

Minutes

Strata Leasehold Subcommittee (SLS)

Meeting Date: Tuesday, November 22, 2016, 7:00 – 9:00 pm

Location: Mariner Point Meeting Room

Attendees: Rosalie Hawrylko, Ralph Skinner (666 Leg-In-Boot); Anne Kaye, Jaki Chantler (Alder Bay Place); Richard Marchant, Alain Catteau (Creek Village); Robert Boyd, Sucha Gill (Harbour Terrace); Mats Thölin (Heather Point); Josef Skala, Sharon Yandle (Marine Mews); Cory Lake (Mariner Point); Jim Woodward (Market Hill Terrace); Richard Creed, Panos Grames (Spruce Village); Paul Ham, John Sanders (The Lagoons);

Non-voting members: Nathan Edelson, Norma-Jean McLaren, Daniel Ward (*RePlan), Marta Goodwin (FCSNA, Treasurer)

Regrets: Robert Renger (658 Leg-in-Boot Square); Jan Chevarie, Steve Jedreicich (666 Leg-in-Boot Square), Jay Bancroft (Creek Village); Jerry Roy (Heather Point); George Stratis (Leg-in-Boot Commercial Strata); Lisa May (Mariner Point); Keith Malabar (Market Hill Commercial Strata), Kathryn Woodward, Cal Towle (Market Hill Terrace); Jim Taggart (Stamps Landing)

1) Approval of the Agenda

Approved

2) Approval of the minutes

It was noted that the minutes for last month's meeting do not include the information presented by the City of Vancouver (COV) or comments made by, or answers to, questions from the group. This is because *RePlan has an agreement with the COV that they will provide each other an opportunity to comment and if necessary correct meeting notes before approving publication.

Acceptance of the minutes was approved by all.

Action: Daniel will incorporate the presentation materials and a summary of the notes into the minutes on the *RePlan website as soon as he receives agreement from the COV.

3) Nomination of SLS Officers

- Sharon (acting Chair) presented the need to appoint a new Chair of the SLS to replace Lisa May. She reported that the Strategy Committee recommended also appointing a Vice Chair since the work of the SLS is likely to increase substantially over the next year.
- She reported that Anne Kaye and Richard Marchant have volunteered to fulfil the roles, subject to agreement from the SLS group as a whole.
- Anne Kaye was nominated and elected as Chair.
- Richard Marchant was nominated and elected as Vice Chair.
- After some discussion of how *RePlan has chosen who should participate in meetings with the COV to date, attendees expressed support for the Chair and Vice Chair as representatives of the SLS in these meetings going forward.
- Sharon passed the Chair's role to Anne for the remainder of the meeting.

Action: Sharon to discuss the need for a more structured process for choosing representatives for COV meetings and more transparency in the decision-making process in the Strategy Group.

4) Review of the role of the SLS

- The group discussed the need for the SLS to become more actively involved in working on research into such topics as estimating the cost of lease renewal and models for evaluating leaseholder's interests at lease end. It was agreed that using the framework of the COV's work plan to identify key topic areas would be the most effective approach to this. The main elements of the work plan will be available at the December meeting.
- The group agreed that one of the most important roles for the SLS was to serve as a two-way communication channel between the Strata Councils, individual leaseholders and the COV. To be effective in this, delegates need:
 - o A monthly summary of progress on key issues from *RePlan's Strategy Group to circulate to leaseholders (in any form that is appropriate – email, newsletter, or posted on notice boards)
 - o Links in the monthly summary to the *RePlan website to encourage its use
 - o A regular opportunity to provide an update to Strata Councils
 - o Support for both enclave specific and community-wide presentations and workshops
 - o A format for a report from each enclave to the monthly SLS on questions, concerns and opinions from leaseholders
- The group discussed the issue of how to reach individual leaseholders in situations where a Strata Council is not proactively supporting communications.
- The group discussed the imperative of giving legitimacy to the SLS delegates in the eyes of the COV. It was agreed that:
 - o If the AGM is timely, asking for a resolution to nominate one or more individuals as delegates at that meeting
 - o If the AGM is not timely, suggesting the wording of a motion for standing Strata Councils to use to nominate delegates

- Anne and Richard will speak to enclaves who do not currently have representation on the SLS to encourage them to nominate someone
- There was clear agreement in the meeting that *RePlan, including SLS delegates, have no legal mandate to negotiate on behalf of individual leaseholders, nor to make any agreements on their behalf. The role of *RePlan is to represent the community as a whole to the City, to work with leaseholders and the COV to identify workable options, and potentially to make recommendations to leaseholders regarding changes to their leases. Ultimately, however, any agreement to change leases will be made by individual leaseholders and the COV.

Actions:

- **Daniel:** to produce a monthly summary for the delegates to use to support them in keeping leaseholders informed of *RePlan's progress
- **Daniel:** to attach a one-page summary of the SLS Terms of Reference that was not available at the meeting
- **Anne:** or Richard to develop a template for the proposed monthly SLS Delegate Report from each enclave
- **All:**
 - to recommend a process for your Strata Council - or all owners at your AGM if it is scheduled sometime in the next two or three months – to nominate you, and/or another owner to be the official delegate to the SLS
 - to recommend methods that you can use to both gather and disseminate information to your strata leaseholders, and identify the supports you need from the SLS group or the broader *RePlan group to do this.
 - to provide a brief report on how knowledgeable your neighbours are in regard to the topic of lease renewal
- **Anne or Richard:** to provide suggested wording for AGM or Council motions to nominate delegates

5) Update on discussions with the COV

- Nathan provided an update to the group on the following points:
 - The *RePlan Strategy Group met with COV staff: Chris Baas (Project Manager) Alanna MacLennan (Business Planning and Project Support) Mario Ramos (new staff member working with Chris) to discuss the City's progress with gathering input from a variety of groups and to discuss edits to the City's engagement principles.
 - *RePlan again emphasised the need to formally adopt a clear vision for the community to anchor the engagement principles and advocated again for giving more weight to the voice of current residents.
 - Subsequent to the meeting, members of the Strategy Group noted that Mayor Robertson articulated a vision, in a letter to FCS residents, after his election. This was both consistent with statements made by his party before the election and with *RePlan's own principles. They are therefore planning to recommend to staff that the Mayor's wording be included in the upcoming Report to Council
 - *RePlan is also strongly advocating for a solid work plan to guide the timely completion of the project. The Strategy Group intends to give COV staff recommendations for the main topic areas for the work plan.
 - A group of volunteers from *RePlan who have specific knowledge and expertise related to the building assessment met with COV staff to discuss the COV's plans for

conducting and sharing FCS building assessments. They felt that the COV's approach was generally sound.

- Nathan noted that since the COV made its presentation to the SLS, they have taken the seismic study and energy efficiency assessment out of the scope of work.
- *RePlan continues to promote exploration of alternative land governance models to the COV. The False Creek South Neighbourhood Association passed a motion to this effect at their last meeting.
- Sharon (President of the FCSNA) suggested that the SLS to pass a similar motion.
- The following motion was approved with one dissenting vote:
"That the Strata Leaseholder Subcommittee supports exploration with the City of Vancouver of the concept of a Community Land Trust, along with other governance models for False Creek South."

Action: Daniel to send out an email confirming the date of the Report to Council and providing links to Council's agenda to help delegates determine the best time to arrive at City Hall.

6) Report from the Co-op subcommittee

- Anne suggested that the SLS meeting has a standing agenda item to hear from the Co-op subcommittee each month
- Nancy (as the co-op subcommittee representative) reported that they have been meeting monthly and that there is a report from the COV regarding co-ops in FCS due in January

7) Financial Update

- Nancy (As Treasurer of FCSNA) reported that a few changes have been made to the budget materials but they are now ready for distribution to Strata Councils
- She also reported that most enclaves contributed in the 2016 fund-raising and some are now approving 2017 funding
- There was some discussion of how to defend asking for more money given the surplus from 2016. It was agreed that the simple explanation is that 2016 money was not spent because progress with the COV has been slower than expected but that the work is now increasing as the COV becomes more engaged.

Action: Daniel to resend the budget materials and the summary of 2016 spending via email to all SLS delegates.

8) Proposed SLS meeting schedule for next 6 months

- Members agreed to have meetings on the 2nd Wednesday every month.

December	14	2016
January	11	2017
February	8	2017
March	8	2017
April	12	2017
May	10	2017