

FCSNA Delegates and Contacts

Enclave	Delegate
658 Leg-in-Boot Sq.	
666 Leg-in-Boot Sq.	Ralph Skinner Rosalie Hawryko
Alder Bay Co-op	Wendy Herdin (President), Sylvia Smallman
Alder Bay Place	
Connaught Co-op	
Creek Village	Richard Marchant
Creekview Co-op	Gordon Watson
Discovery Quay	Janice Ninatti
False Creek Co-op	Marta Goodwin (Treasurer),
Fountain Terrace	
Greater Van. Floating Home Co-op	George McEwen
Harbour Terrace	Marie-Claude Collins (Secretary),
Heather Point	
Henley Court	Charlie Richmond
Lagoons	
Marina Housing Co-op	
Marine Mews	Josef Skala
Mariner Point	
Market Hill	Jim Woodward (Vice-President)
Pacific Cove	Jennifer Greenwood
Regatta	Evan Alderson, Bob Boothroyd
Spruce Village	Beryl Wilson
Stamps Landing	
Twin Rainbows Co-op	
<i>RePlan</i>	

Regrets

Gillian Willis	Harbour Terrace
Sharon Yandle	Marine Mews
Tineke Hellwig	Fountain Terrace
Mats Tholin	Heather Point

FALSE CREEK SOUTH NEIGHBOURHOOD ASSOCIATION
Delegates meeting

Minutes of Meeting, Wednesday January 3, 2018

1. Approval of Agenda

Motion That the agenda be approved. **M/S APPROVED**

2. Delegate introduction

3. Approval of Minutes

Motion That the minutes of the December 1, 2017 meeting be approved.
M/S APPROVED

4. Business Arising From the Minutes

5. Correspondence Secretary - *Marie-Claude Collins*

6. Finance – Treasurer – *Marta Goodwin*

See attachment #1

a) In 2017, we collected nearly as much as we expected and spent a little bit less than what we had planned. We have \$10,000.00 in our chequing account.

b) new email address for the treasurer : fcsnatreasurer@gmail.com

7. Reports

Re*plan -

a) stratas: *Richard Marchant*

1. Original expectation had been that Real Estate would file a report with City Council in December. This is now expected to happen in January or February.

2. RePlan drafted its own report and asked Mike Walker to read it before giving a copy to Real Estate. The report will be presented to Council shortly.

3. RePlan prepared a two page summary for leaseholders in December to explain the issues and options discussed to date with Real Estate.

See attachment #2

b) co-ops: *Wendy*

1. The AWG is fine tuning the City's resident retention program so it can work for co-ops.
2. There have not been any lease discussions with the City over the holidays.

c) Community planning working group: *Evan*

1. Replan invited George Hayman for a tour of FCSN
2. George Hayman is Minister of Environment and spoke about sustainability, a topic of great importance to him.

d) Refugee Sponsorship – *Evan*

The family is doing well. Azaz is pleased to be starting work this week.

e) Update on Washroom location- *Wendy*

There is a meeting planned for January 10, 2018. Mayna (City Engineering) is the organizer and is working to ensure there will be representation from all user groups and resident groups. The school PAC committee, the community garden group, the seniors group, people with disability, HUB (Safe cycling in the city), Replan Community planning committee, Spruce Harbour Marina Coop, Marine Mews Strata, False Creek Co-op, and the FCSNA (Wendy to represent)

f) Temporary Modular Housing Working Group: *Jim Woodward*

Temporary Modular Housing- There is an existing complex at Terminal and Main, and a second complex in Marpole, the City has announced TMH will be built in the parking lot near the Sky train station Olympic Station, near Ash and 6th.

There will be a public meeting. Households within a 10 block radius have been mailed a postcard to inform them of the new development and to invite them to a Community information session on January 30. Up to date information will be posted on the City's website: vancouver.ca/temporarymodularhousing.

The TMH working committee will try to be as helpful and supportive as possible to make this a success for the residents and the community. At this point it has not been announced who the Non Profit Operator will be. The City assures us that good Support services will be in place.

e) Update on the Christmas carolling event – *Beryl*

It was a lovely night and the weather cooperated. As there is construction on the Seawall, the usual route along the seawall was changed and instead started at Kids Market and meandered from West to East through the housing complexes ending at the meeting room at Sitka square. There were about 16 children and 30 adults. The group was spontaneously invited into the False Creek Residents home where the residents enjoyed the carolling.

Notes for next year, we should pre arrange with the False Creek Residents housing and the Pentecostal Lodge for the carollers to stop in at these locations so the residents would be prepared for the visit.

Another suggestion is to have one team to set up Sitka square meeting room with snacks and another one to clean up. Beryl will prepare notes to help whoever organises this event next year.

8. Unfinished Business

9. New Business

10. Good and Welfare

- Convivial Café opened on Leg in Boot square before Christmas. The owner Beth provided Christmas dinner to all whether they could afford it or not. She accepted donations of \$25 for those that could afford it and for every dinner paid provided a free dinner for homeless or those that could not afford it in the neighbourhood. The FCSNA might consider supporting this efforts next year.

11. Adjournment

The meeting was adjourned at 8:30 p.m.

Next regular meeting: Wednesday February 7, 2018

falsecreeksouth.org

FALSE CREEK SOUTH NEIGHBOURHOOD ASSOCIATION**Approved Budget**

January 1 to December 31, 2017.

ASSETS:**ACTUALS**

Cash & term deposits(as of Jan 1/17) \$23,000.00 (8,843.80+5,000+10,265.62)

Total	\$23,000.00	\$24,109.42
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PROJECTED REVENUE:**to Dec 31, 2017**

Membership dues @ \$5.00 per door	8,900.00	8,525.00
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Interest	100.00	164.89
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Total	9,000.00	8,690.79
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PROJECTED EXPENSES:**to Dec 31, 2017**

Grants:

_ Keep Vancouver Spectacular	150.00	122.88
- Bike To School	500.00	500.00
- Secret Lantern Society	1,000.00	1,000.00
- Canada Day	1,000.00	1,000.00
- Kids Dragon Boating	1,000.00	
- Summer BBQ	2,000.00	1,893.68
- Christmas Event	1,000.00	102.88*
- Re*Plan	2,000.00	2,000.00
Website	800.00	
Courier & postage	125.00	
Office supplies/printing	200.00	77.17
Professional fees (Accountant)	1,575.00	525.00
Rent	600.00	50.00
Miscellaneous (Filing Fee, SFU Course Fee)	250.00	92.50

Total	12,200.00	7,364.11
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ASSETS + PROJECTED REVENUE	32,000.00	32,800.21
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LESS PROJECTED EXPENSES	-12,200.00	-7,364.11
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PROJECTED BALANCE AS OF 12/31/17	\$19,800.00	\$25,436.10
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***Uncashed Cheques: \$102.88** to Tineke Hellwig, Hot Chocolate
fcsnatreasurer@gmail.com

List of Member Enclaves in FCSNA 2017 Dues Paid as of Dec 31, 2017

1. 658 Leg-in-Boot Square (RePlan paid)
2. 666 Leg-in-Boot Square
3. Alder Bay Co-op
4. Alder Bay Place
5. Connaught Co-op
6. Creek Village
7. Creekview Co-op
8. Discovery Quay
9. False Creek Co-op
10. Fountain Terrace
11. Greater Vancouver Floating Homes Co-op
12. Harbour Terrace
13. Heather Point
14. Henley Court
15. Lagoons
16. Marina Housing Co-op
17. Marine Mews
18. Mariner Point
19. Market Hill
20. ~~Newport Quay~~
21. Pacific Cove
22. Regatta
23. ~~Sea Village~~
23. Spruce Village
24. Stamps Landing
25. Twin Rainbows Co-op

fcsnatreasurer@gmail.com

December 2017 Update for Strata Leaseholders

As many of you know, RePlan attended City Council in May and June 2017 to present concerns regarding the end-of-lease issues facing our community. At these meetings, Council voted unanimously to direct City staff to work with the community on resolving the issues.

This significant achievement has set the stage for the work delegates representing the leasehold stratas have been doing with City staff for the last eight months. Here is a summary of that work, with an invitation to hear more about it and make your thoughts and opinions known at three meetings on Feb 8 and 10, 2018.

How are you being represented in discussions with the City?

Many of us attended the City's strata leaseholder meetings at the Holiday Inn in May. At these meetings, Bill Aujla, the General Manager of Real Estate & Facilities Management, requested that each enclave formally nominate one or two individuals to represent their neighbours in non-binding discussions on lease-end issue resolution. Since RePlan's Strata Leaseholder Subcommittee (SLS) already had representatives from each enclave, most Stratas nominated their RePlan SLS representatives as their delegates. There are now formally nominated individuals representing all the strata leasehold enclaves in False Creek South.

The SLS/Delegates subsequently formed a small group to work on specific tasks, and asked the SLS Chair (Anne Kaye) and Vice Chair (Richard Marchant) of the SLS to act as liaisons with City Staff to help prepare for the full group meetings. Since the City's leaseholder meetings in May, there have been five full group meetings with the City, as well as numerous SLS and working group meetings. Anne and Richard along with Nathan Edelson, RePlan's longstanding consultant, and Sharon Yandle, the False Creek South Neighbourhood Association's representative to RePlan, have also met with City staff several dozen times this year. (That's a lot of meetings!)

What's been achieved?

We've defined the issues

RePlan met with City staff for several months before the strata leaseholder meetings in May to explain the issues related to lease expiry and their consequences to strata owners and to the community as a whole. The most pressing issue is the challenge of getting affordable mortgages and loans secured on the equity in our homes. Until our leases are extended, this will continue to make it more difficult to buy and sell units and to borrow money for needed building improvements. The SLS/Delegates believe that City staff now have a clear understanding of the issues faced by the community and are motivated to resolve them.

We've developed ideas for resolution SLS/Delegates have worked with RePlan's lawyer, Mike Walker, and Appraiser, Peter Austin, to understand the current situation and to develop ideas for resolution, including modifying existing leases. These topics have been the primary focus of discussions with City staff:

1. The term (length) of a lease extension.
2. A renewal mechanism for the future extensions.
3. A method of calculating the price of lease extensions.
4. Affordable payment options for lease extension.
5. A method of calculating the amount the City will pay leaseholders should leases expire
6. A process for owners and the City to jointly determine that a building has reached the end of its economic life and needs to be redeveloped.

In addition to these topics, the group has continued to raise several important considerations to help ensure the application of good public policy in FCS:

1. The need to protect the unique character of the neighbourhood that has made False Creek South an internationally renowned example of a successful community: its liveable design, its diverse demographic, and its mixed income and tenure types.
2. The need to increase the amount of affordable housing in the community.
3. The need to ensure that all residents are able to remain in the neighbourhood, should they choose to do so.
4. The need to consider the benefits of alternative land governance models, such as a land trust, to support affordable housing options and ensure effective community engagement for the future. The delegates are summarizing their findings and recommendations in a draft report. They will provide it to members of Council and to the General Managers responsible for real estate, planning and housing early in the New Year.

What's next?

At the May meetings, City staff presented a timeline for completion of their work. The strata lease issues were targeted for resolution by the end of December 2018. Although progress on developing options for presentation to strata leaseholders has been slower than anticipated, RePlan is still hopeful that we'll see lease resolution by the end of next year.

In order for this to happen we'll need to see these tasks completed:

- City staff prepare their recommendations to Council—with due consideration of the input provided by the SLS/Delegates
- Council give direction to staff on how to proceed
- Staff prepare communications to leaseholders describing options
- Staff use the feedback from leaseholders to develop lease extension and modification terms

Hear what we have to say and tell us what you think

It will be critical to the long-term viability of the community to have a significant majority of strata leaseholders accept lease modification and extension options. RePlan will be hosting three leaseholder meetings to help ensure that leaseholders understand the ideas the delegates have developed, and have an opportunity to share their thoughts. The meetings will be held at the Revue Stage on Granville Island on February 8th from 4:00 to 6:00 and again at 7:00 to 9:00, and on February 10th from 12:30 to 2:30.

Register today for one of the dates at: strataupdate.eventbrite.com