

## CO-OP AUTHORIZED WORKING GROUP MINUTES

**Time:** 7:00- 8:30pm

**Date:** Thursday, February 16, 2017

**Location:** False Creek Co-op, Enclave 5, Communal Room (711 Millyard)

### 1. Roll Call

**Alder Bay:** Wendy Herdin, Richard Vallee, Nancy Hannum

**Creekview:** Anne Budgell, Clara Salamanca, Frances Anderson

**False Creek Housing:** Richard Vallee, Rider Cooley

**Heritage:** Erin Gilchrist, Carol Sutton, Bob Lewis

**Spruce Harbour Marina:** George McEwen, Wendy Bryan

**Marina:** Bob Lewis

**RePlan consultants:** Nathan Edelson (RePlan Project Manager); Daniel Ward (RePlan Community Planning Assistant)

**Guests:** Norma-Jean McLaren

### 2. Actions from previous minutes

#### RePlan Principle #2

At the previous meeting, Daniel Ward was asked to report back with clarification regarding the rationale behind RePlan Principle #2, specifically on why the phrase “moderate and middle income” was used.

In response, it was noted that the wording was used to align with the City’s housing and sustainability goals, which prioritized the need for workforce housing near the Central Business District and the Broadway Corridor.

Some members had a desire to discuss this further and it was proposed that two people from the AWG and two people from the strata leasehold subcommittee (SLS), along with Nathan Edelson, meet to reexamine Principle #2.

**Action:** Daniel to canvass SLS membership for interest in meeting on this topic and help coordinate a meeting between AWG and SLS members.

### 2. Approval of Minutes

Minutes approved as amended.

### 3. Approval of Agenda

Agenda approved.

## 4. AWG Delegate Confirmation

The Chair reviewed the delegate confirmation process:

- Co-op boards appoint delegates to the AWG
- Anyone is welcome to these meetings but only appointed delegates can vote
- To make the AWG process consistent with the SLS delegate confirmation process, members were asked to forward their respective Board minutes that document their appointments to Daniel
- **Action:** Members to forward their Co-op Board minutes where appointments are noted to [replan@falsecreeksouth.org](mailto:replan@falsecreeksouth.org)

\*A roll call of confirmed AWG delegates was done:

**Alder Bay:** Nancy Hannum, Wendy Herdin, Peter Morgan

**Creekview:** Clara Salamanca, Dennis Pyo

**False Creek Co-op:** Val Embree, Richard Vallee, Maria Roth

**Floating Homes:** Wendy Bryan

**Heritage:** Carol Sutton, Erin Gilchrist

**Marina:** Bob Lewis

**Twin Rainbows:** Bob Riley

## 5. Board planning for lease negotiations

### 5.1 Report back on board planning

In September, the AWG organized a workshop to assist FCS co-op boards in beginning their negotiations strategy.

Co-ops were asked to report back on their progress to date:

- Several delegates reported that their co-op has had additional workshops since September's instructional workshop
- Several delegates expressed that their boards have or are in the process of passing a motion that endorses the RePlan committee as their lead negotiating body
- Another co-op was in the process of organizing their first workshop

### 5.2 Next Steps

An open discussion on next steps coalesced around the idea that co-op boards—through the JCBC—should convene and share their various positions on key items.

**Action:** Nancy Hannum and Bob Lewis to devise a process for achieving this in advance of the next JCBC meeting.

There was also consensus around the formation of a negotiations committee.

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\* In cases where delegates were not present, validation from another delegate of the absent delegate's co-op was accepted.

**Action:** AWG members to report back to their boards on the upcoming establishment of a negotiations committee and report to Nancy Hannum and Daniel Ward regarding Board appointees to this committee.

## 6. Report on recent and upcoming events

### Meetings with CoV Staff

RePlan representatives met with Bill Aujla, General Manager of Real Estate Services, to discuss issues related to leases and the building condition assessment.

RePlan representatives will be meeting with Gil Kelley, General Manager of Planning, Urban Design and Sustainability, and other senior staff to discuss RePlan's resource requests and roles in upcoming work streams.

## 7. SLS Update

At their AGM's, several strata's have passed budgets or special resolutions in support of funding RePlan in 2017, including: Fountain Terrace, Mariner Point and Marine Mews. Several other AGM's are upcoming over the next few weeks and SLS delegates are feeling confident their strata members will continue to support RePlan's work.

Strata members have delivered presentations at several AGM's.

Daniel has offered to share presentation materials with AWG members who might find them useful in their outreach.

**Action:** Daniel to share presentation materials to interested AWG members upon request. At a later date, these materials will be made accessible online for AWG members.

## 8. Report Back on Council Reports

### 8.1 False Creek South Report

A member gave a verbal recap of the January 25<sup>th</sup> [False Creek South report](#).

For full recap of the False Creek South Report, visit:

<http://www.falsecreeksouth.org/2017/02/council-approves-next-steps-for-false-creek/>

### 8.2 Co-op Report

A member 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>. Several key points were highlighted:

- The approved report proposes to pilot a lease negotiation process with seven co-ops named in the report. 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/z1geg2q0blobp3d/CHFBC%20Summary%20of%20CoV%20Co-op%20Report%2C%20Feb\\_2017.pdf?dl=0](https://www.dropbox.com/s/z1geg2q0blobp3d/CHFBC%20Summary%20of%20CoV%20Co-op%20Report%2C%20Feb_2017.pdf?dl=0)

## 9. New Business

### 9.1 Discussions with CMHC

Given the recent approval of the False Creek South Report by the Council, Daniel has recommenced engagement with CMHC to see what partnerships and opportunities with FCS co-ops and RePlan may be available moving forward.

### 9.2 UBC School of Community and Regional Planning (SCARP) Urban Design Studio

Since Fall, 2016, four SCARP Studio students have been meeting with Daniel and a small group of FCS architects to explore infill opportunities on key sites located on or adjacent to the rail corridor on southern border of the neighbourhood. These meetings have also been attended by a senior planner of the City of Vancouver.

Students will be holding an event that will welcome all interested members of the community to see what they have been working on and provide feedback on their designs.

## 10. Community Updates

Members made the following comments:

- Herrings are poised to spawn soon at the Spruce Harbour Marina
- City staff will be meeting with Spruce Harbour Marina members to discuss the city's proposal to install a washroom adjacent to the seawall. Comments on this and other aspects of the seawall redevelopment can be sent to [seawall@vancouver.ca](mailto:seawall@vancouver.ca)
- A design and architecture writer will be coming to tour FCS to study family-friendly design on March 2<sup>nd</sup>
  - Spruce Harbour Marina offered their space for a coffee meet-up prior to the tour

## 11. Scheduling for next Meetings

- Next AWG meeting is **March 2<sup>nd</sup>** and will be held at **Creekview Co-op**