

**CO-OP AUTHORIZED WORKING GROUP
Minutes**

Time: 7:00- 8:30pm

Date: Thursday, April 5, 2018

Location: False Creek Co-op, 1092 Sitka Square

1. Roll Call

Co-op	Attendees
Alder Bay	Nancy Hannum (Chair), Peter Morgan, Wendy Herdin
Creekview	Clara Salamanca, Wendy Murphy, Trudy Sandiland
False Creek	Val Embree, Marta Goodwin, Marc White, Maria Roth
Heritage	Erin Gilchrist, Carol Sutton
Spruce Harbour	
Marina	Bob Lewis
Twin Rainbows	Dierdre Bradshaw, Robert Riely
Other attendees	Thom Armstrong, Executive Director, Co-op Housing Federation of BC; Michael Walker, *RePlan lawyer; Nathan Edelson, *RePlan Project Manager; Richard Marchant, *RePlan Strata Leasehold Subcommittee Chair; Daniel Ward, Community Planning Assistant, *RePlan Project Manager

2. Approval of Agenda

Approved.

3. Approval of Minutes

Not yet circulated. Tabled to next meeting.

4. Discussion with Thom Armstrong and Michael Walker

4.1 Updates on Co-op Housing Federation of BC's (CHF BC) discussions with the City of Vancouver regarding lease renewal

CHF BC Executive Director, Thom Armstrong, provided general comments on his organizations recent activities with the City of Vancouver. Thom noted that CHF BC has had meetings with City staff, including the City Manager, over recent weeks.

4.2 Draft Redevelopment Clause (a version of this clause was shared with attendees in advance of this meeting)

For several months, *RePlan co-op delegates and CHF BC have expressed support for the inclusion of a redevelopment clause that would enable co-ops to play a significant role in any redevelopment of the site where their co-op sits.

Michael Walker provided an overview of the draft redevelopment clause and responded to questions and comments from attendees.

Action: Michael Walker to incorporate attendees comments and feedback into a revised draft redevelopment clause

5. Other *RePlan Updates

5.1 Strata Leaseholder Subcommittee (SLS)

The SLS Chair outlined recent activities of the subcommittee:

- The SLS has now submitted the Strata Delegates Report to Council (March 28th 2018). (Retreivable from falsecreeksouth.org/replan/stratareport)
- Now in the process of crafting and refining proposed lease clauses, including one relating to redevelopment

The SLS Chair outlined some of the many similarities between the co-ops and stratas lease resolution process.

5.2 Building Condition Assessments

Most co-ops have now received their Building Condition Assessments (BCA), which were conducted by a third party on behalf of the City of Vancouver. Several co-ops and stratas have raised concerns relating the BCA process and content of the reports, including significant factual errors. A sample of BCA's are currently being reviewed for *RePlan by an independent building engineer.

5.3 Community Planning Working Group

Community Planning Process (CPG)

The City's neighbourhood planning process has slowed down to allow staff to focus on the lease resolution processes for all leasehold residents.

Grant application: Natural Resources Canada's Green Infrastructure Phase II Program

CPG members have submitted Expression of Interest to receive funding to study the viability of a large scale, community-wide building retrofit program, with the goal of bringing building energy performance to "[net zero](#)". The CPG expects to receive a response to their application over the next couple weeks.

***RePlan response to Planning Principles**

In February 2018, the City Planning staff, after summarizing input from several community workshops, presented draft planning principles at two public open houses. Since then, *RePlan has [submitted feedback](#) to be considered in the refinement of the draft planning principles.

6. Next Meeting

AWG: April 19th