

<b>Member Enclave</b>	<b>Member Delegates</b>
666 Leg-in-Boot Square	Susan Denhil
Alder Bay Co-op	Wendy Herdin (President), Arlene Morgan
Alder Bay Place	absent
Connaught Co-op	no delegate
Creek Village	Susan Webber
Creekview Co-op	Dolores Bzdel, Debby Meyer
False Creek Co-op	Val Embree (Secretary); Marta Goodwin (Treasurer); Vincent Pierce (Vice-President)
Fountain Terrace	Karen Hausch, Tineke Hellwig
GVFH Co-op	Marilyn Sandford
Harbour Terrace	Marie-Claude Collins
Heather Point	absent
Henley Court	regrets
Marine Mews	Evan Kligman, Lauri Riddle, Sharon Yandle (Past Pres)
Marina Housing Co-op	absent
Market Hill	Jim Woodward
Pacific Cove	regrets
Regatta	absent
Spruce Village	Roxanne Brooks, Yael Staev

Twin Rainbows Co-op

Abdul Zahir

Regrets:

Charile Richmond, Henley Court; Nancy Kirkpatrick, Pacific Cove

## Delegates Meeting – meeting on Zoom

### Call to Order

The President called the meeting to order at 7:00 p.m. 20 present; 2 sent regrets.

#### 1. 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 November 1 2023 be approved as circulated.

#### 2. Business Arising from the Minutes

None.

#### 3. Secretary's Report

No correspondence since the last delegates' meeting.

#### 4. Treasurer's Report

Marta reported on the recently received quote for liability insurance and reviewed some of the risks highlighted. She proposes discussing the proposed policy with the broker, and would like one or more additional delegates to join her. Karen Hausch agrees.

**Action:** Marta and Karen will follow up and report back.

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

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

Sharon reports on the following:

- a number of the RePlan leadership group (Wendy, Jim, Sharon) went to the successful SFU thesis defense of Robyn Chan. Her thesis focused on the role of the community in FCS planning. Frances Bula, urban issues journalist, was the outside examiner. Robyn has offered to do a presentation on her thesis, and we will organize something in the spring.

- the province has introduced new housing targets for a number of municipalities, and increased density around transit stations. RePlan Leadership met with consultant Alex Boston regarding potential density at Olympic Station, to support a potential statement from the community, addressing affordability and environmental issues related to construction modalities. Community engagement on these issues will be organized.

Jim Woodward provided an update on the Property Purchase Tax (PTT) for information. He noted this is not legal advice. This follows up on a piece in the recent issue of *Between the Bridges* regarding accepting the City's offer by Strata owners in FCS for the 20-year lease extension.

A group of owners, Jim included, have joined together to use the same lawyer to proceed to accept the City of Vancouver lease extension on our strata lots. As well, other owners have decided to accept the offer and also contacted lawyers in order to proceed with acceptance of the deal.

What has come up from the lawyers is an issue with the payment of the Property Transfer Tax. The PTT Office has reversed its original decision that the PTT would be based on the cost of the extension and taken the position that the tax owing is based on the full market value of the underlying property. They have determined that the extensions would be classified as a lease modification *instead of* a prepaid lease and that this determination requires us to pay the full Property Transfer Tax as they have now specified. The cost difference of using FMV of the property vs just using the cost assigned to each unit for the extension is significant.

Our group has recently filed a formal appeal to this ruling with the PTT Office. The appeal will likely take 4 to 6 weeks. Once a ruling has been made, I will provide a further update.

**Action:** Val will circulate Jim's note on this to all Delegates this week, given the significance of the information for strata leaseholders.

Sharon notes that the historic strata leaseholders working group of RePlan was superseded by the Agency, and it has now been dissolved based on the option for lease extension made available by the City. Discussion confirmed interest in reconstituting a strata leaseholders working group to create a forum for discussion. This was endorsed by a couple of speakers.

***b) Community Housing Trust*** (aka Community Land Trust)

CHT is looking for interest in a partnership with a co-op on the initiative of a new project in FCS, but has deferred active work on this to the new year.

***c) Community Engagement Committee***

Susan Dehnel reported on various events in Leg & Boot Sq this month; information will be circulated to Delegates following this meeting. Marta provided information on support roles for the caroling on Dec. 13.

Light up the Square will involve decorating a 'Peace Tree' on Sunday Dec 10 noon to 2 pm, with the aim of celebrating and sharing diversity. It will be there to Dec 31. We hope it engages the whole neighbourhood.

The Lantern Festival will have Leg & Boot as a starting place, for the parade to the Community Centre on Dec .21.

Evan reported on continuing work on healthy aging.

***d) School Liaison***

Roxanne reported that this week is the collection period for the Holiday Bazaar. Small items kids can purchase for a dollar or two for gift giving can be dropped off to boxes in the entry of the School until Dec 12.

Family Movie night has also begun again at the School, with first night the very successful showing of Home Alone. A second night is planned.

The PAC at the school has requested that the FCSNA grant of \$1000 be dedicated the gymnastic program, where specialists come into the school to work with kids. This is very well received.

**Motion to approve the grant of \$1000** for the PAC gymnastics program initiative:

Mover: Marta Seconded: Marie-Claude **Carried.**

***e) Sustainability & Resilience Working Group***

Yael reported continuing work with UBC students on carbon footprint / sequestration at Alder Bay Co-op. She is also working with project leads on the externally funded project studying carbon footprint of Creekview Co-op.

Continuing conversations on reducing waste is a planned focus for community engagement in 2024. Tineke reported on resources at the City which can contribute to this.

Marilyn noted her readiness to join in on this initiative.

**Motion:** give Committee status to the Sustainability & Resilience Working Group, and rename it as Sustainability & Resilience Committee.

Moved: Sharon Seconded: Marta **Carried.**

***f) Safety on the Seawall working group***

No update

***g) View Corridors***

No update

***fh Between the Bridges***

Next issue will be in January. Deadlines for early 2024 will be provided at the next meeting.

**6. New Business**

a) Jim and Marilyn reported that an oil slick which started near Science World has now become quite widespread in the Creek, and even has a strong, possibly diesel smell. The source isn't clear. It may be a result of the intense rain and road runoff through the sewage system which can overflow into the Creek.

**Action:** Sharon offered to follow up with some people who have previously reported on the sewer outlets into the Creek.

**7. Good and Welfare**

***a) What's going on in your enclave?***

- Land subsidence – Tineke and Abdul reported that the wall between Fountain Terrace and Twin Rainbows has had a large crack over a number of years. It was remediated, but appears not to be fully secured. It is an indication that land subsidence in the area is a continuing issue.

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

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

**8. Next Meeting and Adjournment**

The next FCSNA Delegates' meeting is scheduled for **Wednesday January 3, 2024, in person at 711 Millyard.**

**We will have some social time, so bring beverages and small bites.**

The meeting was adjourned at 8.45 p.m.