

November 20, 2011

Introduction:

The False Creek South Neighbourhood Planning Group (FCSNPG) is an amalgamation of the efforts of the False Creek South Neighbourhood Association and Leaseholders of False Creek (LFC). Its mandate is to develop a strategy to ensure the continuing viability of South False Creek for existing and future residents.

The community is committed to maintaining its contribution to the City's ideals of diversity and livability. What the City will do with this land after the expiry of the 60-year leases that were initiated in the mid 1970's is uncertain.

This uncertainty impacts on owners because financial institutions will not loan to potential buyers with less than 25 years left on their lease. Stratas and Co-op housing are also finding it difficult to secure funding for building maintenance and repairs.

The FCSNPG has met with Michael Flanigan of the City of Vancouver identifying concerns regarding the Lease End issue and its impact on the neighbourhood. The FCSNPG requested an immediate lease extension to allow for an adequate time frame and allotment of resources to develop a long-term strategy to address the issues raised.

The FCSNPG will work with the City to engage with stakeholders to put together an action plan for the future of False Creek South.

In order to develop a "roadmap" forward and an action plan to present to the City, the FCSNPG is seeking the following information from your building complex:

Stratas:

1. How many residential units are in your complex?
2. What is the termination date of your lease?
Please attach copy of section dealing with lease termination.
3. How much has your complex spent in the past 10 years on building envelope repairs or improvements to common property?
4. Is your complex planning on undertaking a major renovation?
Estimated cost?
5. Have any of your residents experienced difficulty in securing mortgages or loans for major renovations?
Please describe situation(s) and/or names of individual(s) to contact.
6. Have any of your residents had difficulties selling their units because the purchaser has been unable to secure a mortgage because of the lease-end uncertainty?
Please describe situation(s) and/or name(s) of individual(s) to contact.

7. Is there somebody in your Strata who would be interested in being a representative for your complex on the False Creek South Neighbourhood Planning Group?
If so, please provide name of contact person.

Co-op Housing and Non-Profit Housing:

1. How many residential units are in your complex?
2. What is the termination date of your lease?
Please attach copy of section dealing with lease termination.
3. How much has your complex spent in the past 10 years on building envelope repairs or improvements to common property?
4. Is your complex planning on undertaking a major renovation?
Estimated cost?
5. Are you aware of any environmental remediation challenges associated with your building site or a site near you?
Please describe.
6. What is the income mix of the residents?
7. Do you offer subsidized housing to eligible residents?
8. Does your housing complex receive subsidy from BC Housing or CMHC or are you internally subsidized?
9. How many households receive housing subsidies that reduce their housing costs to less than 30% of income?
10. Is there somebody in your Co-Op who would be interested in being a representative for your complex on the False Creek South Neighbourhood Planning Group?
If so, please provide name of contact person.

Businesses:

1. What is the termination date of your lease?
Please attach copy of section dealing with lease termination.
2. How much has your business spent in the past 10 years on building envelope repairs or improvements to common property?
3. Is your business planning on undertaking a major renovation?
Estimated cost?
4. Has the ability to sell your business been affected?

5. Is there somebody in your business who would be interested in being a representative on the False Creek South Neighbourhood Planning Group?
If so, please provide name of contact person.

The FCSNPG recognizes that there will be a considerable amount of work involved in answering this questionnaire. The information, however, is essential for the planning group to prepare for its next meeting with the City, which is anticipated to take place in early 2012.

We would appreciate receiving this information from you by December 15, 2011.

Please e-mail Richard Evans richarde@evansarchitects.ca to confirm receipt of this letter and also advise to whom you have forwarded this letter for a response.

Thank you.

A handwritten signature in black ink, appearing to read 'Richard Evans', with a stylized flourish at the end.

Please send completed questionnaire to:

Richard Evans
759 Sawyers Lane
Vancouver, BC
V5Z 3ZB