

## Minutes

### Strata Leasehold Subcommittee (SLS)

---

**Meeting Date:** Wednesday, February 8th, 2017, 7:00 – 9:00 pm

**Location:** Mariner Point Meeting Room

---

**Attendees:** Anne Kaye (Chair), Jaki Chantler (Alder Bay Place), Richard Marchant (Creek Village); Tom Gibbons (Fountain Terrace); Robert Boyd (Harbour Terrace); Jerry Roy (Heather Point); John Sanders (The Lagoons); Cory Lake (Mariner Point), Jim Woodward, Doug Ramsey (Market Hill Terrace); Daniel Ward (\*RePlan)

**Regrets:** Rosalie Hawrylko, Annah Simard, Ralph Skinner (666 Leg-In-Boot); Alain Catteau (Creek Village); George Stratis (Leg-in-Boot Commercial Strata); Linda Lytle (Fountain Terrace); Mats Thölin (Heather Point); Josef Skala, Sharon Yandle (Marine Mews); Keith Malabar (Market Hill Commercial Strata); Cal Towle, Kathryn Woodward (Market Hill Terrace); Jim Taggart (Stamps Landing); Panos Grames (Spruce Village); Cory Lake (Mariner Point)

#### 1. Introductions

---

Members introduced themselves and welcomed two new members: Tom Gibbons from Fountain Terrace and Doug Ramsey from Market Hill

#### 2. Approval of the Agenda

---

The agenda for the February 8th , 2017 meeting was approved.

#### 3. Approval of the Minutes

---

The minutes for the January 11<sup>th</sup> , 2016 were approved as distributed.

#### 4. Updates

---

##### Report on the January 25<sup>th</sup> Policy and Strategic Priorities CoV Council Meeting

Anne Kaye and Richard Marchant delivered a presentation summarizing the council report and meeting from Jan. 25. Their presentation can be viewed here:

<https://www.dropbox.com/s/gtjnmp5sh11522z/SLS Slides on COV report.pdf?dl=0>

In summary: City staff presented the [False Creek South report](#) to city council on January 25<sup>th</sup> . The report—approved unanimously by city council—outlines seven recommendations

**Summary of Recommendations:**

Theme	Timeline	Key elements
Community Planning	Terms of Reference due in June, 2017	<ul style="list-style-type: none"> <li>The City’s goal is to maintain our multi-tenure, mixed income community with increased emphasis on housing for families</li> <li>A phased approach to development focusing initially on the ‘edges’ including the rail corridor and 6<sup>th</sup> avenue</li> <li>Existing buildings considering expansion and/or redevelopment may have the opportunity to “opt-in” into detailed planning work in the initial phase</li> <li>Others will wait for the second phase</li> </ul>
Affordable Housing	Report back on process for developing options in June, 2017	<ul style="list-style-type: none"> <li>FCS represents large stock of affordable housing which the City hopes to retain</li> <li>They also want to expand housing opportunities to support ‘aging in place’ and ‘growing in place’<sup>1</sup></li> <li>The focus is on developing affordable housing options for <u>all</u> current residents to remain</li> </ul>
Strata Lease Framework	Report back with a framework by June, 2017	<ul style="list-style-type: none"> <li>Recognition from Staff and Council that lease uncertainty is significant issue</li> <li>City to work closely with RePlan on this topic</li> </ul>
Governance	Report back on options in June 2017	<ul style="list-style-type: none"> <li>City to examine options for land governance</li> <li>City to “take into account work already undertaken by RePlan” on this topic</li> </ul>
Building Assessments	Process to commence Winter 2017; target completion, Q3- 2017	<ul style="list-style-type: none"> <li>City “to define purpose of” and initiate building assessment process for all FCS buildings on city-owned land</li> <li>City will work collaboratively with leaseholders when exercising right to inspect buildings</li> <li>To be funded by the CoV Property Endowment Fund</li> </ul>
Engagement (Communication)	Immediately	<ul style="list-style-type: none"> <li>Adopts False Creek South Engagement Principles, contained in Appendix G of the report</li> <li>Commits to a fair and open, transparent process</li> </ul>
Financial Analysis	Ongoing	<ul style="list-style-type: none"> <li>Speaks to the advisory role of the CoV Finance group in assisting with the developing of financially viable policy alternatives</li> </ul>

**Discussion of task requirements and resources**

**Working Groups:** RePlan working groups are being formulated to align with the recommendations. (Lease framework, affordability and governance, community planning, communications and financial

---

<sup>1</sup> Aging in Place and Growing in Place refers to the existence of appropriate housing for elderly people or new families, respectively, to transition into as their housing needs change.

analysis. SLS members are encouraged to get involved in these working groups once they are established. This will be discussed further at the next SLS meeting.

**Communication:** SLS delegates were encouraged to continue to keep in frequent contact with their neighbours and especially their strata councils. Members were asked to think about the tools and resources they need to share information with their enclaves going forward.

### Discussion of decision-making process for SLS

The accelerating pace of work with the City may require more decisions to be made by the SLS going forward. This may drive the need for a decision-making model to supplement the current consensus-based approach and to formally note the degree of support for a particular decision.

Members agreed that calling for a vote may be the best approach. They discussed the option of one vote per enclave, or proportional representation based on the number of units, and arrived at a consensus that one vote per enclave was the best choice.

Several members noted that this model is consistent with the voting procedure used in the False Creek South Neighbourhood Association. Members also noted that it would be simpler and more straightforward than other alternatives.

### Updates from delegates (delegate status, outreach within strata)

Delegates from each strata updated members on recent activities within their respective stratas:

- There was a general feeling among members that the level of interest, engagement and support for RePlan in their enclaves was positive
- Several members from different stratas commented that a number of new owners in their buildings have invested significantly in renovations indicating their commitment to the neighbourhood
- The following members noted that 2017 funding for RePlan has been approved at their AGMs: Fountain Terrace, Mariner Point and Marine Mews
- Others, whose AGM's have not been held yet, felt hopeful that funding requests would be approved including Alder Bay Place, Heather Point, Spruce Village, Harbour Terrace, 658 Leg-in-Boot Square, Market Hill, Creek Village, and Lagoons.

### Co-op Report

Richard Marchant updated members on the City co-op report, "[Sustaining Affordable Co-op Housing on City Land](#)", which was approved by council on February 8<sup>th</sup>. Richard highlighted a number of key points:

- The co-op report was focused on lease resolutions for all co-ops on city owned land
- RePlan's co-op subcommittees - the Joint Co-op Board Committee (JCBC) and the Co-op Authorized Working Group (AWG), were supportive of the council report
- The approved report proposes to pilot a lease negotiation process with seven co-ops selected to represent a diverse range of needs. False Creek South's Marina Co-op is included in the seven

- There is a clear recognition from staff and Council that co-ops are an important tenure model for advancing housing affordability objectives
- Several RePlan members spoke in support of the report, including: Nancy Hannum (AWG Chair), Bob Lewis (AWG Vice Chair), Wendy Bryan (member of Spruce Harbour Marina Co-op) and Nathan Edelson (consultant with RePlan)

*For more information on the co-op report, see the Co-op Housing Federation of BC's summary, here:*

[https://www.dropbox.com/s/z1qeg2q0blobp3d/CHFBC%20Summary%20of%20CoV%20Co-op%20Report%2C%20Feb\\_2017.pdf?dl=0](https://www.dropbox.com/s/z1qeg2q0blobp3d/CHFBC%20Summary%20of%20CoV%20Co-op%20Report%2C%20Feb_2017.pdf?dl=0)

### 5. Actions for the Next Meeting

Members were asked to give thought to the working groups they may want to join and to continue to communicate with their neighbours

### 6. Next Meetings

- **March 8**
- Following Meetings: April 12<sup>th</sup>, May 10<sup>th</sup>