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## **\*RePlan Strata Leasehold Subcommittee**

### **TERMS OF REFERENCE**

#### **PURPOSE**

The Strata Leasehold Subcommittee (SLS) is a subcommittee of the False Creek South Neighbourhood Association's (FCSNA) \*RePlan Committee. The purpose of the SLS is to support \*RePlan in achieving its mission by:

- Gathering and sharing information with strata owners to inform the development of lease renewal options
- Working with \*RePlan to address issues and opportunities for leasehold strata developments
- Support \*RePlan's negotiations, representing leaseholders' views regarding lease renewal, land use and governance, with the City of Vancouver (COV)
- Engaging with FCS strata councils to share information on Strata Leasehold Subcommittee/\*RePlan work, and representing FCS strata leaseholders' needs and interests to \*RePlan
- Recommending a solution to the \*RePlan Committee for lease renewal that meets the needs of leasehold strata owners, the False Creek South community, and the City of Vancouver

#### **\*RePlan's Mission**

**"To create a dialogue with the City of Vancouver to establish a process to preserve and enhance the False Creek South community beyond 2036, enabling the community to evolve and diversify in a way that is sustainable for existing residents and the City of Vancouver beyond 2036."**

The SLS will consider the following topics and provide input/recommendations to \*RePlan:

## SLS Terms of Reference

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- Issues, concerns and preferences regarding lease renewal specific to strata owners
- Lease renewal affordability
- Options/models for lease renewal
- Lease renewal time frame and negotiation costs
- Approaches to the negotiations with the City of Vancouver
- Working with co-op and non-profit leaseholders
- Governance models for leasehold land

## COMMITTEE COMPOSITION & MEETINGS

The Strata Leasehold Subcommittee is comprised of:

- Chair: Anne Kaye
- Vice Chair: Richard Marchant
- Delegated Strata Council and other representatives from each FCS enclave:

658 Leg-in-Boot Square	Robert Renger (SC)
666 Leg-in-Boot Square	Jan Chevarie Rosalie Hawrylko Jan Chevarie Ralph Skinner
Market Hill Terrace	Jim Woodward (SC) Cal Towle
Creek Village	Richard Marchants (SC) Jay Bancroft Alain Catteau
Heather Point	Mats Tholin (SC) Jerry Roy
Marine Mews	Josef Skala (SC) Sharon Yandle (FCSNA President)
Spruce Village	Panos Grames (SC)
Alder Bay Place	Anne Kaye Jaki Chantler
Fountain Terrace	
Harbour Terrace	Sucha Gil Robert Boyd
The Lagoons	Paul Ham John Sanders
Mariner Point	Cory Lake (SC) Lisa May (SC)

## SLS Terms of Reference

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Stamps Landing	Jim Taggart
Commercial Strata Leg in Boot Square	George Stratis

- Additional strata lot owners interested in participating in the SLS
- Commercial strata representatives – Keith Malabar, Market Hill; George Stratis, Leg-in-Boot Square
- \*RePlan Committee representatives
- \*RePlan Consultants Nathan Edelson, Peer-Daniel Krause

The Strata Leasehold Subcommittee:

- Meets as needed from 7:00 to 9:00 pm
- Strikes smaller working groups as needed to work on specific tasks
- Uses consensus decision making
- Is inclusive and respectful of everyone's needs and concerns
- Respects whoever has the floor
- SLS meetings are held in the Mariner Point meeting room at 1510 West 1<sup>st</sup> Avenue
- The SLS Chair calls the meeting to order and keeps a speaker list during discussions
- At the end of each meeting, SLS members set the agenda for the following meeting
- \*RePlan Planning Assistant, Daniel Ward, records minutes and distributes meeting agendas, minutes and any additional meeting documents

## COMMUNICATIONS & REPORTING

The Strata Leasehold Subcommittee aims to ensure two-way communications with strata enclaves and leaseholders:

- SLS will have a formal reporting relationship with each Strata Council via the council member(s) sitting on the SLS
- SLS strata representatives will report to their respective strata councils on \*RePlan/SLS activities at the (monthly) council meeting following each SLS meeting, and request council feedback to report back to the SLS
- SLS representatives will request that these discussions be included in strata council minutes to keep strata owners informed
- SLS representatives will report back to the SLS on any feedback, comments or concerns from their strata councils

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- SLS representatives will request Strata Council assistance in informing and distributing information on \*RePlan developments to strata leaseholders
- As the conduit between \*RePlan and strata owners, SLS will identify additional channels for communicating directly with strata owners
- SLS representatives will request that individual Strata Councils/property management websites post links to the \*RePlan/FCS websites as the need arises
- Additional SLS representatives will report to their respective strata councils when the formal representative is unavailable, in addition to supporting SLS activities
- The SLS Chair will share information with co-op and non-profit subcommittee chairs and the \*RePlan committee at large to identify commonalities/differences and develop a cohesive approach for how \*RePlan should negotiate with the COV

## REVIEW & AMENDMENTS

- Amendments to these Terms of Reference can be recommended by SLS members at any time
- Any recommended amendments to these Terms of Reference must be approved by the Strata Leasehold Subcommittee during a meeting
- The SLS will inform the \*RePlan Committee of any changes to the SLS Terms of Reference, whenever such changes are made
- Amendments to these Terms of Reference will come into force upon approval