



City of Port Moody

Minutes

Seniors Focus Committee

Minutes of the meeting of the Seniors Focus Committee held on Thursday, September 1, 2022 via Zoom.

Present

Councillor Diana Dilworth – Chair
Yolanda Broderick
Wilhelmina Martin
Grace McKeown
Constance Meisner

Absent

Councillor Amy Lubik – Vice-Chair
John Crowther (Regrets)
Malcolm Harkness (Regrets)
Leanne Lange (Regrets)

In Attendance

Angela Blackall – Recreation Coordinator
Tyson Ganske – Manager of Financial Planning
Esin Gozukara – Committee Coordinator
Liam McLellan – Social Planner

1. Call to Order

Call to Order

1.1 The Chair called the meeting to order at 7:02pm.

2. Adoption of Minutes

Minutes

2.1 SFC22/010

Moved, seconded, and CARRIED

THAT the minutes of the Seniors Focus Committee meeting held on Thursday, July 7, 2022 be adopted.

3. Unfinished Business

4. New Business

Peter Hulbert
Accessibility Award
90(1)(b)

4.1 SFC22/011

Moved, seconded, and CARRIED

THAT, pursuant to section 90 of the *Community Charter*, this portion of the Regular Meeting of the Seniors Focus Committee be closed to the public as the subject matter being considered relates to the following:

- **90(1)(b) – personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.**

The Regular meeting of the Seniors Focus Committee was recessed at 7:06pm and reconvened at 7:14pm.

Property Taxes and
Home Sales

4.2 Tyson Ganske, Manager of Financial Planning

Attachments:

- a) City of Port Moody Tax Sale Information
- b) Province of British Columbia Municipal Property Tax Sale Information

Link: [Scathing report issued after City of Penticton sells vulnerable woman's home to pay \\$10K tax bill](#)

The Manager of Financial Planning noted the following:

- the *Local Government Act* and *Community Charter* set the rules and regulations for municipal tax sales, and if required, the City holds an annual sale on the last Monday of September, at Council Chambers at 10am;
- delinquent taxes are any taxes unpaid on December 31, two years after the year the tax was imposed and they must be paid to avoid the tax sale of a property;
- a property cannot be sold for less than the upset price, and this price includes taxes, penalties, and fees;
- the bidders are asked to pre-register for the tax sale, the successful bidder must pay the City immediately with a certified payment, and these practices help eliminate less serious buyers from the process;
- there are additional rules in place if the municipality itself is a bidder in the tax sale;
- if a property is up for sale and nobody bids on it, the City, by default, takes over the property;
- a property sold at a tax sale may be redeemed by the owner within one year of the sale (redemption period);
- in an effort to prevent a property from being subject to a tax sale, the City maintains frequent communication with

the owner to discuss their options, even though this practice is not required under the legislation;

- multiple notices are sent to property owners regarding delinquent taxes, and any payments received during this time is applied to the delinquent amount;
- charge holders of the company, like mortgage companies, are notified of the potential tax sale of the property;
- every effort is made to clarify the process and expectations from the property owner to avoid the tax sale, and, if necessary, stratas and banks are contacted as well; and
- there has not been a tax sale in Port Moody since 2013.

The Manager of Financial Planning noted the following in response to questions from the Committee:

- notices are sent via postal service, and assistance from the Bylaw Division is requested to verify the delivery of the notices;
- the BC Ombudsperson recommendations regarding tax sale process include some practices that are already in place for many municipalities;
- properties that have been subject to a tax sale in Port Moody have historically been redeemed in the one-year redemption period;
- the City tries to work with family members of the property owner if the communication with the property owner is challenging; and
- Public Guardian and Trustee of BC is contacted to open a file for the property owner if necessary, and if there is an open file for the owner, further assistance may be requested from them.

The Committee commended the efforts of the Finance Department to prevent tax sales. The Committee also noted that someone in a health crisis or requiring long-term care may not have a full understanding of the severity of tax sale process, and different resources and measures should be sought if this is the case to avoid the sale.

The Manager of Financial Planning left the meeting at this point and did not return.

Housing Action Plan 4.3 Liam McLellan, Social Planner

The Social Planner gave a presentation on Housing Action Plan, and noted the following:

- the Plan was developed between January and July 2022, and it addresses the housing gaps and urgent needs identified by Port Moody's 2021 Housing Needs Report;
- Council created a clear vision of the Plan that is in alignment with the other City plans, policies, and priorities, and stakeholders were consulted through workshops and surveys;
- the 2021 Housing Needs Report identified gaps and priority needs, and it was noted that the city's senior demographic is expected to grow in coming years, and there is already a short supply of affordable seniors housing;
- to achieve a healthy housing spectrum, collaboration across the housing sector is required;
- the Plan puts forward a comprehensive set of policy and regulatory tools and actions to respond to the housing crisis;
- to improve affordability in the city (Direction 1), more homes need to be built at below-market and subsidized rates, and provincial and federal funding should be sought;
- Direction 2 (Catalyze Rental) intends to protect existing rental housing and tenants from displacements and encourage new purpose-built rental apartments through a new Secured Market Rental Housing Policy;
- diversifying housing forms (Direction 3) is necessary to match residents' diverse housing needs throughout their lives;
- there is an opportunity to encourage more diverse ground-oriented housing forms between the detached home and high-rise apartments;
- housing targets include projected population growth, current housing shortages, and the potential loss of affordable housing;
- these targets illustrate the minimum amount and type of housing required to meet the needs of current residents and maintain the city's income mix and housing diversity;
- strategic directions will help achieve the targets; and
- actions will be implemented in three phases and within a ten-year timeframe, and bi-annual progress reports will be reviewed by Council.

The Committee noted the following:

- it is important to protect the commercial base of the city in this process;
- residents living in old rental buildings may refrain from reporting deficiencies in case the building is considered as condemned; and

- underutilized housing, like seniors living alone with rooms available to rent and not wanting to downsize, could be explored to create more housing options.

The Social Planner noted the following in response to questions from the Committee:

- working towards increasing the rental stock will be prioritized in 2023;
- funding is currently being sought to develop a standards of maintenance bylaw to protect the aging rental stock;
- tenant relocation plans are scheduled to be finalized in 2023;
- the number of affordable rentals will increase and the rents will decrease as more units are added to the stock over the years;
- tenant relocation practices are dependant on the project, and other municipalities may house tenants for a short period of time if required; and
- there is an opportunity to explore the opportunity to create more housing within the existing stock, provided that engineering issues could be addressed.

The Chair noted the following:

- collaboration between all levels of government is required to make housing affordable and there should be incentives in place for developers to build affordable units;
- strong tools, like a rent-to-own program, should be used to address the housing needs of the city;
- private residents can jointly purchase land and work with a developer to build housing for themselves, and in that case a housing co-operative is not involved in the process; and
- housing university students in the homes of senior residents' who are willing to rent their rooms to them would make a positive societal impact.

5. Information

Staff Updates

- 5.1 The Recreation Coordinator noted that pre-planning meetings are currently being held for the Age-Friendly Recreation Centre, and further updates will be provided to the Committee in the upcoming meetings.

6. Adjournment

The Chair adjourned the meeting at 8:36pm.



Councillor Diana Dilworth,
Chair



Esin Gozukara,
Committee Coordinator