



**Minutes**  
Strata Leasehold Subcommittee (SLS)

Meeting Date: Wednesday, February 17, 2015, 7:00 – 9:00 pm

Location: Harbour Terrace Meeting Room

**Attendees:** Jaki Chantler, Cory Lake, Alain Catteau, Richard Creed, Sharon Yandle, Jerry Roy, Jim Woodward, Sucha Gill, Robert Boyd, Joseph Skala, Mats Tholin, Richard Marchant, Robert Renger, George Stratis, John Sanders, Lisa May (Chair), R. Hawrylko, Dennis McCann, Ralph Skinner, Peer-Daniel Krause, Nathan Edelson

**Regrets:** Steve Jedreicich, Jan Chevarie, Panos Grames, Jim Taggart, Anne Kaye, Cal Towle, Jay Bancroft, Paul Ham

**Agenda**

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## 1. Endorsement of Agenda

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The Agenda was accepted without changes.

## 2. Status of RePlan process and discussions with City

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- **Assignment of dedicated Project Manager**
  - The City of Vancouver (COV) has assigned a dedicated Project Manager to False Creek South to achieve forward momentum on existing issues. Find more info here: [www.falsecreeksouth.org/2016/01/city-appoints-project-manager-for-the-false-creek-south-community/](http://www.falsecreeksouth.org/2016/01/city-appoints-project-manager-for-the-false-creek-south-community/)
- **Progress on obtaining a work plan and a council motion**
  - A solid work plan is central to the report to council and will constitute the first binding council policy providing direction to City staff. The report will include a purpose statement, outlining the principles and goals of the work.
  - \*RePlan will work with staff to ensure clear wording in the report, including a statement indicating council's desire to renew the leases and the provision of resources to RePlan's work.
  - Nathan and Sharon met with Bill Ajula (General Manager, Real Estate Services) and Christopher Baas (dedicated Project Manager for False Creek South) to discuss the structure of the forthcoming work plan.
  - As a result they agreed to bring together the heads of relevant departments (i.e. the Director of Planning, the acting City Manager, the General Manager of Real Estate and the Chief Housing Officer) and Christopher Baas, as the point person for RePlan, in a steering committee.
  - Christopher, via Nathan, will arrange a meeting with SLS/RePlan following this meeting.
- **Presentation on Community Land Trusts (CLT)**
  - Jim Woodward and Peer-Daniel Krause gave a CLT presentation to the Real Estate Department, which was attended by Greg Hamilton (Manager of the City's Property Endowment Fund), Bill Ajula and Christopher Baas. RePlan had seven members present. (RePlan has secured funding from the Real Estate Foundation and BC Housing to investigate the potential of using a CLT governance model for leasehold land in BC.)
  - Questions asked by the City included how a CLT would relate to the City as landlord and the residents within the trust; the legislative restrictions around non-market ownership; and the allocation of restricted leasehold ownership units.
  - Following the presentation, RePlan agreed to share information with COV on CLT consultation sessions and speakers planned for later this year.
- **Action Tasks:**
  - Peer-Daniel to share the presentation slides with SLS Members
  - Nathan to coordinate for Christopher to meet with the community
  - Christopher requested we share information from our outreach sessions to inform his work and avoid duplication of efforts

### 3. SLS Outreach Update

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- Presentations were made to all but two stratas between November 2015 and February 2016. The last presentation was made on February 11 at the Leg-in-Boot Square stratas. The feedback we received was the presentation communicated the positive atmosphere and enthusiasm felt around recent developments in RePlan/SLS work.
- Presentations have not been scheduled for Harbour Terrace and Mariner Point stratas only. A presentation to Mariner Point is to take place in May and Harbour Terrace will seek to initiate the process ASAP with its new council.
- As a result of our outreach process, our email database contains 666 subscribers.

#### Action Tasks:

- Peer-Daniel to continue outreach process with SLS members (Mariner Point/Harbour Terrace).

### 4. SLS Fundraising update

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- Alder Bay strata approved funding for RePlan as a line item in the budget at its AGM.
- Dennis McCann, Treasurer for RePlan and the FCSNA, circulated the updated *Financial Oversight, Administrative Procedures & 2016 Budget* document and reiterated that **invoices** will be sent out to collect strata funding, when the treasurer is notified funding has been approved.
- The importance of emphasizing that legal costs in the RePlan budget are for clarifying language in the *Strata Property Act* and strategic advice was noted.

#### Action Tasks:

- PD to circulate the latest version of *Financial Oversight, Administrative Procedures & 2016 Budget*
- Dennis McCann to send an invoice to Alder Bay strata
- Finance Task Group to discuss the approval process for expenditures

### 5. Status report on actions arising from previous meetings

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- RePlan to request a public announcement on Christopher Baas' assignment
  - Nathan will ask for a press release after the first steering committee meeting
- Finance Task Group to develop a process for seeking individual donations from owners
  - The group has discussed the topic, but has yet to develop a process. Jerry noted that individual donations are just one of many ways of raising funds. Others being discussed by the finance group are crowd funding, and grant opportunities are being explored by David Cookson.

#### Action Tasks:

- Members who have not initiated the funding request to their strata councils will contact PD
- PD to regularly update the Finance Task Group on the fundraising process in stratas (and co-ops)

## 6. Goal statement summary for leasehold strata owners

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- Mats and Richard introduced a draft goal statement for strata leaseholders that align with RePlan's principles, which can be used to communicate with our neighbours who want more information on the tangible objectives RePlan is working towards. The statement can be adaptable and flexible as we continue to explore lease renewal options and attain greater clarity on factors the City will be proposing.
- Further, the goal statement will allow for internal accountability, as well as constitute a first step for a work plan that outlines specific objectives for strata leaseholders.

### Action Task:

- Richard, Mats and Peer-Daniel to revise, obtain input, and finalize the draft by the next meeting.

## 7. Options for Lease Renewal Discussion

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- Many owners are aware of RePlan's work and generalities of lease renewal, but are not in a position to discuss some of the scenarios that may unfold regarding lease renewal.
- Peer-Daniel suggested that, following our information sessions, the logical next step would be to provide owners with education to develop informed opinions on options for lease renewal. These should be based on a realistic assessment of the options the City is considering.

### Action Tasks:

- PD to develop a concept for discussion with owners on options for lease renewal
- PD to circulate background information on options for lease renewal to SLS members

## 8. Next SLS meeting

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Wednesday, March 23, 2016 – Mariner Point Meeting Room

### Action Tasks:

- Lisa to confirm the meeting room.