

Minutes

Strata Leasehold Subcommittee (SLS)

Meeting Date: Wednesday, December 14, 2016, 7:00 – 9:00 pm

Location: Mariner Point Meeting Room

Attendees: Rosalie Hawrylko, Ralph Skinner (666 Leg-In-Boot); Richard Marchant (Acting Chair), Alain Catteau (Creek Village); Robert Boyd; Jerry Roy, 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); John Sanders (The Lagoons); Daniel Ward (*RePlan)

Regrets: Robert Renger (658 Leg-in-Boot Square); Jan Chevarie, Steve Jedreicich, Ralph Skinner (666 Leg-in-Boot Square); Jaki Chantler, Anne Kaye (Alder Bay Place); Jay Bancroft (Creek Village); 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); Nathan Edelson (*RePlan)

Approval of the Agenda

The agenda for the December 14, 2016 meeting was approved.

Approval of the Minutes

The minutes for the November 22, 2016 were approved as distributed. The minutes from the October 17, 2016 meeting are still unofficial, awaiting addition of the City of Vancouver's (CoV's) agreement to notes about the discussion with the City at that meeting.

Updates from the Chair

Report to Council

- City Council had asked City staff to report back in the fall of 2016 and a report to Council was originally scheduled for November 28, 2016.
- Chair of RePlan, Richard Evans, was sent a letter by the City Manager informing him of the report's postponement, saying more time was needed to report back on all the elements and that Gil Kelley, the City's new General Manager of Planning, Sustainability and Urban Design, wanted to bring a new approach.
- The report is now scheduled to go to City Council on January 24, 2017.

Recent Meetings with CoV Staff

- RePlan's Urban Design and Building Condition Working Group met with City staff to discuss the Building Condition Assessment. This group is seeking further clarity around the rationale and purpose of the assessment.
- Following the postponement of the November report to City Council, several meetings occurred with the City's False Creek South Project Manager, Chris Baas, and other CoV staff, including:
 - Gil Kelley and Planning Staff:
 - Kelley sought to find further clarification and common ground on the engagement principles, the final version of which will be included in the report to Council on January 24, 2017.
 - Whereas in previous meetings with City staff community planning (for example, discussion around planning principles such as creating more affordable housing or respecting historic urban design forms) could not be considered as part of the engagement principles, they can now happen concurrently.
 - Greg Hamilton (Property Endowment Fund) and Bill Aujila (Real Estate):
 - City staff expressed the need for a legal framework for negotiations to take place between RePlan and the CoV
 - RePlan explained further its credible advocacy role in advancing progress towards the resolution of lease renewal, noting that *individual leaseholders* are the *only* entity with legal status concerning their individual leases.

Confirming SLS Delegate Status

- During the last SLS meeting (November 22, 2016), members agreed to strengthen the subcommittee's credibility by ensuring an officially authorized delegate(s) from each strata enclave are represented on the subcommittee.
- During this meeting, SLS members reached consensus that authorized delegates do not necessarily need to be on their strata councils, but should be authorized by their strata council or strata lease holders and should have ready access to the strata council, for example by attending strata council meetings.
- Members were asked to encourage their strata council to designate a delegate on an interim basis if that council saw it as a requirement to seek the designation at an AGM or SGM.
- SLS members also agreed that in addition to that authorized delegate or delegates; other representatives from strata's are welcome at SLS meetings.
- There was also discussion about clarifying the role of the RePlan Strategy group and contacts for topics within RePlan.
- **Action:** Richard Marchant, Anne Kaye and Daniel to develop draft motions or resolutions and a summary of a delegates' role that strata councils may use for authorizing delegates at a council meeting or AGM or SGM. As well, to contact commercial stratas regarding their involvement in the SLS and to clarify the contacts for various topics within RePlan.

Updates from Strata Delegates

- Strata members discussed recent conversations with community members. As examples, some members:
 - Found that the level of understanding among strata leaseholders varied significantly between stratas and strata leaseholders within some stratas.
 - Heard that a primary concern was not simply around the financial cost of lease extensions/renewal but also how the payment would be required (i.e. prepay, longer term method, etc.)
 - Wondered if RePlan had followed up on seeking an affidavit from the lawyer involved in the development of the original leases and if a RePlan had provided the CoV with a proposed vision to accompany the principles. Regarding the latter, those attending were advised this had happened as planned.
 - **Action:** Richard Marchant to follow up regarding affidavit.

Updates on the Activities of the Co-op Subcommittees (AWG & JCBC)

- The JCBC met Mike Walker in their November 24th meeting
- Nancy Hannum has replaced Richard Vallee as chair

Other Business

Highlights document

- A new “Highlights 2016” document has been prepared and printed copies were distributed at the meeting. It outlines RePlan’s accomplishments for 2016 and expectations for 2017. The document directs readers to a new webpage (www.falsecreeksouth.org/replanhighlights) where readers can find more information on particular topics.
 - **Action:** Daniel to distribute the final copy by email and everyone to then distribute the digital version of the “Highlights” document to members in their strata enclave and share it directly with their strata councils. Delegates were also encouraged to ensure their Strata Councils and strata leaseholders receive digital copies of, or access to, the SLS minutes via RePlan’s website.
- A “Highlights 2016” poster has also been created. This document is to be picked up by an SLS delegate from each strata enclave and posted in high visibility spots in each enclave. Co-op delegates will do the same.
 - **Action:** Daniel to contact SLS members regarding pick-up details.

Strata Presentations

- RePlan is in the process of updating its presentation for strata leaseholders. SLS representatives and Daniel Ward will deliver presentations to Strata Council and at AGM or SGMs on request with the goal of updating leaseholders on RePlan’s activities and answering questions.

News Coverage

- A recent edition of the Vancouver Sun had an article regarding Community Land Trusts.
 - **Action:** Daniel to circulate the link (<http://vancouversun.com/news/local-news/new-co-op-housing-at-fraserview-signals-change-in-financing-affordable-housing>) to all members
 - Subsequent to the meeting, the Vancouver Sun also had an article about Charleson Park (<http://vancouversun.com/news/local-news/new-vancouver-park-board-chairman-michael-wiebe-the-first-green-in-the-job>)

Next meeting date

- 7 – 9 pm, January 11, 2016. A SLS member asked that the meeting be rescheduled as that is the evening of that strata's AGM. That AGM has since been postponed, so the meeting will stay as scheduled for January 11th.