

***RePlan - FCS Neighbourhood Association Planning Committee**

March 07, 2016 5:00 pm

Present Douglas Broome, Thomas Bullock, Marie-Claude Collins, Nathan Edelson, Val Embree, Richard Evans, Peer Daniel Krause, Dennis McCann, Graham MGarva, Jerry Roy, John Sanders, Trudy Sandland, Hans Van Der Slagt, Gillian Willis, Jim Woodward, Sharon Yandle.

Regrets: Herb Barbolet, Wendy Herdin, Lisa May

| Items | Action | | | | | | | | | | | | | | | | | | | | |
|---|---|---------------------|-------------------------------|-------------|------------------------------|------|----------------------------------|-------------|----------------------------|----------------------------|----------------------------|-------------|--------------------------|------|-----------------------------|-------------|------------------------------|-------------|-------------------------|-------------|--|
| <p>1. Co-ops</p> <ul style="list-style-type: none"> ➤ The City is about to release a report prepared by the Housing department on how they intend to deal with the co-ops for lease renewal. Co-ops were not consulted at this point. ➤ The City sees co-ops as a vehicle to deliver more affordable housing through co-ops. ➤ Members of the co-op committee will have an information session with City staff in the coming weeks. ➤ There will be a presentation on March 23 on the CHF BC Land Trust. A separate presentation will take place on April 11, 2016 at 5pm at the False Creek Housing Co-op Sitka Square meeting room. | <p>PD to prepare for April 11 meeting</p> | | | | | | | | | | | | | | | | | | | | |
| <p>2. Strata Leaseholder Subcommittee</p> <p>There was a meeting on Feb 17, and the next one will be held on March 23</p> <ul style="list-style-type: none"> ➤ Focus: outreach with Jay, Peer Daniel and others. There have been presentations to most stratas. ➤ Discussions: City Council reports and update to strata property act. There is unclear terminology in the act as it stands. RePlan does not support updating it, because it would not solve our current problems. The act still would not enable owners to borrow funds. What is really needed is lease renewal. ➤ Some stratas have now voted to fund RePlan (AlderBay, Market Hill Terrace, 658 Leg in Boot square, Heather Point) | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th data-bbox="215 1402 639 1457">Strata</th> <th data-bbox="639 1402 1385 1457">2016 Funding Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="215 1457 639 1503">658 Leg-In-Boot Square-Strata</td> <td data-bbox="639 1457 1385 1503">Contributed</td> </tr> <tr> <td data-bbox="215 1503 639 1549">666 Leg-In-Boot Square VR551</td> <td data-bbox="639 1503 1385 1549">Open</td> </tr> <tr> <td data-bbox="215 1549 639 1617">Market Hill Terrace-Strata VR588</td> <td data-bbox="639 1549 1385 1617">Contributed</td> </tr> <tr> <td data-bbox="215 1617 639 1663">Creek Village-Strata VR466</td> <td data-bbox="639 1617 1385 1663">Requested via AGM in April</td> </tr> <tr> <td data-bbox="215 1663 639 1709">Heather Point-Strata VR419</td> <td data-bbox="639 1663 1385 1709">Contributed</td> </tr> <tr> <td data-bbox="215 1709 639 1755">Marine Mews-Strata VR442</td> <td data-bbox="639 1709 1385 1755">Open</td> </tr> <tr> <td data-bbox="215 1755 639 1801">Spruce Village-Strata VR514</td> <td data-bbox="639 1755 1385 1801">Contributed</td> </tr> <tr> <td data-bbox="215 1801 639 1848">Alder Bay Place-Strata VR691</td> <td data-bbox="639 1801 1385 1848">Contributed</td> </tr> <tr> <td data-bbox="215 1848 639 1866">Fountain Terrace-Strata</td> <td data-bbox="639 1848 1385 1866">Contributed</td> </tr> </tbody> </table> | Strata | 2016 Funding Status | 658 Leg-In-Boot Square-Strata | Contributed | 666 Leg-In-Boot Square VR551 | Open | Market Hill Terrace-Strata VR588 | Contributed | Creek Village-Strata VR466 | Requested via AGM in April | Heather Point-Strata VR419 | Contributed | Marine Mews-Strata VR442 | Open | Spruce Village-Strata VR514 | Contributed | Alder Bay Place-Strata VR691 | Contributed | Fountain Terrace-Strata | Contributed | |
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| Harbour Terrace-Strata VR1157 | Open | |
| The Lagoons-Strata VR 2096 | Requested via AGM in April | |
| Mariner Point Strata VR1343 | Requested via SGM | |
| Stamps Landing VR909 | Open | |
| 3. Finance (Dennis McCann) A cheque from Vancity was promised (via Nathan). | | |
| 4. Strategy <ul style="list-style-type: none"> ➤ Discussion about end of lease value concluded that RePlan is still opposed to a revision of the property act. ➤ Ground contamination: over the years, at least one Phase 1 environmental site assessments has been undertaken. This information could conceivably have an impact on property taxes: the assessment authority has indicated that if an assessment showed that the grounds under a building were contaminated, the taxes would be reduced accordingly, based on the value to make good. ➤ It is important to remember that the city has done some drilling and determined that the health of residents is not at risk. But in terms of compliance, ground contamination could be invoked if anyone wanted to build anything new, or, if an owner, or prospective owner wanted to take out a mortgage. ➤ We need to check whether a City report on the level of contamination in False Creek exists. | | Nathan to add ground contamination to City discussion agenda |
| 5. City Liaison Nathan, Peer-Daniel and Sharon met with City staff (Planning, Housing, Property endowment fund, Finance and Long range planning. The meeting was chaired by Chris Baas, project manager.) RePlan members brought up the content of our 5 principles and the necessity for a council motion to affirm them. A City Council report that would frame the work in light of these principles and other priorities determined by the City would also include a work plan. For the next meeting RePlan would like to present a chart comparing our principles and objectives to those of the Mayor. | | Richard Evans to bring chart to next meeting |
| 6. RePlan meeting place: The strata council of the Regatta strata on freehold land voted to offer a free meeting room for RePlan if needed. | | Richard will write to them thanking them. |
| 7. Internships Nathan and Peer Daniel met with 4 student who would be interested in doing an internship with RePlan. Three of them expressed continued interest to work with RePlan. Projects include one on co-ops which will gather stories from the community and put it in a media format – and the second intern will support the land trust project. | | |

Next meeting April 04, 2016 5:00pm

Meeting with Tom Armstrong on April 11th. RePlan and coop members are invited.