



Joint Co-op Board Committee

Minutes

Meeting Date: **Thursday, 30 April 2015, 7:00 – 8:00 pm**

Location: **False Creek Housing Co-op, Enclave 5, 711 Millyard**

Purpose:

Establish the committee's framework

Present:

Fern Logan, Nancy Hannum, Jason Forsyth, Ann Annstee, Trudy Sandland, George McEwen, David McCann, Andrea Main, Naomi Singer, Ray Galbraith, Linda Bleackley, Bob Lewis, Gordon Watson, Peter Morgan, Wendy Herdin, Rider Coeey, Pam Brathwait, Erin Gilchrist;

Regrets:

Maria Roth, Peter Stanger, Dave Dawe, Clara Salamanca, Avaleigh Neil, David Edwards.

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1. Agenda Review/Approval

M/S APPROVED

2. Adoption of Minutes of Previous Meetings

M/S APPROVED

3. Update of Recent Developments & Current Situations

a. Report by representative of each co-op on endorsement of motions from meeting of February 21, 2015

- All co-op boards have discussed the creation of the JCBC at a board meeting. All boards are supportive of the work of the JCBC and Re*Plan.
- All co-ops, except Creekview, have recommended to set funds aside in their annual budget. Creekview has already passed the budget but funding will be made available.
- Twin Rainbows and FHC are looking forward to receiving a specific amount to be set aside. The AWG should inform co-ops of specific budget as soon as possible.

b. Re*Plan Strategic Planning Session

- Wendy Herdin provided a short update on the Strategic Planning Session of Re*Plan on April 18, 2015 which set the strategic framework for the work of Re*Plan for 2015-2016. The strategic plan will be shared with the Co-op boards when it becomes available.

c. Progress on resolving problems of short-term lease co-ops

- Peer-Daniel reports we are proceeding on the assumption that all three short-term lease co-ops of the False Creek South group (Marina, Creekview and Heritage) can and want to attain a 20 year extension of their leases. Marina does not have a clause for extension. The lease extension clause in the leases of Creekview and Heritage can be ignored if new terms can be agreed upon for a new short-term lease.

d. Others

- The treasurer presented a motion addressing the Management of Funds by the False Creek South Neighbourhood Association (FCSNA) that will be presented to the next meeting of the FCSNA. An update on the FCSNA's expenses and fundraising efforts was also provided. The exact wording of both is attached to the minutes.
 - It was noted that Heritage Housing Co-op is not a member of the False Creek South Neighbourhood Association.

Action Tasks:

- AWG to discuss the preparation of a workshop for Re*Plan on short-term co-ops.
- PD, via Sharon Yandle to initiate work to ensure that Heritage budget can be spent via FCSNA.



4. New Business

a. Endorsement of Re*Plan principles

- **See Appendix 1: Re*Plan Principles**
- **Motion** To endorse the Re*Plan Principles.

M/S APPROVED

- It was clarified that the Re*Plan principles constitute a baseline for negotiations with the City of Vancouver for the community as a whole. The co-ops in FCS will be able to define their own position as part of the future mix in the community.
- The committee members discussed that Re*Plan should consider making the following changes to the principles:
 1. Principle: Change wording to: Provide current [add: *and future*] residents with...
 2. Principle: Instead of *moderate and middle income*, the wording should be more inclusive. A focus on mixed income was suggested. In response it was said that *achieving a demographic mix that is similar to the region's average* encompasses all income levels.

b. Endorsement of Co-op principles

- **See Appendix 2: Co-op Principles (amended)**
- **Motion** To endorse the International Co-op Principles.

M/S APPROVED as amended

- One friendly amendment was made.

c. Endorsement of JCBC Terms of Reference review – Jason Forsyth

- **Motion To approve the JCBC ToR Dated April 30, 2015**

M/S Sent back for revision

- It was said that the Terms of Reference (ToR) should be considered a draft at this point.
- The following suggestions were made for revision:
 - attendance of board members at AWG meetings is not necessary
 - diagram presented does not adequately reflect decision-making processes
 - some additional comments from members of the AWG are not reflected in the latest version.

d. JCBC A living Work Plan 2015 – 2016 – Nancy Hannum

- **See Appendix 3: JCBC A Living Work Plan (amended)**
- **Motion** To approve the JCBC Work Plan 2015-2016

M/S APPROVED as amended

- Two friendly amendments were made to the wording in the work plan

Action Tasks:

- All JCBC members to present approved motions to their boards and ask for endorsement at their next meeting and inform the Chair of the AWG of progress made.
- AWG to revise ToR and circulate for review by JCBC before next meeting.



- AWG to initiate planning to implement work outlined in the JCBC Work Plan.

5. Adjournment and Next Meeting

The next JCBC meeting is set for July 23, 2015 at False Creek Housing Co-op, Enclave 6
The next Re*Plan Co-op Committee meeting is set for March 5, 2015.

6. Appendix



Appendix 1: Re*Plan Principles - Endorsed as of April 30, 2015

Re*Plan works to create a dialogue with the City of Vancouver to establish a process to preserve and enhance the False Creek South community beyond lease end, enabling the community to evolve and diversify in a way that is sustainable for existing residents and the City of Vancouver.

Re*Plan established the following principles to guide its work:

1. Provide residents with an affordable option to remain in the community beyond lease expiry dates. Certainty around lease renewal is a priority in moving forward.
2. Achieve a demographic mix that is similar to the region's average and with a stronger emphasis on providing more housing for moderate and middle income workers and their families.
3. Seek opportunities for increased density while respecting the historic urban design pattern of buildings and open space.
4. Continue to embody City of Vancouver initiatives: greenest city, affordable housing, and financial sustainability.
5. Model a process for dialogue, decision-making, partnership and change that is inclusive of all stakeholders.

Appendix 2: Co-op Principles (amended) - Endorsed as of April 30, 2015

Original Source: <http://bccacoop/content/principles>

Amended as of April 30, 2015 by JCBC

1. Voluntary and Open membership

Co-operatives are voluntary organizations, open to all persons able to use their services and willing to accept the responsibilities of membership, without discrimination.

2. Democratic Member Control

Co-operatives are democratic organizations controlled by their members, who actively participate in setting their policies and making decisions on the principle of one member one vote. Men and women serving as elected representatives are accountable to the membership.

3. Member Economic Participation

Members contribute to and democratically control the capital of their co-operative. At least part of that capital is usually the common property of the co-operative. The co-operative's surplus is either distributed to its members in proportion to their transactions with the co-op, or directed to other activities approved by the membership.

4. Autonomy and Independence

Co-operatives are autonomous, self-help organizations controlled by their members. If they enter into agreements with other organizations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy.

5. Education, Training and Information



Co-operatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their co-operatives. They also strive to inform the general public - particularly young people and opinion leaders - about the nature and benefits of cooperation.

6. Co-operation among Co-operatives

Co-operatives serve their members and strengthen the co-operative movement by working in solidarity with other co-ops and national, regional, and international co-operative organizations.

7. Concern for Community

Co-operatives work for the sustainable development of their communities through policies approved by their members.

Appendix 3: JCBC A Living Work Plan (amended) - Endorsed as of April 30, 2015

Last Update: April 30, 2015 by JCBC

The AWG will work with the members of the JCBC and members of individual co-ops to explore the following themes in the course of the next year. These will be expanded and amended from time to time.

- 1. Endorsement of Re*Plan principles – Endorsed as of April 30, 2015**
- 2. Endorsement of Co-op principles – Endorsed as of April 30, 2015**
- 3. Endorsement of JCBC Terms of Reference – To be discussed on July 23, 2015**
4. Agree on Future Demographics & Income Mix Targets
5. Agree on Future Co-op Occupancy Criteria and Membership Selection: Equitable access to and mobility within and between co-ops, incl. how to operationalize the principle of “no displacement of existing residents”
6. Preliminary identification of re- and new development opportunities on existing parcels and beyond, incl. other question of land use and design to be addressed in community plan
7. Exploration and discussion of future land governance, decision-making and operations, incl. land trust

