

CO-OP AUTHORIZED WORKING GROUP MINUTES

Time: 7:00- 8:30pm

Date: Thursday, March 2nd, 2017

Location: Creekview Co-op, 1483 Lamey's Mill Rd

Table of Contents

1. Roll Call	1
2. Approval of Agenda	2
3. Approval of Minutes	2
4. Report back on RePlan Principle #2	2
5. Update on lease negotiation planning	2
5.1 Board reports	2
5.2 Negotiation Workshop.....	3
6. New business	3
6.1 Twin Rainbows	3
6.2 New subcommittee.....	3
6.3 Activities of the Community Planning Working Group	3
6.3.1 Cambie Corridor tour.....	3
6.3.2 School of Community and Regional Planning (SCARP) Urban Design Studio project	3
6.4 Co-op Housing Federation of BC (CHFBC) communications call for photos and video	3
6.5 Spruce Harbour Marina construction Video.....	3
7. Communications Subcommittee of the AWG	3
8. Recent Communications from the City of Vancouver	4
9. Strata Leaseholder Subcommittee (SLS) Update	4
10. Topics highlighted for discussion at the next meeting	5
11. Next Meeting	5

1. Roll Call

CO-OPS	DELEGATES AND ATTENDEES
Alder Bay	Peter Morgan, Wendy Herdin, Nancy Hannum (Chair)
Creekview	Dennis Pyo, Gordon Watson, Clara Salamanca, Lenya Cumming, Heather Gale
False Creek	Rider Coeey, Maria Roth, Val Embree, Marta Goodwin (as FCSNA Treasurer)

Heritage	Erin Gilchrist, Carol Sutton
Marina	Bob Lewis
Spruce Harbour Marina	Wendy Bryan, George McEwen
<u>OTHER</u>	
RePlan	Richard Marchant (Vice Chair, SLS), Nathan Edelson (Project Manager, RePlan), Norma-Jean McLaren, Daniel Ward (Community Planning Assistant, RePlan)

2. Approval of Agenda

Approved as amended.

3. Approval of Minutes

Approved as amended.

4. Report back on RePlan Principle #2

Rider Cooley, Clara Salamanca and Nathan Edelson reported back on their discussions concerning potentially revising RePlan Principle #2. Members reiterated that the original intention of RePlan Principle #2 was to align with the policies in the [2012 report of the Mayors Task Force on Housing Affordability](#), which emphasized “middle and moderate income” earners.

In their report-back, members put forward a revised Principle #2 (italics indicate revision):

“Achieve a demographic mix that is similar to the region's *current average*, *but with an increased proportion of housing for lower and middle income workers and households with children.*”

An open discussion then began to discuss the proposed revision to Principle #2.

Decision: After some debate on whether to include more explicit reference to seniors and the merits of between “average” and “median”, members reached consensus to accept the proposed revised principle and with potential changes to terms.

Action: Nathan to assess the merits between the use of “region’s current *average*” and “region’s current *median*” in the principle and report back at the next meeting

Next Steps: Members were advised that this proposal would have to be accepted by the SLS and the Leadership Group and then be approved by the FCSNA before the Principal could be changed.

5. Update on lease negotiation planning

5.1 Board reports

- Nancy Hannum (Chair) urged more co-ops to submit their negotiables and non-negotiables

- The deadline to submit these to Nancy Hannum was extended to **April 6th**.

5.2 Negotiation Workshop

Members agreed that, once all co-ops have submitted their negotiables and non-negotiables, a workshop facilitated by Kevin Stewart would be helpful in proceeding with negotiations discussions.

Edit: Kevin Stewart has now been confirmed facilitate a workshop on **April 27th**.

6. New business

6.1 Twin Rainbows

It was reported that Twin Rainbows:

- has decided to withdraw from RePlan at this time
- expressed gratitude for all the work RePlan has done so far
- remains interested in any RePlan discussions concerning a community land trust

6.2 New subcommittee

Some members in the Strata Leaseholders Subcommittee are spearheading the establishment of a Children and Youth Subcommittee. The subcommittee would look to establish a prominent voice for Children and Youth perspectives within RePlan.

Please contact Daniel at replan@falsecreeksouth.org if you are interested in getting involved

6.3 Activities of the Community Planning Working Group

6.3.1 Cambie Corridor tour

On February 24, members toured low-rise medium density developments along the Cambie Corridor to better understand what is in the realm of possibilities for a prospective redevelopment of 6th Ave.

6.3.2 School of Community and Regional Planning (SCARP) Urban Design Studio project

The group has been working with four SCARP students to closely identify the planning challenges and possibilities of three significant potential infill sites.

AWG Members are invited to an Open House where the students will share the work they have done and hear from False Creek South residents. The event is planned for the evening of March 23 at the False Creek Co-op (Enclave 6) Communal Room, located at 1098 Sitka Square. Members will receive an invitation via email.

6.4 Co-op Housing Federation of BC (CHFBC) communications call for photos and video CHFBC is updating their website and are interested in receiving high quality photo and video media from co-ops. For more information, please contact CHFBC Liaison to RePlan, Erin Gilchrist, at erin.gilchrist.coop@gmail.com.

6.5 Spruce Harbour Marina construction Video

Spruce Harbour Marina delegates announced they have digitized a video showing the construction of their co-op. Wendy Bryan will share a video link to members.

7. Communications Subcommittee of the AWG

Members made the following updates:

- Spruce Harbour Marina has requested an update on recent events at their General Membership Meeting
 - **Action:** Val Embree to deliver an update at this meeting
- The AWG Communications Subcommittee are in the process of developing two presentations for distribution and use among False Creek South co-ops that summarize the following topics:
 - The January 25th Council Report on the False Creek South process. Members are revising a presentation originally delivered at an SLS meeting
 - The February 8th Council Report concerning co-ops on City land
- Members are welcoming feedback on the development of these communication materials

8. Recent Communications from the City of Vancouver

The City of Vancouver is distributing three letters in False Creek South:

- 1) A letter from the City Manager to all residents announcing council decisions on January 25th and the upcoming planning process
- 2) A letter from the General Manager of Real Estate Services, Bill Aujla, to all strata leasehold resident describing the on-going development of a strata lease resolution framework and the upcoming building condition assessment process.
- 3) A letter from the Bill Aujla to strata councils, property managers and co-op boards outlining the building condition assessment process.

Action: Daniel to post letters on the False Creek Neighbourhood Association website.

It was noted that several members have not received correspondence from the city due to having opted into Canada Post's red dot system, which stops the resident from receiving any unaddressed mail.

Action: Nathan to contact the City to find a resolve this issue

9. Strata Leaseholder Subcommittee (SLS) Update

SLS Vice Chair, Richard Marchant, gave summary of the recent activities of the SLS. Richard outlined two key areas of their work:

- Strengthening and formalizing delegate structure of the SLS
 - All strata council's either have, or are now in the process of, appointing 2-3 delegates
- Dialoguing with the City on "Recommendation C" of the council report which concerns the development of a strata lease resolution framework

Bill Aujla, General Manager of Real Estate Services with the City of Vancouver, will be attending the next SLS meeting to address questions SLS members submitted on February 27th.

10. Topics highlighted for discussion at the next meeting

Members highlighted two discussions for the next meeting:

- 1. Community Land Trusts; 2. Co-op negotiator

11. Next Meeting

The next AWG Meeting is **March 16** @ Creekview Co-op.