments undertake,
00:12:06 --> 00:12:10: Vancouver's official development plans don't require public
hearings,
00:12:10 --> 00:12:12: so it's a different situation in the city of Vancouver.
00:12:12 --> 00:12:15: But we are in close touch with the city and
00:12:15 --> 00:12:18: very committed to working together to support Vancouver's

plans.

00:12:18 --> 00:12:21: And the work that they're doing to improve their development,

00:12:21 --> 00:12:24: approvals, processes as well. And these are legislative changes that

00:12:24 --> 00:12:28: build on the work of the the local government development

00:12:28 --> 00:12:31: approvals program in which we've been able to provide \$15

00:12:31 --> 00:12:34: million to help local governments.

00:12:34 --> 00:12:36: Again modernize and streamline their development,

00:12:36 --> 00:12:41: permitting and approvals. So 43 local governments across BC and

00:12:41 --> 00:12:44: that includes 9 communities in Metro,

00:12:44 --> 00:12:47: van and three in the Fraser Valley were approved under

00:12:47 --> 00:12:48: the program.

00:12:48 --> 00:12:49: And those projects are now.

00:12:49 --> 00:12:53: Underway another important step that we've taken on housing supply

00:12:53 --> 00:12:57: and affordability is the requirement for local governments to develop

00:12:57 --> 00:12:58: housing needs,

00:12:58 --> 00:13:02: reports. Every communities housing needs are unique to itself and

00:13:02 --> 00:13:05: local governments know best how to address them.

00:13:05 --> 00:13:09: Since the program started, there are 144 local governments and

00:13:09 --> 00:13:13: seven modern treating nations that have received funding that includes

00:13:13 --> 00:13:16: almost every community in Metro van in the Fraser Valley

00:13:16 --> 00:13:19: and and. This means that communities across BC now have.

00:13:19 --> 00:13:23: Detailed and relevant information to help them make the best

00:13:23 --> 00:13:28: decisions for housing in their communities and that benefits everybody.

00:13:28 --> 00:13:31: It benefits community partners like nonprofit housing providers,

00:13:31 --> 00:13:34: home builders, and mostly most importantly,

00:13:34 --> 00:13:36: the people who need homes.

00:13:36 --> 00:13:39: The reports that most of them are now complete.

00:13:39 --> 00:13:41: We're already starting to see how they're helping to shape

00:13:41 --> 00:13:44: planning and land use decisions around the gaps that communities

00:13:44 --> 00:13:46: are experiencing in the housing continuum,

00:13:46 --> 00:13:49: and this is important work that's going to continue to

00:13:49 --> 00:13:51: guide us all as we build healthier communities.

00:13:51 --> 00:13:55: Throughout the province we've also implemented legislative changes allowing local

00:13:55 --> 00:13:59: governments to use their zoning bylaws to require new housing

00:13:59 --> 00:14:02: in multifamily residential areas to be developed as rental units

00:14:02 --> 00:14:05: or preserved as existing rentals,

00:14:05 --> 00:14:08: and this is an authority that's already giving many communities

00:14:08 --> 00:14:10: like Burnaby and Richmond and Vancouver.

00:14:10 --> 00:14:14: Another tool, another way to address the housing crisis.

00:14:14 --> 00:14:18: In addition, we're developing a guide for local governments that

00:14:18 --> 00:14:21: outlines good practices for supporting new rental housing supply,

00:14:21 --> 00:14:24: and that's expected to be ready early this year,

00:14:24 --> 00:14:28: so an incredible amount of work has been done since

00:14:28 --> 00:14:28: 2018,

00:14:28 --> 00:14:31: and yet we know that the housing crisis persists.

00:14:31 --> 00:14:33: We know that not there's not one solution that's going

00:14:33 --> 00:14:35: to lift us out of the crisis,

00:14:35 --> 00:14:37: just the way that no one issue created it,

00:14:37 --> 00:14:40: but our government has chosen the path of working closely

00:14:40 --> 00:14:42: with local governments with developers,

00:14:42 --> 00:14:44: and with housing advocates, and we're going to continue down

00:14:44 --> 00:14:44: that.

00:14:44 --> 00:14:48: Path we know that each community has its own unique

00:14:48 --> 00:14:48: needs.

00:14:48 --> 00:14:50: We know that it's important that we get the right

00:14:50 --> 00:14:52: housing built for British Columbians,

00:14:52 --> 00:14:56: so we've chosen to engage with colleagues across ministries at

00:14:56 --> 00:14:58: the federal level as well on the work that we're

00:14:58 --> 00:15:00: doing so that when houses are built,

00:15:00 --> 00:15:04: the vital transportation and the infrastructure that services people to

00:15:04 --> 00:15:07: provide what they need are also in place.

00:15:07 --> 00:15:09: And this is work that's very critical,

00:15:09 --> 00:15:12: especially now as we emerge from the pandemic and continue

00:15:12 --> 00:15:15: to support the long term sustainability of communities across the

00:15:15 --> 00:15:16: province.

00:15:16 --> 00:15:18: I really love the work that I'm doing.

00:15:18 --> 00:15:20: I'm very excited to have dug into something and be

00:15:20 --> 00:15:23: able to bring it forward from my own local government
00:15:23 --> 00:15:25: experience here to the provincial level.
00:15:25 --> 00:15:28: I'm very motivated by what we've accomplished so far,
00:15:28 --> 00:15:30: and I know there's a heck of a lot more
00:15:30 --> 00:15:30: to do,
00:15:30 --> 00:15:32: so I'm eager to dive into a conversation with Duncan
00:15:32 --> 00:15:35: and that continue all the hard work that we've been
00:15:35 --> 00:15:37: doing together in the months and years ahead,
00:15:37 --> 00:15:38: thanks.
00:15:39 --> 00:15:41: Great, great well thanks Minister.
00:15:41 --> 00:15:43: So yeah I I wanna dive in I I'll just
00:15:43 --> 00:15:46: preface I know there's a lot of diversity on this
00:15:46 --> 00:15:48: call in terms of where we are geographically so we
00:15:48 --> 00:15:50: will do our best to get to all the different
00:15:50 --> 00:15:51: areas of BC.
00:15:51 --> 00:15:53: It is a we've only got about 45 minutes so
00:15:53 --> 00:15:55: I do apologize if we can't touch everywhere,
00:15:55 --> 00:15:57: but I think a lot of it is universal and
00:15:57 --> 00:16:00: so you've given me a whole bunch of things to
00:16:00 --> 00:16:00: talk about.
00:16:00 --> 00:16:01: I've already got some questions.
00:16:01 --> 00:16:02: I know we're going to get to a lot,
00:16:02 --> 00:16:05: so I thought maybe we would start though.
00:16:05 --> 00:16:07: Kind of at a higher level where you kind of
00:16:07 --> 00:16:09: started and you referenced how ultimately.
00:16:09 --> 00:16:12: The the industry I can call that generally,
00:16:12 --> 00:16:14: whether that's the people on this call or Members if
00:16:14 --> 00:16:16: you lie or other people that work in this sort
00:16:16 --> 00:16:19: of real estate or housing sector cities in the province,
00:16:19 --> 00:16:21: you're all. We're all kind of partners and you've obviously
00:16:21 --> 00:16:24: got that experience at the local government level.
00:16:24 --> 00:16:26: So maybe I want to go since you become the
00:16:26 --> 00:16:28: Minister of in diving into this,
00:16:28 --> 00:16:31: but one of the what have you learned and what
00:16:31 --> 00:16:34: challenges have you seen with an industry perspective on on
00:16:34 --> 00:16:38: finding the best ways to help us be better partners
00:16:38 --> 00:16:40: with the province with local government?
00:16:40 --> 00:16:41: Whatever you want to call it?
00:16:41 --> 00:16:43: And one of the things advice or recommendations or
00:16:43 --> 00:16:45: requests
00:16:43 --> 00:16:45: you might have of us to really start diving into
00:16:45 --> 00:16:47: these issues and working with you productively.

00:16:48 --> 00:16:50: Thanks for that. Well, I mean,
00:16:50 --> 00:16:52: I think I'd start with with some of the comments
00:16:52 --> 00:16:55: that I made around the the true value of working
00:16:55 --> 00:16:56: together and and what I've seen,
00:16:56 --> 00:16:58: you know, coming from the district of Tofino,
00:16:58 --> 00:17:01: having been the mayor there for almost 8 years.
00:17:01 --> 00:17:04: Of course I was very focused on all things Tofino
00:17:04 --> 00:17:06: and I had interactions with developers,
00:17:06 --> 00:17:09: people who were proposing different housing projects in
Tofino.
00:17:09 --> 00:17:10: And it it took me,
00:17:10 --> 00:17:14: I'll admit. A number of years to really learn what
00:17:14 --> 00:17:17: I needed to know about the development process from the
00:17:17 --> 00:17:22: developers angle and understand what considerations of
developers have when
00:17:22 --> 00:17:26: they come forward to a municipality to to make the
00:17:26 --> 00:17:29: to make those proposals I have seen over and over
00:17:29 --> 00:17:30: again in my time in to Fino.
00:17:30 --> 00:17:33: And here at the province to that we really do
00:17:33 --> 00:17:35: do our best work when we work together.
00:17:35 --> 00:17:39: So the value of communication of working together of sitting
00:17:39 --> 00:17:42: down and listening and being willing to.
00:17:42 --> 00:17:43: Open our minds if you will,
00:17:43 --> 00:17:47: to seeing things from a different perspective is really
important.
00:17:47 --> 00:17:49: I know too in kind of looking in the bigger
00:17:49 --> 00:17:53: picture and now working with many many different local
governments
00:17:53 --> 00:17:56: that they truly they truly do know their communities fast.
00:17:56 --> 00:17:58: And so it you know Metro van is that obviously
00:17:58 --> 00:18:01: there are a number of different local governments there,
00:18:01 --> 00:18:04: but they each have their own subtleties and differences and
00:18:04 --> 00:18:07: in perhaps everything from their their Council culture and
their
00:18:07 --> 00:18:09: culture within the the planning offices.
00:18:09 --> 00:18:12: But as well as really understanding the people who live
00:18:12 --> 00:18:12: there.
00:18:12 --> 00:18:15: It takes time and it can be very challenging.
00:18:15 --> 00:18:16: I think to sit down and work through some of
00:18:16 --> 00:18:17: those things together,
00:18:17 --> 00:18:20: but the the ongoing relationship developments will,
00:18:20 --> 00:18:24: I think, never steer us wrong in the sense of
00:18:24 --> 00:18:28: really trying to understand where where every part of every

00:18:28 --> 00:18:32: every person and every part of the development process,
00:18:32 --> 00:18:34: and that the responsibilities and roles that we all play,
00:18:34 --> 00:18:35: where we're all coming from.
00:18:36 --> 00:18:37: Yeah, and so related to that,
00:18:37 --> 00:18:39: I think it's great and related to that which was
00:18:39 --> 00:18:40: kind of going to be my second question.
00:18:40 --> 00:18:42: You've kind of opened that it's the other side of
00:18:42 --> 00:18:42: that.
00:18:42 --> 00:18:44: Partner about if you call that threw me.
00:18:44 --> 00:18:45: I'll try period of partners.
00:18:45 --> 00:18:47: Here is local government and I know one of the
00:18:47 --> 00:18:50: things you've been really interested in and that the the
00:18:50 --> 00:18:52: ministry has looked at is the wildest sort of broadly.
00:18:52 --> 00:18:55: Call it the approvals process and I think there are
00:18:55 --> 00:18:56: many people.
00:18:56 --> 00:18:59: I'm shocked their ideas and comments in the chat about
00:18:59 --> 00:19:01: it with questions about how,
00:19:01 --> 00:19:04: how can we like now that a lot of places.
00:19:04 --> 00:19:06: I'm sure Tofino is no different than Vancouver is no
00:19:06 --> 00:19:07: different than Burnaby,
00:19:07 --> 00:19:10: is no different than Langley in anywhere in between.
00:19:10 --> 00:19:12: In the provinces you know,
00:19:12 --> 00:19:14: sometimes it can really grind into a bit of a
00:19:14 --> 00:19:14: gridlock.
00:19:14 --> 00:19:16: Right, if we're seeing that we know,
00:19:16 --> 00:19:18: I know you meant for reference to your partner in
00:19:18 --> 00:19:19: crime.
00:19:19 --> 00:19:20: Here Minister EV has made this point.
00:19:20 --> 00:19:23: We've got to find a way to get get more
00:19:23 --> 00:19:23: stuff built.
00:19:23 --> 00:19:26: It's gotta obviously fit within the context of the Community
00:19:26 --> 00:19:27: and the Community needs.
00:19:27 --> 00:19:29: I think people on this call,
00:19:29 --> 00:19:31: if they're in the sort of housing development industry,
00:19:31 --> 00:19:33: would agree with that and are willing to work with
00:19:33 --> 00:19:33: that.
00:19:33 --> 00:19:34: But there often is that grid lot.
00:19:34 --> 00:19:36: So what have you sort of in the time you've
00:19:36 --> 00:19:38: been there now and and obviously with your time as
00:19:38 --> 00:19:38: mayor?
00:19:38 --> 00:19:40: Before, what are you? What are you even thinking?
00:19:40 --> 00:19:43: What do you? What kind of approaches are you considering

00:19:43 --> 00:19:43: on?

00:19:43 --> 00:19:46: How do we best? Approach this together to overcome a

00:19:46 --> 00:19:47: bit of that gridlock.

00:19:48 --> 00:19:51: I first and foremost I think we all do recognize

00:19:51 --> 00:19:53: that and and the local governments that I speak to

00:19:53 --> 00:19:55: and I hear from them all the time.

00:19:55 --> 00:19:59: Also understand everybody is very committed to building

00:19:59 --> 00:20:00: more housing

00:19:59 --> 00:20:00: faster in the right places.

00:20:00 --> 00:20:03: For the right people, I think you know some of

00:20:03 --> 00:20:07: the gridlock comes from the development of many different

00:20:07 --> 00:20:10: policies

00:20:07 --> 00:20:10: and concerns over time and local governments are often

00:20:10 --> 00:20:14: coming

00:20:10 --> 00:20:14: to the realization that they they need to streamline,

00:20:14 --> 00:20:17: consolidate policies, make it easier for people to interact with,

00:20:17 --> 00:20:21: with staff with offices. But also that there are some

00:20:21 --> 00:20:25: fundamental legislative and regulatory changes that will help

00:20:25 --> 00:20:26: make that

00:20:25 --> 00:20:26: easier,

00:20:26 --> 00:20:28: and that's very much been our focus,

00:20:28 --> 00:20:32: and that's been what the development approvals process

00:20:32 --> 00:20:33: review work

00:20:32 --> 00:20:33: has really brought to light.

00:20:33 --> 00:20:36: So first the as I mentioned in my in my

00:20:36 --> 00:20:38: introductory remarks,

00:20:38 --> 00:20:41: there are some. There's some low hanging fruit that was

00:20:41 --> 00:20:44: relatively easy for us to to make those changes to.

00:20:44 --> 00:20:46: Give local governments more tools,

00:20:46 --> 00:20:49: and the first was the default on the.

00:20:49 --> 00:20:54: Public hearing so ensuring that communities or local

00:20:54 --> 00:20:58: governments no

00:20:54 --> 00:20:58: longer needed to have a public hearing or pass a

00:20:58 --> 00:21:02: resolution to waive the right to have the public hearing.

00:21:02 --> 00:21:06: If the zoning amendment application was consistent with the

00:21:06 --> 00:21:08: OCP,

00:21:06 --> 00:21:08: that's a signal. And I hope that local government has

00:21:08 --> 00:21:11: received it as such that we know there are hundreds,

00:21:11 --> 00:21:14: if not thousands, of public hearings that are taking place

00:21:14 --> 00:21:16: in BC across BC every single year.

00:21:16 --> 00:21:18: And it's time to ask ourselves,

00:21:18 --> 00:21:19: do they really need to take place?

00:21:19 --> 00:21:21: So for example, each community,

00:21:21 --> 00:21:24: again knowing its own self best,
00:21:24 --> 00:21:28: will understand what proposals are perhaps more complex or larger
00:21:28 --> 00:21:31: that really do deserve the public hearing process to ensure
00:21:31 --> 00:21:34: that everybody has a chance to have their say,
00:21:34 --> 00:21:36: but that there are often situations where they don't,
00:21:36 --> 00:21:39: and I I would note that even in the media
00:21:39 --> 00:21:42: this week there was an article around the staff report
00:21:42 --> 00:21:44: that was brought forward to the city of Surry,
00:21:44 --> 00:21:47: with the staff proposing some changes,
00:21:47 --> 00:21:50: bringing forward some bylaw. By law,
00:21:50 --> 00:21:54: to delegate the minor variance development variance permits to staff
00:21:54 --> 00:21:57: to look at the public hearing process and in the
00:21:57 --> 00:21:59: article they noted that about 75%
00:21:59 --> 00:22:03: of the public hearings that took place last year in
00:22:03 --> 00:22:07: the city of Surry were zoning amendment applications that were
00:22:07 --> 00:22:08: consistent with the OCP.
00:22:08 --> 00:22:10: Then, in addition to the public hearings,
00:22:10 --> 00:22:13: the delegation of minor developments variance permits.
00:22:13 --> 00:22:16: There's also the fact that we've now made permanent some
00:22:16 --> 00:22:19: of the changes that we learned about during the pandemic,
00:22:19 --> 00:22:21: so having the ability to have.
00:22:21 --> 00:22:25: Electronic meetings and electronic public hearings making it easier for
00:22:25 --> 00:22:29: people to participate in a meeting when they're sitting at
00:22:29 --> 00:22:29: home.
00:22:29 --> 00:22:32: Perhaps they need childcare or they don't have the right
00:22:32 --> 00:22:34: transportation and they can't can't get out physically to a
00:22:34 --> 00:22:37: meeting trying to make it easier for people to participate
00:22:37 --> 00:22:39: in it. And again, streamline that.
00:22:39 --> 00:22:41: But that's the beginning, and I think all of us
00:22:41 --> 00:22:43: on the call can probably list off a lot of
00:22:43 --> 00:22:46: things that did come up in the development approvals process.
00:22:46 --> 00:22:50: Review around looking at OCPS and regional growth strategies,
00:22:50 --> 00:22:53: looking at. Alignment of zoning bylaws.
00:22:53 --> 00:22:55: With those with the OCPS in particular,
00:22:55 --> 00:23:00: looking at development cost charges and other local government development
00:23:00 --> 00:23:03: finance issues like community amenity contributions.
00:23:03 --> 00:23:06: Again really taking a good look at the public hearing

00:23:06 --> 00:23:09: process and this is work that's going to take some
00:23:09 --> 00:23:09: time.
00:23:09 --> 00:23:12: It's going to take more engagement on our behalf,
00:23:12 --> 00:23:15: and certainly that's what we are doing and the right
00:23:15 --> 00:23:18: kind of policy analysis to start making those changes that
00:23:18 --> 00:23:19: we all need to see.
00:23:21 --> 00:23:23: You're handsome in a short period of time and I
00:23:23 --> 00:23:25: think a lot of those changes have have been positive.
00:23:25 --> 00:23:28: I just want to note for audience I I'm gonna
00:23:28 --> 00:23:30: get to audience questions.
00:23:30 --> 00:23:32: I am watching that and a lot of the questions
00:23:32 --> 00:23:33: are coming in there are,
00:23:33 --> 00:23:35: I think going to come up so if I don't
00:23:35 --> 00:23:36: ask you questions or bait him I'm hoping it will
00:23:37 --> 00:23:38: have touched on 'cause a lot of it are.
00:23:38 --> 00:23:40: Some people had sent some stuff in,
00:23:40 --> 00:23:42: you know the Minister and I discussed a bit about
00:23:42 --> 00:23:44: what we could talk about but so I appreciate that
00:23:44 --> 00:23:46: that that that you're sort of those were a bit
00:23:46 --> 00:23:49: more macro answers about macro questions.
00:23:49 --> 00:23:51: I should say so I wanted to zero in.
00:23:51 --> 00:23:54: To be more accurate, but when did this idea of
00:23:54 --> 00:23:57: you know of trying to address things a little more
00:23:57 --> 00:23:58: comprehensively?
00:23:58 --> 00:23:59: You know, looking at it,
00:23:59 --> 00:24:00: coordination of how we're doing,
00:24:00 --> 00:24:03: our development, and our housing in particular as it relates
00:24:03 --> 00:24:04: to infrastructure,
00:24:04 --> 00:24:07: you name checked a couple of infrastructure projects in
particular
00:24:07 --> 00:24:08: Broadway subway,
00:24:08 --> 00:24:11: the series Sky Train. I'm not as familiar with what
00:24:11 --> 00:24:14: this what's just cards on the table now,
00:24:14 --> 00:24:16: similar with Siri's doing in terms of its planning on
00:24:16 --> 00:24:17: Sky Train.
00:24:17 --> 00:24:20: I live in Vancouver. I'm very familiar with the Broadway
00:24:20 --> 00:24:21: plan that's coming forward.
00:24:21 --> 00:24:24: No, what? What role do you see the province being
00:24:24 --> 00:24:25: in in in?
00:24:25 --> 00:24:28: You know you go look at other communities in the
00:24:28 --> 00:24:28: region.
00:24:28 --> 00:24:30: I I have a a colleague on here who helped

00:24:30 --> 00:24:33: design the original Sky train their stations that still have
00:24:33 --> 00:24:34: no housing around it.
00:24:34 --> 00:24:37: There's there's parts in the Millennium Line and the
Evergreen
00:24:37 --> 00:24:39: line the Canada line to some extent,
00:24:39 --> 00:24:42: although that's rapidly changing. We saw in Richmond just
recently
00:24:42 --> 00:24:44: what at what point does the province kinda or what
00:24:44 --> 00:24:46: role you know province stepping in at the instance and
00:24:46 --> 00:24:49: saying, let's make sure that infrastructure investment that the
province
00:24:50 --> 00:24:50: has made,
00:24:50 --> 00:24:52: let alone the feds have made.
00:24:52 --> 00:24:55: Into these communities and how do we make sure we're
00:24:55 --> 00:24:56: building that necessary housing,
00:24:56 --> 00:24:59: job space? Economic space, but housing in particular?
00:24:59 --> 00:25:01: Obviously like what role do you see the province playing
00:25:01 --> 00:25:01: in that?
00:25:01 --> 00:25:05: Whatever the plan maybe or whatever that infrastructure
investment maybe?
00:25:05 --> 00:25:07: Well, I I think the province has a really strong
00:25:08 --> 00:25:08: role here,
00:25:08 --> 00:25:11: and in fact, that's why it's specifically in my mandate
00:25:11 --> 00:25:14: letter and the mandate letter of the Minister of Transportation
00:25:14 --> 00:25:17: and Infrastructure and the project that our two ministries are
00:25:17 --> 00:25:20: working around on more effectively.
00:25:20 --> 00:25:25: Integrating transportation planning. And development so
development in the in
00:25:25 --> 00:25:28: terms of affordable housing housing altogether,
00:25:28 --> 00:25:32: but also just creating livable communities or livable nodes
where
00:25:32 --> 00:25:35: people can have a greater access to services.
00:25:35 --> 00:25:37: Childcare schools for their children.
00:25:37 --> 00:25:39: Being able to get to work efficiently.
00:25:39 --> 00:25:42: But doing it in a much smarter if you will,
00:25:42 --> 00:25:44: and certainly a much more strategic way.
00:25:44 --> 00:25:47: So I think that's a big part of our vision.
00:25:47 --> 00:25:48: And and like I said,
00:25:48 --> 00:25:49: it's work that's well underway,
00:25:49 --> 00:25:51: and I think Broadway Sky train station,
00:25:51 --> 00:25:54: or sorry. Our hardware catering project and the cereal only
00:25:54 --> 00:25:55: Sky trainer.
00:25:55 --> 00:25:58: Two really good examples of of how we know we

00:25:58 --> 00:26:01: can do things better and and the province will have
00:26:01 --> 00:26:02: a really strong role in that.
00:26:02 --> 00:26:05: Of course local governments do too and I think they're
00:26:05 --> 00:26:08: eager and willing to participate and and are already setting
00:26:08 --> 00:26:10: the right conditions in place.
00:26:10 --> 00:26:12: But part of this too is is kind of getting
00:26:12 --> 00:26:15: out of some of the siloed thinking that we probably
00:26:15 --> 00:26:18: have all been guilty of in the past and realizing
00:26:18 --> 00:26:20: and again I'll always come back to this.
00:26:20 --> 00:26:23: It really is about collaborating and working together.
00:26:23 --> 00:26:26: So bringing ministries to work closer together,
00:26:26 --> 00:26:28: bringing the provinces and local governments to work closer
together,
00:26:28 --> 00:26:31: understanding what barriers they have had and also having
those
00:26:31 --> 00:26:34: discussions about how do we make the right strategic
choices
00:26:34 --> 00:26:38: and investments from the development community from the
local government,
00:26:38 --> 00:26:41: zoning perspective and from the the provinces own
investments in
00:26:41 --> 00:26:42: transportation.
00:26:43 --> 00:26:44: Do you see? I mean,
00:26:44 --> 00:26:46: if you think of not,
00:26:46 --> 00:26:47: you know I'm not going to pick on a particular
00:26:47 --> 00:26:49: infrastructure project 'cause I don't want to,
00:26:49 --> 00:26:51: but you know, there's many we can think of them.
00:26:51 --> 00:26:53: We probably can know which ones I might be alluding
00:26:53 --> 00:26:53: to.
00:26:53 --> 00:26:56: You might have a significant piece of infrastructure that's
been
00:26:56 --> 00:26:58: committed to for quite some time,
00:26:58 --> 00:27:00: and yet the plan is still far away and you
00:27:00 --> 00:27:02: know the problem is gone.
00:27:02 --> 00:27:03: We know that infrastructure is coming.
00:27:03 --> 00:27:06: I see Mayor Vandebroek pointing out that Mo U with
00:27:06 --> 00:27:09: translate to make sure that Tod Investments company.
00:27:09 --> 00:27:11: Once you know that investment coming is there,
00:27:11 --> 00:27:14: like they're oftentimes the planets are delayed or takes too
00:27:14 --> 00:27:14: long,
00:27:14 --> 00:27:16: like what do you see the province trying to take
00:27:16 --> 00:27:18: a more active role moving forward,
00:27:18 --> 00:27:20: knowing that these things are all kind of hitting a

00:27:20 --> 00:27:21: loggerhead in terms of crises,
00:27:21 --> 00:27:23: or like, you know, you know,
00:27:23 --> 00:27:25: a new. Let's pretend there's a new infrastructure line being
00:27:25 --> 00:27:25: built.
00:27:25 --> 00:27:28: Could you ever see the province taking more active role
00:27:28 --> 00:27:28: and saying,
00:27:28 --> 00:27:29: let's get, let's get going.
00:27:29 --> 00:27:31: Let's get everyone together in a room.
00:27:31 --> 00:27:33: Let's start planning for us now that you know the
00:27:33 --> 00:27:35: dollars are kind of open,
00:27:35 --> 00:27:36: you know what I mean?
00:27:36 --> 00:27:38: Yeah, no I I think I understand what you're saying
00:27:38 --> 00:27:39: and and absolutely yes.
00:27:39 --> 00:27:41: I mean, I think that's really the crux of it.
00:27:41 --> 00:27:44: We look at the way things have developed and learn
00:27:44 --> 00:27:46: a lot from mistakes we've made in the past or
00:27:46 --> 00:27:48: foregone opportunities.
00:27:48 --> 00:27:50: And how do we set things up differently so that
00:27:50 --> 00:27:50: we don't?
00:27:50 --> 00:27:52: We don't face that situation again.
00:27:52 --> 00:27:54: So so that exactly what you can say is happening
00:27:54 --> 00:27:54: and that.
00:27:54 --> 00:27:58: Elliott about smart and strategic planning and investment that
all
00:27:58 --> 00:28:02: combine and come together for the for the benefit of
00:28:02 --> 00:28:05: people who are living and traveling in these communities.
00:28:07 --> 00:28:10: That's great, so I want to shift to an area
00:28:10 --> 00:28:12: because you you touched on it.
00:28:12 --> 00:28:14: I know we talked about it a bit in our
00:28:14 --> 00:28:15: in our call earlier was,
00:28:15 --> 00:28:17: you know, a lot of the focus.
00:28:17 --> 00:28:21: And again, expectedly, so is often in Metro Vancouver.
00:28:21 --> 00:28:23: To some extent. The Capital Region.
00:28:23 --> 00:28:25: That's just, you know, that's where the seat of government
00:28:25 --> 00:28:25: is.
00:28:25 --> 00:28:26: That's where the majority of the people there.
00:28:26 --> 00:28:29: But there's other areas that are experiencing the same kind
00:28:29 --> 00:28:30: of tensions with growth,
00:28:30 --> 00:28:33: affordability, wanting to have more complete communities.
00:28:33 --> 00:28:35: The Fraser Valley in particular the Fraser Valley,
00:28:35 --> 00:28:37: I think, is done. A lot of people's minds because
00:28:37 --> 00:28:38: of.

00:28:38 --> 00:28:41: You know the very challenging and horrible situation that it
00:28:41 --> 00:28:44: went through this past fall or winter or whatever you
00:28:44 --> 00:28:45: want to call it.
00:28:45 --> 00:28:49: And so I know we've had conversations with Mr Callen
00:28:49 --> 00:28:52: with Mr Fleming about the future of the valley.
00:28:52 --> 00:28:54: This was prior to that,
00:28:54 --> 00:28:56: you allies, we are in active conversations.
00:28:56 --> 00:28:58: University of the Fraser Valley and others to talk about.
00:28:58 --> 00:29:00: How do we come together with a comprehensive vision?
00:29:00 --> 00:29:03: So whether or not I wanna talk valley,
00:29:03 --> 00:29:05: but you think this example potentially is?
00:29:05 --> 00:29:06: How do we go to these?
00:29:06 --> 00:29:08: You know you've got Metro Vancouver that's.
00:29:08 --> 00:29:10: Got a livable region plan,
00:29:10 --> 00:29:12: right or Metro Vancouver plan.
00:29:12 --> 00:29:13: It's it's trying to manage growth.
00:29:13 --> 00:29:15: The cities are probably to you for lack of a
00:29:15 --> 00:29:17: phrase a little more sophisticated.
00:29:17 --> 00:29:19: With that, then you got other parts of the province.
00:29:19 --> 00:29:22: Fraser Valley is a prime example where due to pressures,
00:29:22 --> 00:29:24: lots of growth people are moving.
00:29:24 --> 00:29:26: Housing is getting out of control.
00:29:26 --> 00:29:29: There's not the necessary infrastructure investments.
00:29:29 --> 00:29:31: How do you? Where do you see things going and
00:29:31 --> 00:29:33: trying to create get ahead of the curve rather so
00:29:33 --> 00:29:34: I think it was,
00:29:34 --> 00:29:35: Mr Fleming said to me.
00:29:35 --> 00:29:36: Once we want to shape group,
00:29:36 --> 00:29:39: not chase growth, right? So how do you?
00:29:39 --> 00:29:40: How do you see that working?
00:29:40 --> 00:29:42: Or what would your in from from your vantage point,
00:29:42 --> 00:29:44: as the Minister? What role do you see your ministry
00:29:44 --> 00:29:45: playing and helping accomplish that?
00:29:47 --> 00:29:50: Well, I I think once again this is about being
00:29:50 --> 00:29:55: proactive and bringing partners together to have those very
conversations
00:29:55 --> 00:29:57: and and around and you know,
00:29:57 --> 00:30:00: kind of what I just touched on before around more
00:30:00 --> 00:30:02: effective integration of transportation planning,
00:30:02 --> 00:30:07: development, planning together the the Fraser Valley is a is
00:30:07 --> 00:30:09: a a very desirable place to live.
00:30:09 --> 00:30:12: We know that folks are struggling out there and you've

00:30:12 --> 00:30:15: raised a lot of the reasons why that's happening.
00:30:15 --> 00:30:17: So again, this is a bit about breaking down some
00:30:17 --> 00:30:18: of those ministry silos.
00:30:18 --> 00:30:21: Not seeing municipal affairs where we have the responsibility
working
00:30:21 --> 00:30:25: with local governments around governance and zoning land
use planning
00:30:25 --> 00:30:28: those kinds of responsibilities with the Ministry of
Transportation along
00:30:28 --> 00:30:30: with my colleague like you mentioned already,
00:30:30 --> 00:30:34: Minister Kalanand BC's Economic Plan,
00:30:34 --> 00:30:38: which will which will come forward later this year or
00:30:38 --> 00:30:41: earlier this spring and starting to see that kind of
00:30:41 --> 00:30:43: relationship building.
00:30:43 --> 00:30:45: But then really how does that translate to kind of
00:30:45 --> 00:30:46: on the ground?
00:30:46 --> 00:30:50: So I think probably more to say on that later.
00:30:50 --> 00:30:53: And especially when it comes around to the the more
00:30:53 --> 00:30:56: effective transportation and development integration
planning,
00:30:56 --> 00:30:56: yeah,
00:30:56 --> 00:30:58: I mean, I think that even though it's not,
00:30:58 --> 00:31:00: I mean maybe a little more of Mr Fleming,
00:31:00 --> 00:31:03: but we've had a few conversations with miniatures like
yourself
00:31:03 --> 00:31:05: and it kind of has all comes back to this
00:31:05 --> 00:31:06: idea of like,
00:31:06 --> 00:31:09: OK, we're realizing. Now we've we've gone in decent
infrastructure
00:31:09 --> 00:31:10: in place,
00:31:10 --> 00:31:12: Vancouver, but plays like the Capital Region and and other
00:31:13 --> 00:31:14: other parts of the well.
00:31:14 --> 00:31:15: I'm sure you'd like the West infrastructure on the West
00:31:16 --> 00:31:16: Coast of the island as well,
00:31:16 --> 00:31:18: but on the East Coast,
00:31:18 --> 00:31:19: the island, the Fraser Valley,
00:31:19 --> 00:31:22: and elsewhere, it's it's. Sure,
00:31:22 --> 00:31:25: yeah, I think it's great that that's not OK.
00:31:25 --> 00:31:26: I want to get to some of the questions,
00:31:26 --> 00:31:28: but I wanted to go one more level down and
00:31:28 --> 00:31:31: I wanna know because I actually just generally don't know
00:31:32 --> 00:31:35: the answer because since housing and new prefers was split
00:31:35 --> 00:31:38: prior to when Mr. Robinson was in the role,

00:31:38 --> 00:31:41: what? What in what ways is the ministry trying to

00:31:41 --> 00:31:45: work with the nonprofit sector or affordable housing proponents or

00:31:45 --> 00:31:46: partnerships like what?

00:31:46 --> 00:31:50: What ways do you see the ministry working with different

00:31:50 --> 00:31:51: organizations?

00:31:51 --> 00:31:54: Try and find opportunities really zero in on on ways

00:31:55 --> 00:31:58: big and small to help afford more affordable housing.

00:31:58 --> 00:32:01: Specifically be built and created right across the province,

00:32:01 --> 00:32:03: but especially I guess I would have to say in

00:32:03 --> 00:32:05: Metro Vancouver and on the South Coast of the island.

00:32:06 --> 00:32:09: Yeah, so I think this really comes down to municipal

00:32:09 --> 00:32:10: affairs.

00:32:10 --> 00:32:13: Our strong relationship with local governments and our ability to

00:32:13 --> 00:32:16: listen and give them the tools that they need to

00:32:16 --> 00:32:20: enable them to make quicker decisions to streamline their development,

00:32:20 --> 00:32:24: approvals, processes and to overcome some of the obstacles that

00:32:24 --> 00:32:26: they have clearly told us about.

00:32:26 --> 00:32:28: So for example, around public hearings,

00:32:28 --> 00:32:31: I wouldn't necessarily make that specific to the nonprofit housing

00:32:31 --> 00:32:32: sector.

00:32:32 --> 00:32:34: I would say this is for any land use decision

00:32:34 --> 00:32:35: making altogether,

00:32:35 --> 00:32:39: but but around housing. Period and.

00:32:39 --> 00:32:42: I think you know, while the attorney general,

00:32:42 --> 00:32:46: the Minister responsible for Housing Minister EV obviously very front

00:32:46 --> 00:32:49: facing BC housing and the supply side of the equation

00:32:49 --> 00:32:54: helping to provide the funding that nonprofit housing providers need

00:32:54 --> 00:32:56: in order to to fill that gap to between the

00:32:56 --> 00:33:00: cost of housing and the cost of delivering affordable housing to people.

00:33:00 --> 00:33:01:

00:33:01 --> 00:33:03: The cost of building it and the cost of delivering

00:33:03 --> 00:33:03: it.

00:33:03 --> 00:33:06: And really it's kind of working in tandem.

00:33:06 --> 00:33:08: So that's why Minister Evie and I work very closely

00:33:08 --> 00:33:09: together.

00:33:09 --> 00:33:11: Our ministries work very closely together.

00:33:11 --> 00:33:12: On those kinds of issues.

00:33:12 --> 00:33:15: But again, I want to come back to the development
00:33:15 --> 00:33:16: approvals process review,
00:33:16 --> 00:33:19: and even though that's work that started in 2018 and
00:33:19 --> 00:33:20: 2019,
00:33:20 --> 00:33:23: it brought everybody together and and it's about listening to
00:33:23 --> 00:33:25: each others needs some time,
00:33:25 --> 00:33:27: so I wasn't in those conversations,
00:33:27 --> 00:33:31: but I can imagine those conversations because having been
involved
00:33:31 --> 00:33:33: in smaller sort of kind of,
00:33:33 --> 00:33:36: you know, a smaller version of that in Tofino,
00:33:36 --> 00:33:39: that is pretty fundamental to bring people together to
understand
00:33:39 --> 00:33:41: the the obstacles that they face,
00:33:41 --> 00:33:42: so that it's not just.
00:33:42 --> 00:33:45: At local governments, listening to developers in their
frustrations with
00:33:45 --> 00:33:46: the process.
00:33:46 --> 00:33:50: But it's also developers, the nonprofit housing community
listening to
00:33:50 --> 00:33:55: local government and understanding what barriers planning
staff sometimes face
00:33:55 --> 00:33:57: what councils are going through.
00:33:57 --> 00:34:01: And with 162 or 161 municipal councils and 27 regional
00:34:01 --> 00:34:05: district boards across the province,
00:34:05 --> 00:34:08: you know each one has a few different flavors and
00:34:08 --> 00:34:10: unique situations that it's dealing with.
00:34:10 --> 00:34:12: So I think that's really.
00:34:12 --> 00:34:16: But the Ministry of Municipal Affairs does play a very
00:34:16 --> 00:34:17: big convening role in that sense,
00:34:17 --> 00:34:22: and ensuring that local government we understand local
governments well,
00:34:22 --> 00:34:25: maintaining that relationship with not only directly with cities,
00:34:25 --> 00:34:27: regional districts, towns, and villages,
00:34:27 --> 00:34:30: but also with UBC and the Union of BC Municipalities.
00:34:30 --> 00:34:32: That does a lot of policy setting for the local
00:34:32 --> 00:34:36: government community as a whole and really plays an
important
00:34:36 --> 00:34:39: role in the in the interaction between the province and
00:34:39 --> 00:34:40: local governments.
00:34:42 --> 00:34:44: Right, so last last question I have before we dive
00:34:45 --> 00:34:47: into some of the questions I've seen in the chat
00:34:47 --> 00:34:48: here was,

00:34:48 --> 00:34:49: and maybe it's a little more step out,
00:34:49 --> 00:34:52: but again, more out of just trying to what's going
00:34:52 --> 00:34:54: on with the ministry is how,
00:34:54 --> 00:34:56: how, what role or how do you see or what
00:34:56 --> 00:34:57: what's the situation?
00:34:57 --> 00:34:59: How everyone to phrase it with the province and your
00:35:00 --> 00:35:01: ministry in particular.
00:35:01 --> 00:35:05: Working with various host nations and other indigenous
partners to
00:35:05 --> 00:35:06: tackle housing needs.
00:35:06 --> 00:35:10: Whether it's on on the host nations you know with
00:35:10 --> 00:35:12: with them directly or in places.
00:35:12 --> 00:35:15: Like certain communities in in with urban indigenous
populations,
00:35:15 --> 00:35:17: what what? What is that?
00:35:17 --> 00:35:19: What is that situation been like and what are you
00:35:19 --> 00:35:20: working on or or what?
00:35:20 --> 00:35:22: What might Members want to know about that relationship or
00:35:22 --> 00:35:24: ongoing development of that relationship?
00:35:25 --> 00:35:28: Thanks, that's a really important question,
00:35:28 --> 00:35:30: I think, and we've seen you know this is a
00:35:30 --> 00:35:31: government.
00:35:31 --> 00:35:34: I think that really understands well,
00:35:34 --> 00:35:36: some of the concerns and some of the needs and
00:35:36 --> 00:35:40: indigenous communities are experiencing and and the the
challenges that
00:35:40 --> 00:35:41: they face.
00:35:41 --> 00:35:42: And so I'm really proud to be part of a
00:35:42 --> 00:35:43: government that is.
00:35:43 --> 00:35:48: The first government in British Columbia that's invested
directly in
00:35:48 --> 00:35:50: housing in directly in indigenous communities,
00:35:50 --> 00:35:54: building those partnerships and again being a convener of
bringing
00:35:54 --> 00:35:55: people together.
00:35:55 --> 00:35:59: Nations and local governments is really really important.
00:35:59 --> 00:36:03: We provide funding to First Nations and local governments to
00:36:03 --> 00:36:05: help bring them together,
00:36:05 --> 00:36:08: so even just something as simple as a few \$1000
00:36:09 --> 00:36:14: that helps bring councils and indigenous leaders together to
discuss.
00:36:14 --> 00:36:17: The issues that they're facing and work towards,
00:36:17 --> 00:36:22: for example, developing protocol agreements or agreements

on how they're going to work together is might seem unrelated to housing, but it isn't because it's about the relationship that they both need and and understanding.

We also know that as First Nations communities, indigenous communities are growing. They need services, so they need water. They need sewage treatment, for example, and if that's not something that they are prepared or can, or in the position of delivering themselves, then. Then an agreement can be struck with a a neighboring municipality, and so these municipal type service agreements, we call them the technical jargon there, but the the the relationship that local governments have to First Nations and being able to enable them to to build their communities in the way that they see fit is really, really important. It's also I think you know the bigger, broader conversation around reconciliation and the work that we're doing through the declaration on the rights of Indigenous Peoples Act and.

One of the items that's come up in the draft action plan that is has been put forward is around more inclusive governance at the regional level. So we have a lot of work to do. We've we've done since. There's been some phenomenal work that's been done with respect to treating nations and and that work there, but there are a lot of non treating nations that are there community members that are living in local government areas that don't have the same kind of participation or say at a council or board table. So we're really beginning to look at that. In in terms of a relationship and and decision making, and I think we're going to see some really, really important steps taken in the years to come. It's not easy work and certainly you know, we hear that from local governments we hear it from

00:38:00 --> 00:38:01: First Nations over and over again,
00:38:01 --> 00:38:04: but I think it's work that people are deeply committed
00:38:04 --> 00:38:06: to doing and it's going to be really important on
00:38:06 --> 00:38:07: the housing front.
00:38:08 --> 00:38:09: Yeah, I totally agree. I know it.
00:38:09 --> 00:38:11: You and I and I see a few people who
00:38:11 --> 00:38:13: have been involved in different conversations.
00:38:13 --> 00:38:16: You know we're actively. Have we received a grant from
00:38:16 --> 00:38:18: UI national and have a team of people that are
00:38:18 --> 00:38:19: trying to figure out.
00:38:19 --> 00:38:21: How can we what role we can play in in
00:38:21 --> 00:38:22: this specific topic?
00:38:22 --> 00:38:24: Because you know it it's you know in our approach
00:38:24 --> 00:38:25: has been,
00:38:25 --> 00:38:26: you know, if we knew where the solutions were,
00:38:26 --> 00:38:29: they probably would already happened and so we really need
00:38:29 --> 00:38:31: to get out and work in partnership to find out
00:38:31 --> 00:38:32: what roles.
00:38:32 --> 00:38:33: As you know, private companies.
00:38:33 --> 00:38:35: I work for organisations you lie,
00:38:35 --> 00:38:37: the province saver and also what role can we play?
00:38:37 --> 00:38:40: 'cause it's just such it's such an outsized problem.
00:38:40 --> 00:38:43: That is, you know, obviously just straight up and injustice,
00:38:43 --> 00:38:45: right? So you know, I appreciate that that what you're
00:38:45 --> 00:38:46: saying about that?
00:38:46 --> 00:38:48: And that's your approach. And OK,
00:38:48 --> 00:38:49: I want to dive into a couple of questions.
00:38:49 --> 00:38:51: I'm not going to ask him in any particular order.
00:38:51 --> 00:38:53: They kind of come in as we talked in different,
00:38:53 --> 00:38:55: but I'm going to dive into one that just came
00:38:55 --> 00:38:57: in 'cause I think it is kind of hits the
00:38:57 --> 00:38:59: nail and I had to something related to the the
00:38:59 --> 00:39:03: the approvals process review that she's on her way,
00:39:03 --> 00:39:05: but it's a specific question about the island trust,
00:39:05 --> 00:39:08: but I think it could apply outside of that to
00:39:08 --> 00:39:11: any quite frankly any local government or area local
government.
00:39:11 --> 00:39:13: And this is the idea that sometimes whether it's a
00:39:13 --> 00:39:14: Council in this case,
00:39:14 --> 00:39:18: the island trust is a local agency or anything that
00:39:18 --> 00:39:20: would be similar,
00:39:20 --> 00:39:21: even though there might, you know,

00:39:21 --> 00:39:22: seemingly to a lot of people.
00:39:22 --> 00:39:26: And likely is a need for affordable housing affordable workforce
00:39:26 --> 00:39:27: housing.
00:39:27 --> 00:39:29: What have you people that are in those sort of
00:39:29 --> 00:39:32: elected or otherwise leadership roles might not agree with that
00:39:32 --> 00:39:34: and it leaves kind of the region or the area
00:39:34 --> 00:39:38: and paralysis and you know you know what.
00:39:38 --> 00:39:40: What plans? Or are there plans or how would you
00:39:40 --> 00:39:43: respond to the idea that perhaps in those situations it's
00:39:43 --> 00:39:46: the province responsibility to mandate or step in to address
00:39:46 --> 00:39:49: the housing crisis when certain bodies are saying now we
00:39:49 --> 00:39:51: don't think this is an issue?
00:39:51 --> 00:39:53: Of course we we know that it is right across
00:39:53 --> 00:39:53: the province.
00:39:55 --> 00:39:59: I think we really kind of hit on the head
00:39:59 --> 00:40:01: of a lot of of things here.
00:40:03 --> 00:40:06: You you, I mean, first of all I want to
00:40:06 --> 00:40:10: say and having been involved in local government and having
00:40:10 --> 00:40:11: been a a mayor myself,
00:40:11 --> 00:40:13: the deep respect that we all have.
00:40:13 --> 00:40:16: I think for local governments and the fact that they
00:40:16 --> 00:40:19: know their communities best is is something the province very
00:40:19 --> 00:40:20: takes very very seriously.
00:40:20 --> 00:40:24: So we use that. We have a democratic system.
00:40:24 --> 00:40:28: We elect representatives to represent us at the Council or
00:40:28 --> 00:40:31: islands trust table or a regional district table.
00:40:31 --> 00:40:33: And so we place in them our faith and confidence
00:40:33 --> 00:40:35: that they're going to make the best decisions.
00:40:35 --> 00:40:40: Possible we also depend on strictly defined processes for
00:40:40 --> 00:40:43: people
00:40:40 --> 00:40:43: to be able to have their say and to influence,
00:40:43 --> 00:40:47: and to lobby and to bring the information to light
00:40:47 --> 00:40:49: that people need to make decisions.
00:40:49 --> 00:40:52: It's an imperfect system and I think we see over
00:40:52 --> 00:40:56: and over again where there's tension between residents and
00:40:56 --> 00:40:59: elected
00:40:56 --> 00:40:59: bodies around the decisions that were being made,
00:40:59 --> 00:41:01: and we're never going to be able to step away
00:41:01 --> 00:41:01: from that.
00:41:01 --> 00:41:03: That's always going to exist,

00:41:03 --> 00:41:06: I think. Again, this is where.

00:41:06 --> 00:41:09: For myself, it's really important to to hear directly from

00:41:09 --> 00:41:13: local governments as to what frustrations and obstacles challenges they're

00:41:13 --> 00:41:15: facing and what we can do to give them the

00:41:15 --> 00:41:18: tools and levers to remove some of those and the

00:41:18 --> 00:41:20: housing needs assessment,

00:41:20 --> 00:41:21: I think, is one of those tools that has really

00:41:21 --> 00:41:22: helped in this sense,

00:41:22 --> 00:41:26: so by requiring local governments to undertake a housing needs

00:41:26 --> 00:41:29: assessment and and that is information that must come to

00:41:29 --> 00:41:32: council be presented in a public meeting.

00:41:32 --> 00:41:34: But the community has access to.

00:41:34 --> 00:41:36: I have seen it in communities where it's.

00:41:36 --> 00:41:40: Given them the opportunity to have a very important conversation

00:41:40 --> 00:41:43: and and that means that you know elected Council is

00:41:43 --> 00:41:45: not able to ignore.

00:41:45 --> 00:41:46: Obviously the results of its housing,

00:41:46 --> 00:41:50: needs assessment and and everybody has the same information together,

00:41:50 --> 00:41:53: both residents and the elected councils.

00:41:53 --> 00:41:55: I do appreciate though, that you know,

00:41:55 --> 00:41:56: I think this brings up a lot of tension.

00:41:56 --> 00:41:58: We see population growth. We see.

00:41:58 --> 00:42:01: I've experienced it. Certainly in my own town of Tofino,

00:42:01 --> 00:42:04: where as chair of the Housing corporation,

00:42:04 --> 00:42:06: I had the challenge of.

00:42:06 --> 00:42:08: Kind of wearing a hat as a mayor.

00:42:08 --> 00:42:10: On one hand, a hat as a as a chair

00:42:10 --> 00:42:12: of a housing corporation,

00:42:12 --> 00:42:15: and then obviously a citizen where we're making very difficult

00:42:15 --> 00:42:17: decisions about where to site.

00:42:17 --> 00:42:22: An affordable housing development that in our case meant facing

00:42:22 --> 00:42:26: the removing forest in order to build that the housing

00:42:26 --> 00:42:28: development and boy.

00:42:28 --> 00:42:30: I mean, that's that's controversial.

00:42:30 --> 00:42:32: So I I know what it feels like to be

00:42:32 --> 00:42:35: mixed up into the middle of that and to make

00:42:35 --> 00:42:37: some decisions that are that are tradeoffs.

00:42:37 --> 00:42:39: The fact of the matter is,

00:42:39 --> 00:42:42: though that there are British Columbians who are not housed
00:42:42 --> 00:42:43: well adequately,
00:42:43 --> 00:42:47: affordably, and when we see in a housing needs assessment
00:42:47 --> 00:42:49: what the proportion of the population is.
00:42:49 --> 00:42:53: So, for example, we see that you know X percentage
00:42:53 --> 00:42:56: of people are paying well above or or even.
00:42:56 --> 00:42:59: You know way way above what they should reasonably be
00:42:59 --> 00:43:01: able to pay in in terms of being well housed,
00:43:01 --> 00:43:03: we have to take action,
00:43:03 --> 00:43:04: and we have to do things,
00:43:04 --> 00:43:06: and I think we have a provincial government that's deeply
00:43:06 --> 00:43:07: committed to that and.
00:43:07 --> 00:43:11: And will continue to work with local governments to to
00:43:11 --> 00:43:14: help them do do what I think we all realize
00:43:14 --> 00:43:15: is the right thing to do.
00:43:15 --> 00:43:18: But recognizing that it it does,
00:43:18 --> 00:43:20: it is challenging. And it it's these are difficult times.
00:43:20 --> 00:43:24: They're difficult conversations. I'm I'm a person who's not
00:43:24 --> 00:43:25: afraid
00:43:25 --> 00:43:28: of having those difficult conversations,
00:43:28 --> 00:43:30: but I appreciate that within each community across British
00:43:30 --> 00:43:31: Columbia
00:43:31 --> 00:43:33: that the situation is going to be a little bit
00:43:33 --> 00:43:34: different.
00:43:34 --> 00:43:38: So again, I think we have to continue to talk
00:43:38 --> 00:43:41: to each other.
00:43:41 --> 00:43:44: And by coming together and listening and.
00:43:44 --> 00:43:47: Of having those opportunities at local governments and some
00:43:47 --> 00:43:51: local
00:43:51 --> 00:43:52: governments are doing an amazing job of this of the
00:43:52 --> 00:43:56: way that they're engaging with their neighborhoods with
00:43:56 --> 00:43:58: constituents and
00:43:58 --> 00:44:00: helping to bring people along with the the the decisions
00:44:00 --> 00:44:02: that have to be made.
00:44:02 --> 00:44:04: I mean, it's quite striking whether you're in Tofino,
00:44:04 --> 00:44:05: Vancouver or anywhere in between.
00:44:05 --> 00:44:07: Any sort of seismic styling between it's it's the same
00:44:07 --> 00:44:08: kind of issue and it's the same kind of challenges.
00:44:08 --> 00:44:09: And but it definitely not gonna be the same type
00:44:09 --> 00:44:09: of solutions.
00:44:09 --> 00:44:09: And I mean, I think that's part of the challenge,
00:44:09 --> 00:44:09: right?
00:44:09 --> 00:44:09: Yeah, that is part of the challenge.

00:44:09 --> 00:44:11: Although one thing I will say is that in all
00:44:11 --> 00:44:14: my time in politics so far and maybe just being
00:44:14 --> 00:44:16: a human being is that people don't like change.
00:44:16 --> 00:44:19: And I think we all we're all guilty of that.
00:44:19 --> 00:44:22: Nobody wants to see what's happening next door or down
00:44:22 --> 00:44:22: the street,
00:44:22 --> 00:44:25: sometimes change and. And there's a comfort in in the
00:44:25 --> 00:44:26: way we live and how we are.
00:44:26 --> 00:44:29: I think what's so important is we have to take
00:44:29 --> 00:44:32: ourselves out of our own personal situation sometimes and
think
00:44:32 --> 00:44:35: about others and think about the situation that they're facing.
00:44:35 --> 00:44:38: I've certainly been in the situation of of going through
00:44:38 --> 00:44:39: a public hearing myself,
00:44:39 --> 00:44:41: chairing the public, hearing myself,
00:44:41 --> 00:44:43: and needing to tell myself over and over that I
00:44:43 --> 00:44:46: know I'm hearing from a certain set of voices.
00:44:46 --> 00:44:49: But it's my responsibility as an elected official to think
00:44:49 --> 00:44:52: of everybody and to make a decision that is in
00:44:52 --> 00:44:54: the interest of my entire Community.
00:44:54 --> 00:44:55: That's hard work to do.
00:44:55 --> 00:44:59: Sometimes it's not easy to turn off some of the
00:44:59 --> 00:44:59: very,
00:44:59 --> 00:45:02: very loud voices that we hear and and really kind
00:45:02 --> 00:45:05: of draw ourselves out and and think like that.
00:45:05 --> 00:45:07: So everything that I think you know,
00:45:07 --> 00:45:08: maybe this is a little bit of a plea to
00:45:09 --> 00:45:11: to say to understand what it might be like to
00:45:11 --> 00:45:13: be in the seat of a a counselor or a
00:45:13 --> 00:45:16: mayor or regional district director who's making these
decisions.
00:45:16 --> 00:45:20: And there's lots of ways that we can encourage as
00:45:20 --> 00:45:22: well as constructively criticize.
00:45:23 --> 00:45:25: I mean, I said, I said to many colleagues.
00:45:25 --> 00:45:27: Many times it's easy to say that they should just
00:45:27 --> 00:45:29: do the right thing when you're not sitting in the
00:45:29 --> 00:45:30: chair and you're not job,
00:45:31 --> 00:45:33: but you're sort of position is on the line based
00:45:33 --> 00:45:35: on what you think might be the outcome,
00:45:35 --> 00:45:37: and so I do think it behooves all of us
00:45:37 --> 00:45:39: to do our part to make sure if there is
00:45:39 --> 00:45:42: a lack of razor constituency of people who believes that
00:45:42 --> 00:45:43: this change is right, well,

00:45:43 --> 00:45:45: we gotta we gotta show up and share that as
00:45:45 --> 00:45:47: individuals organizations,
00:45:47 --> 00:45:48: what have you? Of course you allowed us to do
00:45:48 --> 00:45:48: that.
00:45:48 --> 00:45:53: We're we're nonpartisan people. We're happy to facilitate
dialogue.
00:45:53 --> 00:45:54: I wanna dive in you.
00:45:54 --> 00:45:55: You talked about breaking silos.
00:45:55 --> 00:45:57: Town, and so there's a question here,
00:45:57 --> 00:45:59: and it it I kind of touched on it in
00:45:59 --> 00:46:00: our chat,
00:46:00 --> 00:46:01: but I wanted to get into it and I know
00:46:01 --> 00:46:03: it's not specific to your ministry,
00:46:03 --> 00:46:05: but I wondered maybe if you could either sort of
00:46:05 --> 00:46:06: just share your thoughts on it,
00:46:06 --> 00:46:09: or maybe if if it's not something it's like,
00:46:09 --> 00:46:10: how do? How do we address this?
00:46:10 --> 00:46:13: And it's this idea of property tax exemptions for affordable
00:46:13 --> 00:46:16: housing and I kind of touched on that more at
00:46:16 --> 00:46:17: a high level,
00:46:17 --> 00:46:19: but I think another conversation that even though it's not
00:46:19 --> 00:46:21: in the chat which is related to this,
00:46:21 --> 00:46:23: is when you talked about the importance of building complete
00:46:23 --> 00:46:24: communities.
00:46:24 --> 00:46:25: Whether it's in these places like.
00:46:25 --> 00:46:29: More established at Vancouver, these rapidly growing places
like the
00:46:29 --> 00:46:31: Fraser Valley and anywhere in between,
00:46:31 --> 00:46:34: you know. Complete communities are obviously housing
Java,
00:46:34 --> 00:46:36: space, recreation, space park space,
00:46:36 --> 00:46:37: whatever and one of the things,
00:46:37 --> 00:46:41: especially in Metro Vancouver. I'm sure it's no different
elsewhere
00:46:41 --> 00:46:42: is is this idea of it?
00:46:42 --> 00:46:44: It's because the cost of land has gone so much
00:46:44 --> 00:46:46: up no matter what your mill rate is.
00:46:46 --> 00:46:49: Your property taxes are high and your property taxes are
00:46:49 --> 00:46:50: high.
00:46:50 --> 00:46:53: If you're affordable housing which can really crush affordable
housing
00:46:53 --> 00:46:55: operators and I can crush small business because you've got
00:46:56 --> 00:46:57: that highest and best use.

00:46:57 --> 00:46:59: Right, so if the value of the land goes up,
00:46:59 --> 00:47:02: the poor small businesses property tax bill goes up even
00:47:02 --> 00:47:05: though they had nothing to do with it and they
00:47:05 --> 00:47:07: they can potentially be put out of business.
00:47:07 --> 00:47:09: So I know that's not your jurisdiction,
00:47:09 --> 00:47:11: but in this idea of these breaking down silos,
00:47:11 --> 00:47:13: as I said, you know what?
00:47:13 --> 00:47:15: What do you think? Do you think iteration or would
00:47:15 --> 00:47:16: you consider?
00:47:16 --> 00:47:20: Could you take conversations around this idea of trying to
00:47:20 --> 00:47:21: have a more?
00:47:21 --> 00:47:24: I guess for lack of it raises more sophisticated property
00:47:24 --> 00:47:27: tax or property tax and assessment regime that could,
00:47:27 --> 00:47:30: you know, try and see the Gray areas between this
00:47:30 --> 00:47:33: to make affordable housing site there or operating affordable
00:47:33 --> 00:47:37: housing
00:47:33 --> 00:47:37: slightly more affordable or make operating from businesses
00:47:37 --> 00:47:40: affordable. A lot more affordable depending on where you
00:47:40 --> 00:47:42: are,
00:47:40 --> 00:47:42: but you know in terms of trying to get to
00:47:42 --> 00:47:45: that idea of a complete community by giving municipalities
00:47:45 --> 00:47:45: these
00:47:45 --> 00:47:45: other tools.
00:47:47 --> 00:47:51: I think it's a really good and insightful question,
00:47:51 --> 00:47:54: and I think if you know properly the short answer
00:47:54 --> 00:47:54: I suppose,
00:47:54 --> 00:47:58: is it's something that really should be and could be
00:47:58 --> 00:48:00: explored more in in the well.
00:48:00 --> 00:48:02: It's not necessarily the development approvals work that
00:48:02 --> 00:48:04: we're doing
00:48:02 --> 00:48:04: through the Ministry of Municipal Affairs,
00:48:04 --> 00:48:06: but working with my colleague,
00:48:06 --> 00:48:08: Minister Robinson and and my colleague Mr.
00:48:08 --> 00:48:13: EV. Of course, in discussing that as a potential tool.
00:48:13 --> 00:48:17: Again though, I would say you know each municipality.
00:48:17 --> 00:48:21: Each local government knows itself best and and and we
00:48:21 --> 00:48:23: often take an enabling position,
00:48:23 --> 00:48:26: so enabling it could be something to be examined in
00:48:26 --> 00:48:29: terms of enabling municipalities to use that as a potential
00:48:29 --> 00:48:30: tool.
00:48:30 --> 00:48:32: There are other things too that we need to be
00:48:32 --> 00:48:36: looking at and reducing the cost of operating housing so

00:48:36 --> 00:48:39: so that you can carry it more easily and that
00:48:39 --> 00:48:42: it's truly affordable to people is is,
00:48:42 --> 00:48:44: you know, through community amenity contributions.
00:48:44 --> 00:48:48: DC sees other ways that municipalities can.
00:48:48 --> 00:48:52: Contribute to lowering the cost for the operator,
00:48:52 --> 00:48:54: although I would add by,
00:48:54 --> 00:48:56: you know DC's property tax exemptions.
00:48:56 --> 00:48:59: What we're doing in that case is taking those costs
00:48:59 --> 00:49:02: and spreading it over the rest of the municipal tax
00:49:02 --> 00:49:02: base.
00:49:02 --> 00:49:05: And that's a decision that only a local government might
00:49:05 --> 00:49:07: be able to make for itself to determine.
00:49:07 --> 00:49:09: Is is this a way that we want to see
00:49:09 --> 00:49:10: our Community support?
00:49:10 --> 00:49:12: I mean of personal opinions on that,
00:49:12 --> 00:49:14: but in this in this role,
00:49:14 --> 00:49:17: I think it really is hearing from other local governments
00:49:17 --> 00:49:17: as to.
00:49:17 --> 00:49:20: They're interested in a tool like that and and being
00:49:20 --> 00:49:22: able to use it and make and having the ability
00:49:23 --> 00:49:24: to make that decision themselves.
00:49:25 --> 00:49:27: Well, perhaps I mean to follow up with Mr.
00:49:27 --> 00:49:29: Robinson then, but I I hear a lot right?
00:49:29 --> 00:49:32: As someone who helped in the community and very raising,
00:49:32 --> 00:49:35: and I think whether it's affordable housing operators or or
00:49:35 --> 00:49:36: or small businesses and and and,
00:49:36 --> 00:49:39: and even in between. But so mainly related to that,
00:49:39 --> 00:49:42: though I'm going to take a little moderators privilege here.
00:49:42 --> 00:49:44: And you know. And you're touching on like the idea
00:49:44 --> 00:49:47: of like one of the challenges that might be that
00:49:47 --> 00:49:47: you know,
00:49:47 --> 00:49:51: thins out already incredibly thin resources.
00:49:51 --> 00:49:53: And by of course, I in no way in impugning
00:49:53 --> 00:49:55: the current government in this next statement.
00:49:55 --> 00:49:59: I think we've definitely seen on higher levels of government
00:49:59 --> 00:50:02: and continual downloading of responsibility,
00:50:02 --> 00:50:05: whether purposefully or not, onto municipalities you know?
00:50:05 --> 00:50:08: Yes, there's you know infrastructure for transit,
00:50:08 --> 00:50:10: but there's not necessarily option.
00:50:10 --> 00:50:11: Yes, we want to build more housing,
00:50:11 --> 00:50:15: but that requires processing more permits that requires staff
time.

00:50:15 --> 00:50:18: It requires basic infrastructure needs of,
00:50:18 --> 00:50:19: you know, we had a bunch of density.
00:50:19 --> 00:50:21: You need more schools, you need,
00:50:21 --> 00:50:23: more, you know sewage, you need more,
00:50:23 --> 00:50:26: whatever you know. I don't.
00:50:26 --> 00:50:28: I actually don't know what that tells me land in,
00:50:28 --> 00:50:31: but what kind of you know conversations?
00:50:31 --> 00:50:33: Have there been or or could there be around the
00:50:33 --> 00:50:34: city of municipalities?
00:50:34 --> 00:50:38: Just need more resources to handle this growth through
allow
00:50:38 --> 00:50:41: it to happen and also to make it easier to
00:50:41 --> 00:50:43: happen per the the review process.
00:50:43 --> 00:50:45: Even right, it's easy if you're piloting and I drop,
00:50:46 --> 00:50:50: you, know 550-6070 applications in your planning
department doesn't matter
00:50:50 --> 00:50:52: how quickly council approves things,
00:50:52 --> 00:50:54: it's just there's just a regular machine in government that
00:50:54 --> 00:50:55: takes time.
00:50:55 --> 00:50:58: So this idea of resourcing municipalities more is that come
00:50:58 --> 00:50:59: up at all or.
00:50:59 --> 00:51:03: Oh, it sure has. I say it's it's probably one
00:51:03 --> 00:51:06: of the the top topics that we hear about from
00:51:07 --> 00:51:07: UDCM.
00:51:07 --> 00:51:10: For example, some years ago in 2013,
00:51:10 --> 00:51:13: UBC I'm put together policy paper on local government,
00:51:13 --> 00:51:16: finance and approach the government at the data say we
00:51:16 --> 00:51:20: need to have a conversation about local government
financing the
00:51:21 --> 00:51:24: the deficiencies as seen with the property tax system,
00:51:24 --> 00:51:27: the way that we access grants and and how how
00:51:27 --> 00:51:32: we deliver the services that people need and the subjective.
00:51:32 --> 00:51:36: Of downloading or uploading of responsibilities and costs
comes up
00:51:36 --> 00:51:37: as well,
00:51:37 --> 00:51:40: although not much happened back in 2013.
00:51:40 --> 00:51:43: You BCM did reinvigorate that work a couple of years
00:51:43 --> 00:51:45: ago the pandemic hit so it put a little bit
00:51:45 --> 00:51:46: of a pause into it.
00:51:46 --> 00:51:47: But they've completed that work,
00:51:47 --> 00:51:50: brought it forward again to say we want to have
00:51:50 --> 00:51:51: a very serious conversation with you.
00:51:51 --> 00:51:55: The province about this and our response has been yes.

00:51:55 --> 00:51:57: So at the UVM convention last year,
00:51:57 --> 00:52:03: the premier committed to engaging through ministers
Robinson and myself.

00:52:03 --> 00:52:07: To to have that conversation with with local governments,
00:52:07 --> 00:52:10: and so that's some really important work that's going to
00:52:10 --> 00:52:12: be taking place in the coming years.
00:52:12 --> 00:52:15: And I think that'll really help us understand the perspectives
00:52:15 --> 00:52:15: of.
00:52:15 --> 00:52:18: Obviously the province has been through a number of events
00:52:18 --> 00:52:18: recently.
00:52:18 --> 00:52:21: We've all been been experiencing that,
00:52:21 --> 00:52:23: and it's placed us in in all in a in
00:52:23 --> 00:52:25: a difficult situation.
00:52:25 --> 00:52:27: So that's I think that's,
00:52:27 --> 00:52:29: you know, that's probably some of the most important work
00:52:29 --> 00:52:30: we can be doing with UBC.
00:52:30 --> 00:52:33: And right now, which is is really understanding that the
00:52:33 --> 00:52:33: financing.
00:52:33 --> 00:52:37: Situation and and having that conversation about who
delivers what,
00:52:37 --> 00:52:40: how. What tools do they need to do that?
00:52:40 --> 00:52:43: I would say though, because I do hear a lot,
00:52:43 --> 00:52:47: we talk about downloading a lot and it's not always
00:52:47 --> 00:52:48: an easy conversation,
00:52:48 --> 00:52:52: but you know, I do hear from time to time
00:52:52 --> 00:52:54: or maybe more than time to time.
00:52:54 --> 00:52:58: That that that local government will say,
00:52:58 --> 00:53:01: well, you know reluctantly we'll get engaged in the housing
00:53:01 --> 00:53:02: discussion or the housing world.
00:53:02 --> 00:53:06: But really, this is a provincial and federal responsibility,
00:53:06 --> 00:53:09: and obviously decades ago there was a lot more support
00:53:09 --> 00:53:13: and funding from the federal government around housing,
00:53:13 --> 00:53:16: and eventually that has shifted down to the province and
00:53:16 --> 00:53:19: it is shifting into municipalities or local governments.
00:53:19 --> 00:53:20: But I would say, you know,
00:53:20 --> 00:53:23: it really is the responsibility of every order of government
00:53:23 --> 00:53:24: to take on housing and.
00:53:24 --> 00:53:30: And municipalities, even if it's not necessarily direct cash
subsidy.
00:53:30 --> 00:53:33: For example, it is about being deeply committed to the
00:53:34 --> 00:53:37: approvals process and and and making that commitment to
move
00:53:37 --> 00:53:39: things along faster and to.

00:53:39 --> 00:53:42: I have some very honest and hard conversations with neighborhoods

00:53:42 --> 00:53:45: and residents about the fact that we need to house

00:53:45 --> 00:53:46: people safely,

00:53:46 --> 00:53:48: adequately, affordably, and that we're going to have to make

00:53:48 --> 00:53:50: some tradeoffs to do that.

00:53:50 --> 00:53:53: So I think housing is everybody's responsibility,

00:53:53 --> 00:53:55: and I think the the kind of collaboration that we're

00:53:55 --> 00:53:58: seeing across the province is really evidence of that,

00:53:58 --> 00:54:00: and I, I hope that we might be able to

00:54:00 --> 00:54:02: get away from a conversation of,

00:54:02 --> 00:54:04: well, I'll do this if,

00:54:04 --> 00:54:05: or you know this. Downloading,

00:54:05 --> 00:54:08: uploading kind of conversation just to say look we all

00:54:08 --> 00:54:09: need to roll up our sleeves.

00:54:09 --> 00:54:12: We need to collaborate. We need to work together and

00:54:12 --> 00:54:14: we need to be more efficient and do this in

00:54:14 --> 00:54:17: a way that is appropriate and sensitive to the unique

00:54:17 --> 00:54:18: needs of each local government.

00:54:18 --> 00:54:21: They again they know themselves vast and and respect the

00:54:21 --> 00:54:22: fact that they do that.

00:54:22 --> 00:54:24: But we've we've got to move this along.

00:54:25 --> 00:54:28: May I see three quick comments that was gonna be

00:54:28 --> 00:54:30: lead to my my hopefully not last question.

00:54:30 --> 00:54:31: Maybe 'cause I do wanna give you.

00:54:31 --> 00:54:33: I know you had a hard stop at one and

00:54:33 --> 00:54:34: I wanna give you a chance to wrap up.

00:54:34 --> 00:54:37: But my question was going to be related to this.

00:54:37 --> 00:54:39: This sort of funding conversation,

00:54:39 --> 00:54:41: as you know, particularly for places that are are going

00:54:41 --> 00:54:43: to receive infrastructure investment,

00:54:43 --> 00:54:45: but I think it could apply it or trying to

00:54:45 --> 00:54:48: target say you need to hit a higher housing target.

00:54:48 --> 00:54:50: Could there be an incentive put in place?

00:54:50 --> 00:54:52: Because otherwise the only way to get more staff is

00:54:53 --> 00:54:55: to collect more taxes and that's not always I mean

00:54:55 --> 00:54:55: your.

00:54:55 --> 00:54:58: You were mayor. I'm sure that wasn't a great conversation.

00:54:58 --> 00:54:59: If if you have a raise,

00:54:59 --> 00:55:01: taxes, I don't know. But you know,

00:55:01 --> 00:55:03: is there possible to have some sort of incentive?

00:55:03 --> 00:55:05: OK, you're getting this infrastructure.

00:55:05 --> 00:55:09: We're also gonna have some provision for more funding to
00:55:09 --> 00:55:11: help you hire staff on a temporary being.
00:55:11 --> 00:55:14: Obviously extended period of time when its infrastructure to
to
00:55:14 --> 00:55:15: fund that.
00:55:15 --> 00:55:17: I see my colleague Alan Hart here pointed out there
00:55:17 --> 00:55:21: was a municipal integration fund that helped municipalities
integrates tight
00:55:21 --> 00:55:22: rein in their communities,
00:55:22 --> 00:55:25: and it was to fund additional staff and initiate.
00:55:25 --> 00:55:26: You know, other municipal projects to help?
00:55:26 --> 00:55:29: Integrating the transit into the municipality is.
00:55:29 --> 00:55:31: That's something I I don't know if that actually is
00:55:31 --> 00:55:32: happening.
00:55:32 --> 00:55:33: I'm not on the City side,
00:55:33 --> 00:55:35: and if it's not, is that something that would ever
00:55:35 --> 00:55:35: be considered?
00:55:36 --> 00:55:39: Well, two things. First of all,
00:55:39 --> 00:55:43: there is the development approvals process funding that has
gone
00:55:43 --> 00:55:46: out to local governments to help them take those who
00:55:46 --> 00:55:47: who were awarded the funding.
00:55:47 --> 00:55:50: The 43 local governments to really take a good hard
00:55:50 --> 00:55:51: look at their own resources,
00:55:51 --> 00:55:56: processes and find efficiencies and and and digitize for
example,
00:55:56 --> 00:55:59: modernize. So there's that side of things,
00:55:59 --> 00:56:01: but you've also brought up the idea of,
00:56:01 --> 00:56:03: I think, kind of linking infrastructure,
00:56:03 --> 00:56:07: funding with housing targets, and things like that.
00:56:07 --> 00:56:09: I think these are conversations that are very worthy of
00:56:09 --> 00:56:10: having,
00:56:10 --> 00:56:12: but we need to think,
00:56:12 --> 00:56:14: well, it's a complex conversation and we need to think
00:56:14 --> 00:56:16: clearly and carefully about it,
00:56:16 --> 00:56:23: because for example, housing you know municipalities need
the infrastructure
00:56:23 --> 00:56:27: services to to to deliver to new housing.
00:56:27 --> 00:56:29: I mean, they're obviously very much tide together,
00:56:29 --> 00:56:33: and that's again why this look at development cost charges,
00:56:33 --> 00:56:36: Community amenity contributions and and the local
government side of
00:56:36 --> 00:56:37: development finances.

00:56:37 --> 00:56:41: Really important, there is the development Finance Review Committee.

00:56:41 --> 00:56:44: We have representation from a number of organizations at including

00:56:45 --> 00:56:45: yours,

00:56:45 --> 00:56:47: and I think you know that's where those really good

00:56:47 --> 00:56:50: hard conversations are taking place and and will continue to

00:56:50 --> 00:56:50: take place.

00:56:51 --> 00:56:53: Gotcha, OK, great. Well I know like I said you

00:56:53 --> 00:56:54: had someone.

00:56:54 --> 00:56:55: I know there's some other questions but I do want

00:56:55 --> 00:56:56: to be respectful time.

00:56:56 --> 00:56:59: It's fun to give you a chance for any closing

00:56:59 --> 00:57:00: or parting remarks,

00:57:00 --> 00:57:02: your work or how we can work with you as

00:57:02 --> 00:57:04: as an organization that our Members can work with you.

00:57:05 --> 00:57:08: Well, thanks first of all let me just say thanks

00:57:08 --> 00:57:10: for the opportunity to dip my toes into it with

00:57:10 --> 00:57:11: you all.

00:57:11 --> 00:57:14: And although I can't see everybody's faces on my screen,

00:57:14 --> 00:57:18: I appreciate that everybody is here and there's been lots

00:57:18 --> 00:57:21: of really interesting chat in the chat box there.

00:57:21 --> 00:57:23: This is exactly what I love to do,

00:57:23 --> 00:57:24: which is a kind of dialogue.

00:57:24 --> 00:57:26: A little bit of back and forth.

00:57:26 --> 00:57:28: This is an opportunity for you to get to know

00:57:28 --> 00:57:29: me a little bit better and who I am and

00:57:29 --> 00:57:30: where I come from,

00:57:30 --> 00:57:34: but also how the Ministry of Municipal Affairs fits into

00:57:34 --> 00:57:35: the housing.

00:57:35 --> 00:57:38: Question and how we work with the Ministry of Transportation.

00:57:38 --> 00:57:42: The attorney General Minister responsible for housing and the rest

00:57:42 --> 00:57:45: of my colleagues I I have to say it's exciting

00:57:45 --> 00:57:48: for me to to make the jump from local government

00:57:48 --> 00:57:50: up to the provincial level and to bring with me

00:57:50 --> 00:57:53: my passion for people working together and around creating more

00:57:53 --> 00:57:57: affordable housing and building it faster for British Columbians.

00:57:57 --> 00:57:59: I I really appreciate all the suggestions,

00:57:59 --> 00:58:03: ideas, opinions that have been offered through this and Duncan.

00:58:03 --> 00:58:06: I really have enjoyed the conversation that we've had.
00:58:06 --> 00:58:08: So I look forward to more and hopefully we'll be
00:58:08 --> 00:58:10: able to do it in person sometime,
00:58:10 --> 00:58:13: so I hope this last plug I'll put in is
00:58:13 --> 00:58:16: is to get Minister Evie out to one of these
00:58:16 --> 00:58:17: events.
00:58:17 --> 00:58:20: As I said right before the pandemic and then we
00:58:20 --> 00:58:24: pushed next week thinking maybe it'll be over by then.
00:58:24 --> 00:58:26: So I think it's time to circle back.
00:58:26 --> 00:58:29: But Mr Osman, I really appreciate you joining us and
00:58:29 --> 00:58:30: I as as you suggest,
00:58:30 --> 00:58:31: I hope you'll come back,
00:58:31 --> 00:58:34: virtually or otherwise, for big events or small events.
00:58:34 --> 00:58:36: And there's lots of things we can be working on.
00:58:36 --> 00:58:38: There's a lot of passionate members coming a lot of
00:58:38 --> 00:58:40: different disciplines that would love to work with you.
00:58:40 --> 00:58:41: I think right across the province.
00:58:41 --> 00:58:42: So whatever ways we can,
00:58:42 --> 00:58:45: that would be great. I wanna thank all of you
00:58:45 --> 00:58:47: for joining us again on what now is finally looking
00:58:47 --> 00:58:49: to be a sunny Thursday and I want to thank
00:58:49 --> 00:58:52: all our sponsors and of course thank our host nations
00:58:52 --> 00:58:54: right across BC for letting us do our work here.
00:58:54 --> 00:58:56: I look forward to seeing you in the next few
00:58:56 --> 00:58:57: event and Mr Osborne.
00:58:57 --> 00:58:57: I hope to see you soon.
00:58:58 --> 00:59:00: Great, thanks so much. Bye
00:59:00 --> 00:59:01: bye.

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