

CO-OP AUTHORIZED WORKING GROUP Minutes

Time: 7:00- 8:30pm

Date: Thursday, Feb. 15, 2018

Location: False Creek Co-op, 1092 Sitka Square

1. Roll Call

Co-op	Attendees
Alder Bay	Peter Morgan, Nancy Hannum (Chair), Wendy Herdin
Creekview	Clara Salamanca, Wendy Murphy
False Creek	Val Embree, Marta Goodwin, Marc White
Spruce Harbour	Rhonda Schueller
Marina	Bob Lewis
Twin Rainbows	
<u>Other *RePlan attendees</u>	Daniel Ward, *RePlan Community Planning Assistant

2. Approval of Agenda

Approved

3. Approval of Minutes

Approved

4. Feedback regarding delegate's memo

A co-op Authorized Working Group delegate circulated ideas for feedback concerning a general approach to lease negotiation that False Creek South co-ops may take. The AWG Chair also shared this memo with Thom Armstrong, Executive Director of the Co-op Housing Federation of BC, and *RePlan's lawyer, Michael Walker.

5. Report-back on inter-co-op finance committee meeting

Finance Committee representatives from several False Creek South co-ops met to discuss potential financial implications of the city's key lease terms and conditions share other ideas concerning long-term planning and collaboration.

Action: Nancy to send Daniel notes from the inter-co-op finance committee meeting

Discussion on housing income limits (HILs)

A delegate from False Creek Co-op outlined BC Housing's HILs and shared recent census income data that raised questions regarding what should be recognized as "high household income" in Vancouver households. False Creek Co-op reiterated the importance of moderate income members in enabling their co-op to offer deep internal subsidies to a large number of their members .

6. Co-op Updates

Spruce Harbour

The Greater Vancouver Floating Homes Co-op Association (aka. Spruce Harbour) recently met with *RePlan representatives to overview the legal context of their co-op's operation, which includes seven separate agreements.

*RePlan has requested advice from Michael Walker on how the Spruce Harbour co-op should proceed in the lease negotiation process and to outline any other considerations the co-op should consider, given the uniqueness of their organization.

Twin Rainbows

Two Authorized Working Group delegates met with reps of the Twin Rainbows Finance Committee and received several of their questions.

Authorized Working Group representatives will attend the upcoming Twin Rainbows AGM to provide an update on *RePlan's work.

7. Strata Leasehold Subcommittee

On Feb. 8th and 10th, the *RePlan Committee's Strata Leaseholder Subcommittee (SLS) hosted a presentation and Q & A on the ongoing lease renewal discussion with City of Vancouver. The SLS outlined key issues they have identified and presented to the City, ideas of how to resolve them and the next steps towards lease resolution.

The event also featured: *RePlan's lawyer, Michael Walker, who spoke on key elements of False Creek South strata leases; SLS delegates, Lisa May and Panos Grames, who summarized the subcommittee's work over the last few years; and Nathan Edelson, *RePlan's Project Manager, who outlined how strata lease renewal related to several other ongoing work streams *RePlan has been working on.

8. Community Planning Working Group

The City published draft design principles at the recent urban design planning workshop (they can be found, [here](#)).

Now that the planning workshops have concluded, City staff are developing draft planning principles that will be presented at an open house tentatively scheduled for March 13 and 14. The draft planning principles will constitute a proposed vision for the future of False Creek South.

Community Planning Working Group representatives have had several recent informal meetings with City planning and urban design staff and expect to learn more about an upcoming urban design charrette to take place in April.

9. False Creek South Neighbourhood Association

Temporary Modular Housing Working Group

The False Creek South Neighbourhood Association's Temporary Modular Housing Working Group continues to meet with City and BC Housing staff on a regular basis. The Working Group is responding to inquiries from residents and relaying any concerns to City and BC Housing representatives.

The Working Group was recently informed that PHS Community Health Services was selected to operate the proposed West 2nd modular housing facility.

There was a very large turnout at the project's first open house in January, where a large number of staff from PHS Health Services, BC Housing, Vancouver Coastal Health and the City were all on hand to answer questions and receive feedback. Following an application to develop the site by the Vancouver Affordable Housing Agency, the City will now be hosting another open house on March 6. For more information on the project and upcoming open house visit <http://development.vancouver.ca/599w2nd/index.htm> .

10. Next Meeting

March 1