

*RePlan 2017 Year in Review

In January – *RePlan met with the City Managers responsible for planning, housing, and real estate to review issues facing our community.

Vancouver City Council voted unanimously to:

- Develop Terms of Reference to guide a community planning process in False Creek South (FCS)
- Develop affordable housing options for all FCS residents to remain in the community
- Produce a framework for resolving lease issues
- Evaluate land governance options
- Initiate building condition assessments of all FCS buildings—co-ops, stratas and non-profits
- Approve False Creek South principles for community engagement

*RePlan’s Strata Leasehold Subcommittee (SLS) established a formal role for delegate representatives from residential and commercial stratas in FCS to work with City of Vancouver (CoV) staff.

In February – Kathleen Llewellyn-Thomas, the City’s General Manager of Community Services, presented a report, *Sustaining Affordable Co-op Housing on City Land*. *RePlan co-op reps spoke in favour of the report, and Council:

- Voted unanimously to pass the report
- Approved recommendations on key terms and conditions for renewing co-op leases on City land
- Authorized staff to conduct a pilot project with seven priority co-ops in Vancouver, including Marina Co-op in FCS

Our Joint Co-op Board Committee (JCBC) then held a workshop with *RePlan’s lawyer Mike Walker and Thom Armstrong, Executive Director of the Co-operative Housing Federation of BC (CHF BC), to review the City’s lease terms. Although the JCBC members did not agree with some elements of the City’s terms, they agreed to:

- Begin negotiations based on this document
- Work with all FCS co-ops and CHF BC toward these negotiations

In March – SLS delegates met with representatives from Real Estate and Facilities Management at the City of Vancouver to identify and describe issues facing strata leaseholders.

In April – SLS delegates created a comprehensive list of lease and community issues related to lease modification and renewal.

In May – *RePlan formed a Community Planning Working Group.

A City Council Standing Committee approved Terms of Reference for a FCS planning process, and appointed two Councillors as *RePlan liaisons for work underway in FCS: Councillors Andrea Reimer and George Affleck.

The City's timetable for strata lease issues showed:

- "Finalize Issues and Structure Discussions" by September 2017
- "Negotiations" by March 2018
- "Implement any Lease Modifications" by December 2018

SLS sent a backgrounder to all leaseholders setting out leaseholder interests and issues.

The City's Real Estate and Facilities Management Department held four sessions for strata leaseholders to review its framework for non-binding discussions. As part of the framework, the City called on strata owners to formally nominate delegates for their strata enclaves.

In June – *RePlan held a preliminary meeting with City Council liaisons Andrea Reimer and George Affleck. Our co-op and strata reps attended the City's FCS neighbourhood planning launch, held in Charleson Park.

In July – Real Estate and Facilities Management submitted its report to Vancouver City Council on the:

- Framework process for negotiating a resolution to issues arising from the approaching end of the 60-year FCS strata leases
- Matters to be negotiated, and
- Role of *RePlan in the framework

False Creek South co-ops met with Kathleen Llewellyn-Thomas and her staff to report the joint co-op Boards were prepared to negotiate lease renewal.

In August – SLS delegates appointed the SLS Chair and Vice Chair as our liaisons with the City.

Strata delegates held the first of five scheduled meetings with Real Estate and Facilities Management to:

- Set Terms of Reference for delegates
- Discuss the process for identifying issues and developing options for strata lease renewal

Subsequently, the SLS Chair and Vice Chair held two meetings with City staff to review leaseholder issues in detail.

*RePlan formed a Land Value Working Group to consider information that will be required for all land lease tenures—co-op, strata and non-profit housing.

In September – *RePlan's Authorized Working Group met with Darren Kitchen from the Co-operative Housing Federation of BC to review his economic analysis of Vancouver co-ops on CoV leased land. Kitchen examined the costs of running and maintaining five sample co-ops over 30 years, and compared these costs to the potential additional costs of lease renewal.

Strata delegates met twice more with Real Estate and Facilities Management to review existing leases and identify issues facing leaseholders and the City. Lawyers for both *RePlan and the City attended meeting number two.

In October – CHF BC developed a draft 99-year co-op lease, based on its economic analysis of co-ops on CoV land, and the Joint Co-op Board Committee recommended FCS co-ops proceed to negotiations with the City using this lease.

Strata delegates:

- Sent an update to strata leaseholders explaining that meetings originally scheduled for October with City staff had been postponed until November to give staff time to gather and assess financial information
- Formed a smaller working group to focus on issues, options and tasks within a condensed timeline, which required more meetings than the full group could accommodate

In November – Strata delegates attended the final two meetings planned with Real Estate and Facilities Management. City staff and strata delegates provided additional information on issues and options for FCS stratas and responded to each other's questions.

In addition, strata delegates responded in writing to more than 70 questions received from City staff following the fourth meeting, in time for the fifth.

CoV Housing Policy staff presented a first draft of the City's Resident Protection and Retention Plan (RPRP) for False Creek South residents. Both the SLS and JCBC reviewed the draft RPRP; *RePlan provided comments back to the City in December.

*RePlan engaged an experienced, qualified appraiser to assist with both lease costs and lease end values.

In December – *RePlan met with the provincial Environment Minister, the Honourable George Heyman, also the MLA for Vancouver-Fairview, to discuss issues facing the community and provide a tour of FCS.

Strata delegates:

- Prepared a draft report summarizing their findings on issues and options for strata lease modification and extension
- Sent an update to strata leaseholders on discussions with the City, the draft report, and upcoming information sessions for strata leaseholders, scheduled for February 2018

False Creek South co-ops met with Kathleen Llewellyn-Thomas and other City staff to push to begin negotiations using the draft lease, with:

- A common negotiation process for the general business sections of the lease and common FCS issues
- Individual negotiations for co-op specific details