



**Minutes**  
Strata Leasehold Subcommittee (SLS)

Meeting Date: Wednesday, September 28, 7:00 – 9:00 pm

Location: Mariner Point Meeting Room, 1510 West 1<sup>st</sup> Avenue

**PRESENT:** R. Hawrylko, Robert Renger, John Sanders, Ralph Skinner, Sharon Yandle, Jaki Chantler, Sucha Gill, Bob Boyd, Josef Skala, Alain Catteau, Cory Lake, Richard Marchant, Jerry Roy, Lisa May (Chair)

**Regrets:** Jim Woodward, Jan Chevarie, Steve Jedreich, Cal Towle, Jay Bancroft, Mats Tholin, Richard Creed, Panos Games, Anne Kaye, Paul Ham, Jim Taggart, George Stratis

**Agenda**

- 1. Introducing Daniel Ward, \*RePlan’s new Community Planning Assistant .....2
- 2. Status of discussions with City of Vancouver .....2
  - 2.1 Council Motion .....2
  - 2.2 Recent Discussions.....2
- 3. Upcoming SLS work:.....3
  - 3.1 Updating representation from all strata endaves.....3
  - 3.2 2017 budget planning.....3
  - 3.3 Reporting on \*RePlan progress to strata owners and councils.....3
- 4. Report on Community Land Trust events September 8/9; next steps with Real Estate Foundation ...4
- 5. Update on draft workshop: Options for an affordable ownership program, in conjunction with lease renewal in FCS.....4
- 6. Next SLS meeting .....4
- 7. Action Summary.....56

### 1. Introducing Daniel Ward, \*RePlan's new Community Planning Assistant

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- SLS members met Daniel Ward, \*RePlan's new Community Planning Assistant, who is also a Master's candidate in the University of BC's School of Community and Regional Planning, and will support \*RePlan's community planning process with the City of Vancouver (COV).

### 2. Status of discussions with City of Vancouver

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#### 2.1 Council Motion

- At \*RePlan's first public meeting with Vancouver City Council on July 13, 2016, councillors unanimously passed a motion from Councillor Andrea Reimer, which we believe lays the foundation for lease renewal, with affordable options to enable all residents to stay in the community if they choose.
- Reimer's amendments to the council motion included important changes: directing "THAT **staff work with \*RePlan**, a subcommittee of the False Creek South Neighbourhood Association, to explore affordable housing options for **all** False Creek South residents to remain in the neighbourhood, in line with the City's affordable housing policies and programs."

#### 2.2 Recent Discussions

- A small group from \*RePlan's Strategy Group met with COV staff on September 12<sup>th</sup> and 21<sup>st</sup> to identify the elements of a work plan to achieve security of tenure in FCS. Some major work plan deliverables suggested by RePlan include:
  - Principles
  - Agreement on how we will work together (Memorandum of Understanding)
  - Report to Council by autumn 2016 with a recommended work plan for approval
  - Report to Council by March 2017 on security of tenure for FCS residents:
    - Nonmarket (co-op, non-profit) housing lease renewal
    - Framework for how market (strata) properties will move forward
  - FCS Community Plan
  - Land governance model
- \*RePlan and COV staff are working to develop shared principles. Since \*RePlan has already established a set of principles, we are proposing an amalgamated version of \*RePlan's and the City's principles. This will be distributed to SLS members for comment.
- In addition, \*RePlan has drafted a Memorandum of Understanding for guiding the way City staff and \*RePlan representatives engage, based on mutual trust and respect.
- \*RePlan and COV representatives will continue to meet to work on the various elements defined in the work plan.
- Mike Walker, RePlan's lawyer from Miller Thomson, is working on a paper regarding other potential lease renewal strategies for stratas, which will be shared with SLS members when complete.

**ACTION: Lisa May to send updated principles to SLS members for their review.**

**ACTION: If SLS members reach collective agreement on the principles, Nathan will invite COV staff to the next SLS meeting to discuss them with us.**

### **3. Upcoming SLS work:**

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#### **3.1 Updating representation from all strata enclaves**

- An email was sent to all SLS members in early September requesting updated membership information: whether current members still sit on their strata councils and if they are able to regularly attend SLS meetings in the coming year, as \*RePlan's work with COV gears up. If not, strata councils will be asked to put forward new members to the SLS.
- Representation from ALL strata councils will be necessary for successful engagement with the community as we move ahead with COV staff on security of tenure in FCS.
- Reporting on progress to strata owners directly and via strata councils is important to ensure a continued flow of funding to support \*RePlan work.

**ACTION: Daniel will follow up to update the SLS membership list.**

#### **3.2 2017 budget planning**

- Marta Goodwin is the new FCSNA/\*RePlan Treasurer, and is working on the 2017 budget.
- The 2017 budget will be reviewed and approved by the \*RePlan Strategy Group, and then will come to SLS for review at the October 2016 meeting.

#### **3.3 Reporting on \*RePlan progress to strata owners and councils**

- Richard Marchant revised the *Financial Oversight & Administrative Procedures* document that accompanies the budget to include a section on \*RePlan's achievements in the past year. This document is intended to report on progress to strata owners (as well as coops) who provided funding for \*RePlan in 2016, and lay the groundwork for seeking funding in 2017.

**ACTION: Richard and Lisa to update the document to include work done in September 2016 by \*RePlan and City staff.**

**ACTION: Daniel will send this material out to SLS members to share with their strata councils.**

### 4. Report on Community Land Trust events September 8/9; next steps with Real Estate Foundation

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- \*RePlan sponsored a free evening discussion on September 8 and a full-day Professional Development Course on the 9<sup>th</sup> on Community Land Trusts (CLTs), in partnership with Simon Fraser University (SFU). Former \*RePlan community planning assistant Peer-Daniel Krause coordinated the event, with funding from the Real Estate Foundation of BC, BC Housing and VanCity Credit Union.
- At the Thursday evening public talk, Brenda Torpy, Chief Executive Officer of the Champlain Housing Trust, the largest housing CLT in the United States, gave a keynote address at the evening presentation, which was attended by more than 150 people from False Creek South and elsewhere in Metro Vancouver and British Columbia. She explained her CLT's approach to stewarding land for the benefit of the community to create long term affordable rental and ownership housing. Gordon Price from SFU City Program hosted the event. Richard Evans, Chair of RePlan and David Hendrickson, Grants Manager of the Real Estate Foundation of BC.
- At the Friday Professional Workshop, Peer-Daniel Krause served as moderator. Brenda Torpy gave a more technical talk about how CLTs work. Other workshop presenters included Andrea Reimer, City of Vancouver Councillor; Andy Broderick, Vice President of Impact Market Development, Vancity; Shayne Ramsay, CEO of BC Housing; Thom Armstrong, CEO of the Co-operative Housing Federation of BC; Tiffany Duzita, Director of Development, Community Land Trust Foundation of BC; Kishone Tony Roy, Chief Executive Officer of the BC Non-Profit Housing Association; Allison Dunnet, Housing Planner with the City of Vancouver; Tim Wake, Affordable Housing Consultant (formerly with Whistler Housing Corporation), and Genevieve Bucher, President, BC Artscape.
- RePlan is preparing a summary report which will be publicly released.

**ACTION: Lisa to send the link to the recorded September 8 CLT session to SLS members.**

**ACTION: Nathan to share REF's report with SLS members when available.**

### 5. Update on draft workshop: Options for an affordable ownership program, in conjunction with lease renewal in FCS

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- Since Jim Woodward first presented this workshop concept at the July 2016 SLS meeting, \*RePlan and COV staff also noted affordable home ownership in FCS as a topic to jointly investigate. Consequently Nathan will contact Jim to discuss combining efforts, and Jim will work with Daniel for assistance in developing the workshop, as needed.

**ACTION: Nathan to follow up with Jim about the workshop on an affordable home ownership program.**

### 6. Next SLS meeting

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**ACTION: Lisa to send out Doodle poll to determine the best date for the October 2016 SLS meeting.**

### 7. Action Summary

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1. **Lisa:** Send updated principles to SLS members for their review.
2. **Nathan:** If SLS members reach collective agreement on the principles, invite CoV staff to the next SLS meeting to discuss them with us.
3. **Daniel:** Follow up to update the SLS membership list.
4. **Richard Marchant and Lisa:** Update the *Financial Oversight & Administrative Procedures* document to include work done in September 2016 by \*RePlan and City staff.
5. **Daniel:** Daniel will send this material out to SLS members to share with their strata councils.
6. **Lisa:** Send the link to the recorded September 8 CLT session to SLS members.
7. **Nathan:** Share REF's report with SLS members when available.
8. **Nathan:** Follow up with Jim about the workshop on an affordable home ownership program.
9. **Lisa:** Send out Doodle poll to determine the best date for the October 2016 SLS meeting.