
Minutes

Strata Leaseholder Subcommittee (SLS)

Meeting Date: October 17th, 2017, 7:00 – 9:00 pm

Location: Mariner Point Meeting Room, 1510 West 1st Avenue

PRESENT: Sucha Gill, Cory Lake, Jan Chevarie, Richard Marchant, Kathryn Woodward, Jim Woodward, Josef Skala, Rosalie Hawrylko, Paul Ham, Richard Evans, Marta Goodwin, Steve Jedreicich, Ralph Skinner, Robert Renger, Sharon Yandle (Acting Chair), Bob Boyd, Nathan Edelson, Norma-Jean McLaren, Daniel Ward

GUESTS: Chris Baas, Alanna MacLennan, Greg Hamilton (City of Vancouver)

Agenda

1. Introduction of City of Vancouver Staff - Nathan Edelson
2. Principles proposed by the City - Chris Baas, Project Manager
3. Purpose of Building Condition Review proposed by the City - Greg Hamilton, Manager of Property Endowment Fund
4. RePlan Budget and Strategy for raising funds from Stratas - Marta Goodwin
5. Next SLS Meeting

1. Introduction of City of Vancouver Staff

Nathan Edelson introduced guests from the City of Vancouver, Chris Baas and Alanna MacLennan from Business Planning and Project Support and Greg Hamilton from Real Estate Services. Chris Baas is the dedicated Project Manager to the False Creek South file. He reports to a steering committee made up of the General Managers of the relevant departments, including the City Manager. Greg Hamilton is the Property Endowment Fund (PEF) Manager.

2. Principles proposed by the City

Chris Baas presented a set of draft engagement principles and responded to initial comments and questions from those present. Comments included:

- Acknowledgement by both the City of Vancouver and SLS that this meeting is important and part of a long term process
- City staff noted that:

- City Council had directed staff to consult with stakeholders and that RePlan represents a very important stakeholder group
- these are engagement, not planning principles, there will be a future planning process
- the City is aware that clarity is required to allow stratas to make appropriate capital investment decisions
- SLS * members noted that:
 - the draft engagement principles do not include an overall vision, a work plan or a timeline that would show some sense of urgency
 - the draft principles do not have a sense of partnership with the FCS community as represented by RePlan.
 - there is a need to reflect the principles that were the foundation of the creation of False Creek South and its success more explicitly
 - it was unclear what a “reasonable” rate of return might be for the City for this public asset.
 - there is a need to refer to lease end, and an objective of a truly mixed income community?
 - the community (SLS and RePlan) recognize that there are opportunities for infill or redevelopment that would increase density in False Creek South
- City staff recorded and discussed each of these points

ACTION: As agreed as part of the stakeholder consultation process a further discussion regarding the principles will be held by the City with the RePlan Strategy Group.

* Voting and non-voting members.

3. Purpose of Building Condition Review proposed by the City

Greg Hamilton made a presentation that spoke to the reasons for assessing the condition of buildings, the types of assessments that are being considered (i.e facility condition assessment, seismic screening and energy audit) and the process that might be used for the work. Greg indicated that the City would fund the assessments and use independent experts – potentially using the same expert methodology that the City has been using on its own buildings. However, the plan was in draft and was not yet approved. He also noted that the City was attempting to proceed with the support of RePlan and the community in a collaborative manner.

Greg also responded to initial comments and questions from those present. Comments from SLS members included:

- the assessment could include a building assessment, seismic assessment for structures and review of energy efficiency

- there were questions from SLS members and non-voting guests about the scope of assessments and engagement of professionals in the community to establish that scope as well as the use of depreciation reports
- SLS members requested the opportunity for stratas to review the findings before they are finalized and also the time and opportunity to assess any legal implications for the use and disclosure of reports
- there was an expressed need for a work plan from the CoV, in part so that RePlan / SLS can identify the impact on lease renewal discussions

ACTION: A follow up meeting regarding building assessments to be held by the City with professional experts from within False Creek South.

4. RePlan Budget and Strategy for Raising Funds from Stratas

Marta Goodwin, Treasurer for the False Creek South Neighbourhood Association and its subcommittee RePlan, outlined the budget for RePlan for 2017, the amount being asked for from each strata, the means by which a strata might raise the funds and then responded to questions from those present about the budget.

A motion was made by Sucha Gill and seconded by Jim Woodward to approve the budget as presented. The motion was carried unanimously.

ACTION: The Financial Oversight, Administrative Procedures & 2017 Draft Budget document will be finalized.

5. Next SLS Meeting

The date for the next meeting in November will be determined by Doodle poll.