



Minutes

Strata Leasehold Subcommittee (SLS)

Meeting Date: Monday, November 16, 2015, 7:00 – 9:30 pm

Location: Mariner Point Meeting Room, 1510 West 1st Avenue

Attendees: Robert Renger, 658 Leg-in-Boot Square; Lisa May and Cory Lake, Mariner Point; Anne Kaye and Jaki Chantler, Alder Bay Place; Paul Ham, The Lagoons; Jim Woodward and Cal Towle, Market Hill Terrace; Dennis McCann, Fountain Terrace; Richard Marchants and Jay Bancroft, Creek Village; Joseph Skala, Marine Mews; Jerry Roy, Heather Point; Ralph Skinner, Rosalie Hawrylko, 666 Leg-in-Boot Square; Robert Boyd and Sucha Gill, Harbour Terrace; George Stratis, Commercial Strata Leg in Boot Square; Peer-Daniel Krause, Planning Assistant

Regrets: Alain Catteau, Creek Village; Mats Tholin, Heather Point; Steve Jedreicich and Jan Chevarie, 666 Leg-in-Boot Square; Sharon Yandle, Marine Mews; Richard Creed and Panos Games, Spruce Village; John Sanders, The Lagoons; Jim Taggart, Stamps Landing; Nathan Edelson, RePlan Consultant

Agenda

- 1) Report on recent developments with COV 2
- 2) Report on budget decisions from RePlan meeting 3
- 3) Update on actions from October SLS meeting: 3
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1) Report on recent developments with COV

Peer-Daniel updated the group on recent meetings with the City of Vancouver:

- RePlan has met twice with the City of Vancouver's Real Estate Department since the beginning of October. A third meeting is scheduled for November 18. The focus of the meetings is to update RePlan on the City's request to the province to clarify the lease end language in the Strata Property Act. At the upcoming meeting, the City will share its proposed methodology for evaluating the leaseholder's interest, which will then be discussed and evaluated. A more detailed update will be brought to the next SLS meeting.
- Additionally, the three City departments involved in the process (Housing, Real Estate, Planning) will meet to solidify their joint work plan to resolve the lease end issue and plan for the long-term future of the community. This meeting will hopefully result in a more streamlined coordination of work between the departments and a clear approach to working with RePlan.
- It is our hope that a council resolution will be brought forward to solidify the City's approach to the work to be done in the community. We are supporting the preparation of such a council motion.

Jerry Roy provided additional information on a meeting with Vancity and an application to the Real Estate Foundation:

- In addition to the previous generous support of Vancity, the credit union agreed to provide RePlan with an additional \$25,000 for ongoing expenses. In addition, Vancity offered the support of an individual with an Engineering /Community Development Background to work with RePlan to provide any project support RePlan requests.
- An application to the Real Estate Foundation has made it to the second stage of the application process. The application is for funding related to a public process exploring land trusts and other alternative forms of land governance that could be applicable in False Creek South as a way to maintain housing affordability.

Action Tasks:

- Peer-Daniel develop a process to share minutes from meetings between RePlan and the COV Real Estate Department with SLS members.
- SLS members interested in advancing RePlan's work with the City of Vancouver were encouraged to attend the monthly RePlan open forum meetings and to volunteer in areas that match their skills and experience.
- PD will share a more detailed update on meetings with the Real Estate Department at the next SLS meeting.

2) Report on budget decisions from RePlan meeting

Budget

- Jerry introduced the latest overview of expense projections and related revenue needs for each enclave. The budget amount has increased since a preliminary budget was introduced in September, because this version of the budget did not include any potential external funding.
- Anne added that we have tried to provide an estimate of realistic, higher end costs. There is a chance that significant additional funding may be contributed externally.

Action Task:

- Dennis McCann and Jerry Roy to update budget based on feedback from SLS members that the budget needs to be paired down in order to obtain support from stratas.

3) Update on actions from October SLS meeting:

Outreach and Communications

- RePlan will initiate information sessions on November 17. Meetings are scheduled for almost all enclaves until the end of January. The purpose of the sessions is primarily to educate owners. Due to the need for funding, where appropriate, we will also include some high level information on funding requirements and the need for strata/owner support.
- Each delegate to the SLS is in the best position to understand when a presentation should be initiated, and Peer-Daniel will coordinate meeting outreach and communication with each building separately.

4) Include participant names in SLS minutes?

- This item was tabled.

Action Task:

- Lisa and Rosalie to poll SLS members via email on this question.

5) Next SLS meeting

The next meeting is set for Wednesday, December 16 at the same location and time.