

STRATA LEASEHOLDER SUBCOMMITTEE MINUTES

Meeting Date: Wednesday, April 12, 2017, 7:00 – 9:00 pm

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

Attendees

Robert Renger (658 Leg-in-Boot Square); Rosalie Hawrylko, Ralph Skinner (666 Leg-In-Boot); Anne Kaye (Chair) (Alder Bay Place); Richard Marchant (Vice-Chair) (Creek Village); Tom Gibbons, Linda Lytle (Fountain Terrace); Wasdave, Gill, Sucha Gill (Harbour Terrace); Jerry Roy, Mats Tholin (Heather Point); John Sanders (The Lagoons); Cory Lake (Mariner Point); Doug Ramsey (Market Hill Terrace); Josef Skala (Marine Mews); Cory Lake (Mariner Point); Nathan Edelson (*RePlan Project Manager); Norma-Jean McLaren; Daniel Ward (*RePlan Community Planning Assistant);

Guests:

Rider Cooley, *RePlan Co-op Authorized Working Group (AWG)

Regrets: Jaki Chantler (Alder Bay Place); Annah Simard (666 Leg-In-Boot); Alain Catteau (Creek Village); Robert Boyd (Harbour Terrace); George Stratis (Leg-in-Boot, Commercial); Keith Malabar (Market Hill Commercial Strata); Jim Woodward, Kathryn Woodward (Market Hill Terrace); Sharon Yandle (Marine Mews); Jim Taggart, Patrick Greenfield (Stamps Landing residential and commercial); Panos Grames (Spruce Village)

1. Introductions

Rider Cooley of the co-op Authorized Working Group introduced himself to attendees. Rider is a member of the False Creek Co-op, where he has lived since 1978.

2. Approval of the agenda

The agenda was approved with the addition of two items:

- Discussion and a vote regarding proposed changes to *RePlan Principle 2
- A question on soil remediation

3. Approval of the last minutes (March 8th)

The last meeting included participation from City staff. As per an agreement between *RePlan and the City, whereby *RePlan shares draft minutes of *RePlan meetings that include City staff participation before distributing widely, minutes took longer than usual to be distributed. Motion to approve minutes by Josef Skala (seconded by Tom Gibbons).

4. Proposed changes to *RePlan Principle 2

Rider Cooley introduced the subject, providing the following context:

- Some members of the AWG had raised the concern that the current *RePlan Principle #2 needed to be revised to include language that spoke to an interest in ensuring False Creek South remain affordable to *lower income* families and individuals
- The AWG formed an ad-hoc working group to develop the following revised principal:

Achieve a demographic mix that is similar to that of the region, but with an increased proportion of housing for low and middle income workers and households with children.

- The AWG approved the revised principle

The SLS had a brief discussion regarding the principle.

Decision

The SLS approved the revised *RePlan Principle #2 with two abstentions.

5. Updates

a) Lease framework

Since the March 8th SLS meeting where at City staff responded to questions from the SLS, *RePlan members have met several times with City staff to discuss elements of the lease framework process.

City to meet with Strata enclaves

It was noted that City staff have reevaluated their original expectation to meet individually with each strata enclave prior to the May 30th City Council session to now meet with four groupings of strata, which will be organized based on geography and lease-end date. City staff are currently in the process of selecting dates and finding appropriate venues in the neighbourhood. Delegates were asked to advise their enclave neighbours of the upcoming meeting and encourage them to come to the meeting once a venue and date is determined.

Issues and Interest document and FAQ

During the meeting, two documents were distributed to delegates:

- 1) a one-page, two column document outlining key lease framework “issues” in one column and the corresponding leaseholder “interest”
- 2) a one-page document outlining Frequently Asked Questions by False Creek South leaseholders

Delegates were encouraged to share the FAQ document with their enclave members.

b) Governance

The City recently put out a Terms of Reference (ToR) for Ernst and Young to research alternative land governance models. This report is expected to be completed by the end of June, 2017.

*RePlan has currently made two currently unmet requests regarding this work:

- That *RePlan receive an opportunity to see the ToR
- That *RePlan see a draft of the report before it's finalized

c) Community planning

Members of *RePlan's Community Planning, Urban Design and Building Condition Working Group are commencing a discussion regarding the development of a Terms of Reference for a community planning process (pursuant to Recommendation A of the [January 25th Council Report](#)) with the designated senior planner for False Creek South, Karis Hiebert. They will be meeting several times in the coming weeks.

d) Building condition assessments

Delegates discussed the building condition assessment process, the level of awareness in their enclave about the process and their neighbours general feelings about it. Delegates present noted that they had all received notice about the process.

6. Communications and strategy

Lisa May has recently updated the *RePlan communications plan. Once approved by the Leadership Group, the plan will be shared in the shared SLS folder on Google Drive. It was noted that SLS delegates will play a crucial role in advancing key areas of this plan.

7. Delegate updates

Delegates shared updates regarding recent activities and conversations in their strata enclave.

8. Google Drive

Delegates were introduced to a new online document storage system where SLS minutes, agendas and key documents will be accessible to SLS members.

The new system was demonstrated and a document was distributed at the meeting that outlined the new system and how to access it.

Delegates were encouraged to email Daniel Ward at "RePlan[at]falsecreeksouth.org" . Daniel will also be sharing video tutorials on key aspects of using the new system.

9. Comments regarding soil conditions in False Creek South

A delegate discussed the results from an appraisal completed in 2000 which dealt with soil contamination and foundation condition.

10. Next Meeting

The next meeting is **May 10** and will be held at an alternate venue, TBA.

Questions the SLS is frequently asked

- When is the City going to renew our leases?
- Will I be able to sell my home for a fair price if I wait much longer?
- If I need a loan secured against my home, will I be able to afford the payments?
- If the City offers me a new lease, will I be able to afford it?
- Will I have to buy it, or can I keep my existing lease?
- Will my Strata Council be able to maintain my building as the lease end approaches?
- What will the City pay me for my home at the end of my lease?
- I love this neighbourhood, is the City going to change it?

Issues	Leaseholders' Interests
Timeframe for Resolution	That the key terms and conditions for lease renewal will be approved by City Council by Fall 2017.
Lease Framework	To meet the range of leaseholder preferences and requirements to resolve the problems associated with the approaching lease expiry dates.
Term	To provide long-term certainty of ownership.
Renewal	To preserve leaseholders' equity and the marketability of their units.
Pricing	Fair pricing for lease extensions based on the market- rental value of the land.
Lease End	Fair buy-out prices based on the City's obligation "to purchase the leaseholder's interest at fair market value as if the lease did not end" should lease termination be invoked.
Lease Payment	Affordable lease payment options.
Staying in the Community	Options for leaseholders to be able to age or grow in place in the community.
Governance	Consideration of alternative land governance models.
Maintenance, Development & Redevelopment	For leaseholders to be able to address immediate and ongoing physical building challenges to maintain, develop and potentially redevelop their assets.
Environmental & Sustainability Goals	Support for building improvements and investments that meet the Greenest City goals.
Affordable Housing	Support for increasing the stock of affordable housing in False Creek South.
Character	Retention and enhancement of the highly liveable, historic character of the community and its building forms and green space.
Transition	Renewal in the future that allows for a smooth, natural transition and serves as a model and a leader for the City.