

False Creek South Neighbourhood Association
c/o False Creek Community Centre, 1318 Cartwright St
Vancouver, British Columbia, V6H 3R8



March 16, 2015

Dear Neighbour!

We are very happy to be able to share with you this letter from Mayor Gregor Robertson to the False Creek South Neighbourhood Association.

As you know, members of Re*Plan have been keeping steady pressure on City councilors and staff to attend to our community's leasehold issues and start the planning process for our neighbourhood. We have had very positive responses from all the councilors we have spoken to since the election. Andrea Reimer, the Deputy Mayor, has been especially supportive. She has worked hard, as evidenced by this firm commitment from the Mayor to begin the work now and to include funding in this year's budget.

We all know that the issues related to the lease expiry are complex and will take some time to resolve. You will see from the attached letter that the Mayor has determined the Province will need to play a part in the solution for strata owners, potentially through changes to the Strata Property Act. The Mayor has also recognized that City staff need to create an internal structure to support them in working more effectively with us on our long awaited Community Plan that will affect everyone in False Creek South.

We are very pleased to read the Mayor's clear, public commitment to "uphold key principles Re*Plan has identified" and to "engage with the False Creek South neighbourhood in a collaborative planning exercise that builds on the historical and much valued aspects of design and livability of the community." If you are able to show your support for this important step by sending an email to: info@RePlanFCS.ca it will help us to thank the Mayor and demonstrate our strong community voice.

Yours truly,

A handwritten signature in black ink, appearing to read "W. Yandle".

per: Sharon Yandle
False Creek South Neighbourhood Association

A handwritten signature in black ink, appearing to read "Richard Evans".

Richard Evans, Chair
Re*Plan Committee

The Mayor's Commitments for Re*Planning False Creek South

The Five Principles for the re*planning of False Creek South, developed by Re*Plan and endorsed by the False Creek South Neighbourhood Association and many strata, co-op and residents' meetings throughout the community, were presented to the Mayor last autumn. Subsequently, Vision Vancouver adopted the following points, re-confirmed by the Mayor in his letter of March 12, 2015:

- Formalize the process as a collaborative effort between Re*Plan and City staff
- Re-negotiate a fair, long-term agreement with lease holders in all forms of housing
- Retain existing co-ops, non-profit housing and stratas
- Maintain the character of the area, including preservation of public space and community amenities
- Provide new housing needed to expand housing options for residents
- Support Re*Plan's efforts to achieve additional funding from foundations and others.

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We watch over the land and sea and in turn they watch over us.

March 12, 2015

Dear False Creek South Neighbourhood Association,

I am writing to update you on the City's work to support the neighbourhood of False Creek South, and our efforts to resolve outstanding issues related to the future of local leases as well as the planning necessary to support a renewed community vision.

Residents of the neighbourhood have undertaken an extensive amount of work preparing for a new community vision that respects the local neighbourhood and plans for the future. Over the last four years there have been a number of meetings between residents, city staff, as well as city councillors, to discuss the work that needs to take place. I would like to recognize the work of the False Creek South Neighbourhood Association (FCSNA) and their Re*Plan subcommittee for putting forward innovative ideas and a willingness to work closely with the City.

During the 2014 election, I made a specific commitment to support and uphold key principles Re*Plan has identified. To that end, significant steps have been taken to move forward planning this year, including funding being included in the City's operating budget for 2015. However, in the course of this work two significant issues need to be resolved before further planning work can be undertaken.

One of the most pressing issues since 2011, when the City worked with strata leaseholders to enable the 2011 lease prepayment program, has been the need to clarify both the methodology for valuation of the strata leaseholders' interest at the end of lease and what is to happen at the end of the lease. We have heard clearly from you on the need to set a framework for making decisions that is fair to both residents living on strata leasehold lands and taxpayers across the City.

This is a priority issue for our City staff and for Council. City staff, with the help of experts, have reviewed global best practices and are now in the process of reviewing the findings with officials in the provincial government. It is clear from our review that the Province will need to play a key role in determining how these issues will be resolved through necessary changes to the Strata Property Act and its accompanying regulations. When discussions with the Province have resolved a way forward, it would be my expectation that consultations with strata leaseholders will take place before any changes to the Act or the regulations. I will be sure to provide you with an update on the status of these discussions in early May. Of note, this issue does not affect the co-op or non-profit lands that are governed under separate provincial legislation.



The second issue relates to the fact that False Creek South is one of the areas in Vancouver where the City is both the landowner as well as the regulator and final decision-maker for land use decisions. We've heard from the community the concern around the potential for conflict in relation to these two roles and the need to have clarity before initiating a new planning process for the neighbourhood. While the statutory framework of the Vancouver Charter is very clear on the different roles played by the City, work is underway to create a structure that will ensure different City departments responsible for contributing to the vision are able to work coherently and effectively with the local community during the planning process. As part of this, City staff are also reviewing various Council policies enacted through initiatives such as our Greenest City Plan, our Affordable Housing and Homelessness Plan, the Healthy City Strategy and the Engaged City Task Force recommendations to ensure key city-wide goals relevant for False Creek South are clarified before embarking on the community planning process.

As Mayor, I am committed to having the City engage with the False Creek South neighbourhood in a collaborative planning exercise that builds on the historical and much valued aspects of design and livability of the community, while exploring new opportunities for housing and other important public amenities that meet the needs of residents now and into the future. The City will provide an update to you on the work outlined in this letter in early May. I recognize that this process has been ongoing for some time, but I want to assure you that we are making the resolution of the leases and clarifying the role of City departments in the planning process a priority, to help enable a clear path forward for developing a shared community vision.

Yours truly,

A handwritten signature in black ink that reads "Gregor Robertson". The signature is fluid and cursive, with the first name "Gregor" being larger and more prominent than the last name "Robertson".

Gregor Robertson
MAYOR