

Co-op Authorized Working Group (AWG) Minutes

Meeting Date: Thursday, October 13th 2016 7:00 – 9:00 pm

Location: False Creek Housing Co-op, Enclave 5, Meeting Room, 711 Millyard

PRESENT:

Wendy Herdin (Alder Bay),
Nancy Hannum (Alder Bay),
Clara Salamanca (Creekview),
Wendy Murphy (Creekview),
George McEwen (GVFHC),
Wendy Bryan (GVFHC),
Bob Lewis (Marina),
Erin Gilchrist (Heritage),
Carol Sutton (Heritage),
Peter Morgan (Alder Bay),
Trudy Sandland (Creekview),
Bob Reilly (Twin Rainbows),
Helen Arab (Marina),
Nathan Edleson (RePlan),
Norma Jean McLaren (RePlan),
Jerry Roy (Heather Point Leasehold Strata),
Marta Goodwin (False Creek),
Maria Roth (False Creek),
Richard Vallee (False Creek) – chairing.

Guests: Chris Baas and Alanna MacLennan (Business Planning and Project Support, City of Vancouver); Greg Hamilton – (Real Estate Services, City of Vancouver)

- Notes on guests:

- Chris Baas, Alanna MacLennan and Greg Hamilton report to a cross-departmental steering group that has been assigned to address FCS lease renewals and community planning. Greg is the Property Endowment Fund, Manager and is in charge strategic management of assets of PEF. The leasehold land in FCS amounts to 1/6 – 1/7 value of all property holdings for the CoV.

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Call to order 7pm

1. Agenda Review/Approval – as amended
2. Adoption of Minutes of Previous Meeting--approved with no changes
3. City’s Draft Engagement Principles were provided by Chris Baas (see attached)
 - City policies Intended to be consistent for all Vancouverites, not just FCS residents
 - Mr Baas indicated that this meeting (and written feedback following) is the best chance for us to have any input (may not be time for any more input before it goes to Council)
 - Subsequent responses by AWG members indicated that a written response would be forthcoming from *RePlan

Questions and Discussion

- Members discussed the city's principles with Chris, Alannah and Greg.
- Some questions below include the policy reference number they are relating to.

A.4

- Q: What does "affordable" mean?
- CB: See City's Affordable Housing Policies

B.4

- Q: What does "reasonable rate of return mean."?
- GH: Not just money, but there is a financial return that the City needs to realise. City has invested a lot of money initially. Has achieved marginal returns over the years. City wants to recapture some of this original sizeable financial investment.

B.2

- Concerns regarding the City's language about "not solely the needs of one group..."
- Some members expressed:
 - concern that FCS residents are being treated as a special interest group, rather than a group willing to contribute time and experience towards realizing neighbourhood & city-wide goals.
 - belief that city could better acknowledge wealth of local knowledge that community can contribute; that residents of the *RePlan area have invested years of their time to the success of the neighbourhood
 - that the community has learned--over the past 40 years--how to work together well and accomplish objectives.
- Q: What are "broad civic priorities"?
- CB: This means looking at the long-term asset (up to 1000 years out) – trying to encapsulate the fact that there will be lots of interests over time.
- CB: They are also concerned about making sure that access and benefits to this neighbourhood are widely distributed.

C.3

- Q: what do you mean by "integrate the neighbourhood"

- CB: Railroad tracks separate the city from FCS, would be nice to remove that barrier and provide easier access to the neighbourhood.

C.2.

- Q: What do “development opportunities” mean?
- GH: There is room for infill in FCS and the City wants to explore this.

- What does “a more diverse range of housing” mean?
- CB: They will remove the word “more”.

- What would the City do in case of a conflict with CMHC or other housing providers?
CB: City will probably welcome input and is happy to work with other levels of government.

In General...

- Members felt that it would be better if the City’s Engagement Principles were prefaced with a paragraph explaining the City’s vision for this neighbourhood.
- *RePlan guiding principles were developed years ago and shared with the City – what synergy is there between the replan principles and the City’s plans?
- It is hard to establish trust based on the language in the principles presented unless we know what the City’s intention is.
- Can we work together to figure out which principles we are in agreement with and which we need to work on and then go together to council?
- City staff acknowledged that this is not a stand-alone document. They will provide feedback on what they heard tonight.
- The recommendations that go to council in November will come from City staff, but if our interactions are collaborative and RePlan is in agreement with most of them this will benefit both groups.

4. Building Condition Assessments (Greg Hamilton)

- a) Council has requested assessment of condition of buildings on leased land in FCS and they are interested in a number of issues:
 - how much energy is being used by each enclave?

- what is the total carbon output?
 - what would happen in an earthquake?
 - what is our domestic and rainwater use?
 - are there any code compliance issues with the older buildings?
- b) City will take a 3-pronged approach:
- Facility Condition Assessment (FCA)
 - Energy audit
 - Seismic screening

They are willing to pay for the FCA but would like help from Replan in working with the community. Data will be shared with building operators. Need info about past investments, access for external assessors/contractors.

- c) City's proposed timeline:
- FCA \$100,000 4 months (independent, impartial party to perform these)
 - Seismic screening concurrent \$30,000
 - Energy audit - \$200,000. 6 – 8 months

Questions and Discussion

- What will the City do with the building condition information?
- Who will pay for co-op part of BCA (access/data gathering/etc.)
- How can we plan for what we do with this information together (eg. if a building needs to come down, plan for development first – move residents from one building and define how this will happen in collaboration with RePlan).
- Note to City that we have a lot of that information already and can work with the City on obtaining this information.

5. Business Arising from Previous Meeting(s)

6. Subcommittees Progress Reports. – Tabled

7. New Business

Nathan's proposal for organizing *RePlan member involvement

- Report is going to council Nov. 15 – needs to be ready in a couple of weeks.
- Proposal that a small group of reps attend strategy meetings and report back to AWG.
- Ultimate decisions are with Boards and strata holders.
- Discussion to be continued at next RePlan meeting

8. Other Business

Financial Oversight, Administrative Procedures and 2017 Draft Budget

ACTION: all members to review document circulated by Marta Goodwin and send feedback to her before next meeting.

9. Next Meeting

- AWG – October 27 (Sean Perry and Jamie Ritchie from Cana Management will attend)

Adjourned at 9:45pm.