
NWWC BUILDING COMMITTEE MEETING MINUTES

September 17, 2020 at 2pm
Zoom Online Meeting

PARTICIPANTS	Leonard Hiebert (Peace River Regional District), Al Mottishaw (Real Estate-Retired), Patricia Jones (FNHA), Virginia Toulouse (FNHA), Martha Funk (Addictions Consultant-NWWC), Larry DaRos (Accountant, Building/Construction), Jeff Quibell (Falcon Engineering), Don Pettit (Peace Energy Renewable Energy Co-op), Cynthia Barlow (Streetohome), and Mukhtar Latif (Pomegranate Housing Consultancy)
REGRETS	Chris Hawkins (Adlard Environmental)
GUESTS	Rob Turnbull and Tracey Harvey (Streetohome Foundation)
STAFF	Isaac Hernandez and Liz Flores
MINUTES BY	Tracey Harvey and Cynthia Barlow

ITEM 1 INTRODUCTIONS & OPENING REMARKS

Isaac welcomed everyone to NWWC's inaugural Building Advisory Committee Meeting. Isaac advised that NWWCS Board of Directors' send their regrets as they were not able to join on the call today as they were dealing with a few community health challenges.

Chris Hawkins from Adlard Environmental who has been instrumental in helping NWWC with this initiative is not able to join us today as well.

Introductions were made and the meeting agenda reviewed.

CONSENSUS: Today's Agenda approved.

ITEM 2 ADDICTION RECOVERY COMMUNITY HOUSING MODEL

Isaac provided a brief history of NWWC's ARCH project and a summary of the model.

In 2007, Isaac started exploring different continuum of care models and the Board of Directors for the NWWCS supported the concept. Isaac and Rob attended a workshop at San Patrignano (a 4-year recovery community program) in 2014 and NWWC considered an adaptation of the San Pa model for the newly acquired property in Pouce Coupe.

Concurrently, Streetohome was developing two recovery models: Delancey Street Vancouver (urban version of San Patrignano) and the Addiction Recovery Community Housing (ARCH) model. The ARCH is a continuum of care model that addresses the gaps in the recovery service system. Streetohome shared both business cases with addiction recovery service network.

NWWCS liked the ARCH model and adapted the business case by adding a treatment programming component to help meet the needs in Northeast BC. NWWC's adaptation of the ARCH supports individuals from early intervention (prevention and detox) all the way to recovery supportive housing all under one roof.

ARCH consists of four components – Early Recovery Housing (detox), Addiction Treatment Housing, Recovery Supportive Housing, and Recovery Community Centre.

ITEM 3 REVIEW & ENDORSE BAC TERMS OF REFERENCE

Isaac reviewed the committee terms of reference and ask for feedback. All members endorsed the BAC TOR. Decision

DISCUSSION: The committee membership was discussed, and many members confirmed their interest in this initiative.

Leonard Hiebert was appointed by the Peace River Regional District Board and feels this is a needed resource in the Peace River Region. First Nations Health Authority is looking for a representative and hopes to provide a name soon, preferably a local member.

A couple of the members were concerned of a possible conflict of interest if solar energy and geothermal sources were considered.

Other members had no issues and confirmed their participation if their availability allowed them to do so.

It was noted that this committee needed to consider a programming component in the planning and discussions as it will influence design and the use of space. The possibility of combining both, building and programming, committees into one was suggested.

ACTION 1: Cynthia and Isaac will revise the TOR to include programming and will bring back to the next committee meeting for approval.

ITEM 4 NWWC ARCH PROJECT PROGRESS/NEXT STEPS

Mukhtar Latif provided an update on the NWWC's Working Group's efforts on the ARCH project.

a) BC Housing (BCH) Funding Requirements

BCH funding requirements state that the property for development must be owned separately from the program delivery service provider. NWWC Society is working through the process of creating a foundation that will hold the ownership of land which will meet the BCH's funding requirements. Isaac and the Board are early in this process but will come back to the committee with an update.

ACTION 2: NWWC to initiate the change of ownership and provide a progress update at committee meetings.

b) BCH Pre-development funding

Pre-development funding helps with the early stages of planning a project and the funds to pay for tasks that are needed to be completed before construction can begin. This process includes engaging the expertise to carry out the preliminary architectural and engineering work to determine if a site is suitable for development before making an application for development funding.

An application has been submitted to BCH and if approved, to work towards completing this scope of work by end of the year.

c) ALC Application

NWWC has hired Kumlin Sullivan to apply to Agricultural Land Commission (ALC) and Peace River Regional District (PRRD) to change the use for a portion of the land at Farmington.

Leonard noted that ALC applications can be challenging and recommends submitting the application for non-farm use to the ALC as soon as possible. PRRD is supportive of this initiative and will process the request as quickly as possible. The application will come to PRRD first and then back to ALC for their approval. ALC approval process time is expected to be 4 to 6 weeks.

The application will include a farming component such as growing indigenous herbs, raising chickens and goats as well as building hoop/green houses. The collection of local medicines for ceremonial purposes is also keen within the development of the ARCH.

d) Project timeline

This project will be developed in phases, with phase 1 starting with 40 units then building up to 120 units.

Construction start is anticipated for summer 2021 with completion based on construction type – 12 months for modular and 16 months for stick frame. Anticipated occupancy is fall 2022.

ITEM 5 CHAIR CLOSING COMMENTS

Ideally, it would be good if the committee can meet monthly to help with the development of the ARCH project and Isaac asked if that would work for everyone? Yes, however, individuals prefer another day than Thursday.

Isaac thanked everyone for their time and commitment.

ACTION 3: Liz to set up a monthly Zoom meeting starting in October.

ITEM 6 ADJOURN

The meeting ended at 3:10 p.m.