

# STRATA LEASEHOLDER SUBCOMMITTEE MINUTES

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

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

## Attendees

Robert Renger (658 Leg-in-Boot Square); Anne Kaye (Chair), Jaki Chantler (Alder Bay Place); Wendy Herdin (Chair, False Creek South Neighbourhood Association, Alder Bay Co-op); Alain Catteau, Richard Marchant (Vice-Chair) (Creek Village); Tom Gibbons (Fountain Terrace); Robert Boyd, Maude-Claude Collins, Sucha Gill (Harbour Terrace); Jerry Roy, Mats Tholin (Heather Point); John Sanders (The Lagoons); George Stratis (Leg-in-Boot, Commercial); Josef Skala, Sharon Yandle (Marine Mews); Cory Lake (Mariner Point), Jim Woodward (Market Hill Terrace); Nathan Edelson (\*RePlan Project Manager); Norma-Jean McLaren; Daniel Ward (\*RePlan Community Planning Assistant); Lisa May (\*RePlan Communications Consultant)

City staff: Bill Aujla, General Manager of Real Estate Services; Greg Hamilton, Manager, Property Endowment Fund; Mario Ramos, Manager, Business Planning & Project Support; and Chris Baas, Project Manager, Business Planning and Project Support.

**Regrets:** Rosalie Hawrylko, Annah Simard, Ralph Skinner (666 Leg-In-Boot); Linda Lytle (Fountain Terrace); Keith Malabar (Market Hill Commercial Strata); Cal Towle, Kathryn Woodward (Market Hill Terrace); Jim Taggart, Patrick Greenfield (Stamps Landing residential and commercial); Panos Grames (Spruce Village)

## 1. Introductions

City staff and SLS members introduced themselves. Strata delegates and leaseholders shared their name, the name of the strata they belong to, how long they have lived in False Creek South, and what they love about their community.

## 2. Presentation by City staff

At the January 25, 2017 Council meeting, City Council directed staff to engage with False Creek South strata leaseholders to create a framework process for negotiating a resolution to the strata lease issues in [Recommendation C](#) passed at the meeting. In this framework, staff is looking to address the timing and groups to engage to implement the recommendation. At the SLS meeting, City staff gave an overview of the policy context and rationale for the framework approach:

- Make sure they are interacting with all counterparties
- Ensure people have ample opportunity to know how and when they can be involved
- Be able to assure Council they have engaged with all strata lessees in a meaningful way
- Ensure the process is successful and the framework can be adopted by Council
- Demonstrate a strong and inclusive process

## 3. Moderated question and answer session

## SLS Meeting Minutes

City staff heard questions from SLS members. These questions had been previously distributed in full to Bill Aujla and staff a week before the meeting. (These questions can be found in their entirety in Appendix A.)

The documentation below is structure in the following way:

- **Question** topics are in blue
- *Questions* to staff are italicized
- **Other topics** that arose are bolded

### **Question 1 - Affordability of loans for building remediation**

*Can the City help a Strata facing a significant remediation secure a more affordable loan so that some residents don't lose their homes? How can the City ensure that other Strata Councils are able to secure affordable loans for their major maintenance and improvement projects in the future?*

City Staff:

- Acknowledged the challenge many residents are facing in financing major maintenance and improvement projects
- Emphasized the city's limited capacity to distribute grants, stating that [eligible organizations](#) require 2/3<sup>rd</sup> approval from Council
- Acknowledged they are not in a position to provide answers to these questions yet and these sort of substantive questions would be examined once the framework process is complete. Staff also stated all options are on the table and they welcome suggestions for how to resolve this type of issue.

### **Question 2 - Affordability of loans for building remediation**

*What is the purpose and scope of the building condition assessment (BCA)?*

City Staff:

- Explained the purpose was to obtain a baseline understanding of the present condition of all buildings in False Creek South
- Noted a larger assessment of all city-owned properties gives staff information on longer term capital maintenance requirements
- Said assessments will be completed by [Ameresco](#) and will be wholly paid for by the City's Property Endowment Fund

*How will strata councils be engaged? How can Strata Councils provide more detailed information to the City to help ensure accurate and complete assessments? What information can SLS delegates provide to neighbours who are afraid the City's building assessments may result in them losing their homes?*

City staff:

Noted a letter has been distributed to strata councils and residents to advise them of the BCA process

## SLS Meeting Minutes

- Will facilitate [Ameresco](#) in connecting with stratas and requesting information, and any information stratas are willing to share would be valuable to the process
- Said to watch for a sample assessment that would be posted on the [False Creek South page](#) on the City's website ([vancouver.ca/falsecreeksouth](http://vancouver.ca/falsecreeksouth))
- Explained results of the BCA will only be shared with a strata with a strata council's approval

### Question 3 - Ability to pay

*What affordable payment options is the City considering? Will purchasing a new lease or lease extension be optional?*

City staff:

- Noted these are questions that will be explored in the next stage of the process
- Are interested in developing a catalogue of options
- Recognize one size does not fit all and there needs to be an ability for leaseholders to "pick and choose" among options
- Are trying to strike a balance between something simple to administer but also provides flexibility

### Question 4 - Maintaining Equity for the future

*How will the City respect and protect the investment owners have made in their homes? What does the City hope to achieve by establishing a clear definition of "leaseholder's interest" and a model for calculating fair market value at lease end, through changes to the Strata Property Act? How does the City intend to work with leaseholders, as well as the Province on this matter?*

City Staff:

- Recognized maintaining affordability for existing and current residents is essential
- Noted Gil Kelley (General Manager, Planning) and Kathleen Llewellyn-Thomas (General Manager, Community Services) are looking very closely at how to achieve affordability

### Communication with the Province regarding the Strata Property Act

- Concern was expressed concern about the prospect of the City unilaterally approaching the Province on these matters without \*RePlan, and asked for some assurance the City would include \*RePlan in approaching the Province.
- Staff acknowledged they have spoken with provincial officials and have been transparent with \*RePlan when this has happened. They could not commit, on behalf of Council, not to speak with the Province, as they regularly connect with the provincial staff on a range of issues.
- Bill Aujla asked that \*RePlan put the specific question in an email to him and said he would take it back for discussion and get back to us.

### Other discussions

During responses from City staff to the scheduled questions, follow-up questions raised several additional topics. These topics and their responses are summarized below:

## **SLS Meeting Minutes**

### **City to visit and speak with each strata**

City staff members are interested in visiting each strata so every individual strata leaseholder would have an opportunity to participate in the strata lease resolution process. Staff also emphasized the Strata Leaseholders Subcommittee would continue to be the primary group staff would like to work with. Staff agreed to work with the SLS in convening and structuring these discussions with individual strata corporations.

An SLS member suggested these engagements would best occur at an Annual General Meeting or Special General Meeting (SGM), as all strata owners are, by law, invited to attend.<sup>1</sup>

### **What will the building condition assessment report?**

Staff said the assessment will provide an overview of longer term capital maintenance costs, which will be useful for the:

- Stratas in developing capital plans
- City in assessing longer term capital maintenance requirements and costs

-----*Meeting concluded at 8:50pm*-----

---

<sup>1</sup> At the meeting, 21 days was quoted as the amount of advance notice needed to call an SGM. In fact, it is 14 days.  
March 8, 2016