

**False Creek South Neighbourhood Association**

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**Delegates Meeting – Wednesday, May 3 , 2023**

**in person (9) & on Zoom (4) - hybrid format**

<b>Member Enclave</b>	<b>Member Delegates</b>
666 Leg-in Boot Square	Susan Dehnel
Alder Bay Co-op	Arlene Morgan
Alder Bay Place	absent
Creek Village	absent
Creekview Co-op	Vincent Pierce
False Creek Co-op	Marta Goodwin (Treasurer)
Fountain Terrace	Tineke Hellwig
GVFH Co-op	Marilyn Sandford
Harbour Terrace	absent
Heather Point	absent
Heather Quay	no delegate
Henley Court	Susan Wright
Marine Mews	Lauri Riddle, Sharon Yandle (Past-president)
Marina Housing Co-op	absent
Market Hill	Jim Woodward
Pacific Cove	absent
Regatta	Kathleen MacKinnon
Spruce Village	Yael Stav
Twin Rainbows	Abdul Zahir
Regrets	Henley Court - Charlie Richmond; Spruce Village - Roxanne Brooks; Alder Bay Co-op - Wendy Herdin; FC Co-op Val Embree;, Fountain Terrace - Karen Hausch,; GVFH Co-op - Mike Talbot; Pacific Cove - Nancy Kirkpatrick; Heather Point - Saj West; Creek Village - Susan Webber

Others Present	Convivial Cafe, Beth Dempster + Hybrid meeting support: Sarah Brown, RePlan, resident of Twin Rainbows
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### 1. Call to Order

**Vice-President Vincent Pierce**, called the meeting to order at 7:10 p.m.

### 2. Delegate Introduction

### 3. Agenda Approval and Previous Meeting Minutes Approval

*It was moved, seconded and carried THAT:* The proposed agenda is approved.

*It was moved, seconded and carried THAT:* The minutes of April 5th be approved as circulated.

### 4. Business Arising from the Minutes - No business arising

### 5. Secretary's Report - No report.

### 6. Treasurer's Report - *Marta*

Marta has moved our \$10 000 investment to two - \$5 000 investments - one is a 90-day lockout; the other is a 19-month non-redeemable term at 4.3%. This increase in interest would earn an extra \$100 approximately.

79% of the Co-op Mobilization Grant has now been received for a total of \$34 902. The Co-op Mobilization and Engagement Grant is to prepare the co-op community to engage with the city. Marta also reported on dues received from members. Most enclaves have paid their dues. To date we've received \$7,835; when all dues are paid we will have \$8,405.

### 7. Committees, Working Groups and Liaison Reports

#### *a) RePlan – planning committee of FCSNA - Sharon*

Sharon reported that the AWG, RePlan's co-op sub-committee, has an upcoming meeting with Thom Armstrong of the Co-op Federation. Any decisions or actions arising from that will be relayed to the next FCSNA meeting.

The City has written to all individual strata leaseholders about the cost and terms of its 20-year lease extension offer. The City requires that the cost of this extension be made within five years or the lease extension offer will expire; the later the date that a leaseholder pays for the extension, the greater the cost. Because the first of these "discounts" is available until the end of the first year, there is no incentive on strata owners to begin paying before that time.

Some stratas are seeking a legal opinion regarding if and how the negotiated strata leasehold agreement, which adds to and deletes various existing lease provisions, fits in with the existing laws that govern stratas and that seem to prohibit such changes.

Yael Stav, Spruce Village delegate, provided additional information on this. She said that Spruce Village residents are questioning whether these lease extension offers are compatible with the Strata Property Act. Specifically, is it legal to change the terms of the lease (other than term and cost) without the unanimous consent of all owners within a Strata, as required by that Act?

**b) Community Housing Trust** (aka Community Land Trust) - **Jim Woodward**

Jim reported on meetings with various advisors who have added value to their discussion, including Tiffany Duzita, CEO of the CHFBC Community Land Trust and Kira Gerwig, CEO of Sacha Investments Ltd., a housing investment organization that we could consider for mortgage financing if we get to that stage. Jim gave a full report on meetings with these two companies at our April meeting.

The CHT has engaged Urban Matters, the company where Peer Daniel Scheer, previous Planning Assistant with RePlan, now works. Initial elements of a workplan in support of exploring feasibility of the CHT's proposed first project, ideally a housing co-op, with potential opportunities to partner with existing co-op(s) in FCS. CHT currently has \$12 000 to begin this work but will still need to fundraise approximately \$60 000; they have a few leads on grants that could help reach that goal.

**c) Community Engagement Committee** - **Susan D.**

Evan Alderson announced his resignation from the Association on the anniversary of his 85th birthday. Delegates moved a motion of thanks to **Evan** for his many years of contribution to life in the Creek. Evan has been one of the delegates from the Regatta for 8 years.

Susan Dehnel as part of this committee reported that Evan would like the work of the committee to continue.

**d) Between the Bridges newsletter** - **Sharon**

Sharon asked that **Between the Bridges** be included in future agendas as a separate item. Susan Wright, one of the editors of the newsletter, has contacted the school about students writing about their experiences living in the Creek. This was a very popular article in a recent issue of the newsletter. Susan reported that one of the grade 7 teachers is planning to suggest the idea to her students.

**d) School Liaison** - **Yael**

Yael reported on the **Spring It On** carnival scheduled for May 11th from 3 - 7 pm. Many outdoor activities are planned including a dunk tank, face painting and of course food.

**e) Sustainability Resilience Working Group** - **Yael**

Yael reported on a tour organized by this committee. On April 19, 12 interested people toured the gardens at Sole Foods Street Farm. All found the tour very interesting and educational. She also reported that there are limited spaces but residents to sign up for the weekly box of fresh vegetables (<https://solefoodfarms.com/csa/>). Sole Foods Street Farm is part the Community Supported Agriculture (CSA) project.

The working group plans to meet with Nathan Edelson and Sarah Brown to organize on issues related to sea level rise and maintaining the value of existing buildings.

**f) Seawall Safety Workgroup - Kathleen**

Forty bicycle bells were given to Yael to take to the school for distribution to the school children participating in Bike to School week. This was one of the recommendations made by the Seawall Safety Workgroup. Kathleen requested the school to take a photo of children receiving their bells for inclusion in a future issue of *Between the Bridges*.

**g) Neighbourhood Cleanup Party - Kathleen**

Thirty five volunteers from 16 different buildings met at either Leg-in-Boot Square or False Creek Community Centre to help out. Participants collected cigarette butts, drink cups, lids, crushed plastic containers, tissues, masks, used doggie bags, a bicycle wheel, a broken lawn chair, a disembowelled mechanic's tool kit, a jewelry box, a sawed-off bike lock and lots and lots of random litter. By noon we had quite a respectable pile for the city workers to collect. We were encouraged and thanked by passers-by and rewarded at the end to hot chocolate, coffee and yummy pony cakes and cookies prepared by Beth at Convivial and courtesy of the False Creek Neighbourhood Association.

**New Business**

Lauri Riddle volunteered to take minutes on June 7 in the absence of our regular secretary, Val Embree.

**9. Good and Welfare –****a. What's going on in your enclave?**

- Several members reported more coyote sightings in various enclaves. Several also shared experiences of hefts from their buildings' patios.
- Tineke reported that the public walkway between Fountain Terrace and Harbour Terrace has been repaired and is now much safer.
- Sharon asked delegates to send some of these enclave experiences into *Between the Bridges*.
- The Greater Vancouver Floating Home Co-op members are in the process of changing their name. The new name will be voted in at the next AGM and is "Spruce Harbour Marina Co-op".

**b. Reminder: False Creek South Community Facebook page is live:**

join here: <https://www.facebook.com/groups/368392819933437>

**10. Next Meeting and Adjournment**

The next FCSNA Delegates' meeting is scheduled for **Wednesday June 7** on Zoom and in person at 711 Moberly.

Thanks to RePlan Coordinator Sarah Brown for technical support for the hybrid meeting.

The meeting was adjourned at 8:45 p.m.