



*RePlan Strategy Group Meeting Minutes

January 21, 2017

Attendees:

Richard Evans (Chair, *RePlan); Wendy Herdin (President, FCSNA); Nancy Hannum (Chair, AWG); Anne Kaye (Chair SLS); Richard Marchant (Vice Chair, SLS); Graham McGarva (Chair, Urban Design and Building Condition Working Group); Jim Woodward (Chair, Alternative Governance Working Group); Herb Barbolet (Chair, Friends of False Creek South Working Group), Marta Goodwin (Treasurer, FCSNA), Erin Gilchrist (CHF BC Liaison), Jerry Roy (Chair, Lease Renewal Working Group), Panos Grames (Chair, Sustainability Working Group); Lisa May (*RePlan Communications Consultant); Nathan Edelson (*RePlan Strategic Consultant); Daniel Ward (*RePlan Community Planning Assistant)

1. Update on Recent Meetings

1.1 Meeting with City staff on Draft FCS Report

- On January 11, several *RePlan Strategy Group members met with City of Vancouver (COV) staff, including:
 - Gil Kelley, General Manager of Planning, Urban Design and Sustainability, who chaired the meeting; Kathleen Llewelyn-Thomas, General Manager of Community Services; Bill Ajula, General Manager of Real Estate and Facilities Management; Kent Munro, Assistant Director Planning, Midtown; Karis Hiebert, Senior Planner; Mario Ramos, Manager, Business Planning and Project Support; Chris Baas, False Creek South Project Manager
- Staff shared a draft work plan and report, discussed the staff recommendations, and answered questions from *RePlan
- Attendees summarized the meeting in several key comments to the Strategy Group:
 - *RePlan expressed concern about the absence of a vision or statement of intent for the community planning process, and the need for clarity on the intent of the building condition assessment
 - *RePlan also stated concern about the vagueness of the timeline, which was organized by seasons (e.g. “Fall”, “late Spring”)
 - Gil Kelley was receptive to *RePlan’s concerns throughout the meeting
 - The presence of several General Managers enabled a productive conversation and allowed for minor tweaks to be validated during the meeting
 - Gil Kelley noted FCS residents as a “primary stakeholder”

1.2 Meeting with City staff on Draft Co-op Report

- A draft report concerning co-ops on city-owned land was scheduled to be presented on January 25th to Council
- City staff postponed the report presentation to February 8th to allow for more feedback from *RePlan and the Co-op Housing Federation of BC (CHF BC)
- Subsequently, *RePlan met with City staff to learn more about the draft report and provide feedback:
 - City staff at the meeting included Kathleen Llewelyn-Thomas; Abi Bond, Director of Housing Policy and Projects; Jim de Hoop, Managing Director, Housing Delivery and Operations; Dwayne Drobot, Business and Lease Manager; Allison Dunnet, Housing Planner; Mario Ramos; and Chris Baas
- *RePlan representatives were given the opportunity to learn about the key revised lease terms included in the draft co-op report and provide feedback on these components
- Attendees summarized the meeting in several key comments to the Strategy Group:
 - The co-op report is a significant improvement from previous iterations
 - The City is proposing draft terms be applied to new leases for the initial “top seven” co-ops—those co-ops whose leases are closest to expiry (Marina Co-op is the only FCS co-op included in the initial seven pilots)
 - The renewal process for the seven pilot co-ops will be used to assess broader issues such as income caps, right sizing, and rent-geared-to-income minimums
 - *RePlan suggested staff should consider giving more resources to co-op lease renewal, highlighting that many more co-ops than the initial seven are in dire need of lease renewal

2. Discussion on Response to FCS Report

- The Strategy Group discussed options for responding to the FCS report, which would be presented to Council on January 25th
- Consensus emerged for a presentation to Council that would:
 - Thank staff for their efforts and highlight several positive aspects included in the FCS report, such as:
 - Developing affordable housing options for all FCS residents to remain in the neighbourhood
 - Developing a lease resolution framework concurrently with affordable options
 - Recognizing False Creek South Neighbourhood Association’s leadership role in the community *and* as a primary stakeholder with COV
 - Exploring alternative governance options
 - Highlight areas for *RePlan and the City to work together on moving forward such as:

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- New leases as enablers for the community plan and affordable housing options for all
- Creating a vision for the community plan
- Playing a role in exploring alternative governance options for False Creek South
- Clarifying the purpose of the building condition assessment
 - o Propose minor amendments to staff recommendations
- *RePlan Chair Richard Evans and SLS Chair Anne Kaye will deliver the presentation
- **Action**
 - o Lisa May, Anne Kaye and Nathan Edelson to prepare presentation materials

3. Discussion on Response to Co-op Report

- Having not had access to the full draft report, members agreed to table this conversation until a draft report was made available
- Members agreed formulating a response to the upcoming draft report on co-ops would be left to the JCBC at their upcoming meeting (February 2nd)