

STRATA LEASEHOLD SUBCOMMITTEE MEETING MINUTES

Time: 7:00- 9:00pm
Date: Wednesday May 9, 2018
Location: Mariner Point, Meeting Room

DELEGATE ATTENDEES:

Robert Renger (658 Leg-in-Boot); Rosalie Hawrylko, Ralph Skinner (666 Leg-in-Boot) George Stratis (Leg-in-Boot, Commercial); Linda Lytle (Fountain Terrace); Marie-Claude Collins, Wayne Sutherland (Harbour Terrace); Mats Thölin (Heather Point); John Sanders (Lagoons); Josef Skala, Sharon Yandle (Acting Chair, Marine Mews); Lisa May (Mariner Point); Jim Woodward, Doug Ramsey (Market Hill Terrace); Jim Taggart (Stamps Landing)

Other: Nathan Edelson (*RePlan Project Manager); Daniel Ward (*RePlan Community Planning Assistant).

1. Approval of Agenda

Approved.

2. Approval of Minutes

Approved.

3. Update on Discussions with the City

Strata Leaseholder Subcommittee (SLS) Working Group members, including, Richard Marchant, Sharon Yandle, Panos Grames and Doug Ramsey have recently met with the City Manager, Sadhu Johnson, and other City staff to address some key roadblocks in the strata leasehold resolution process.

*RePlan SLS delegates present at this meetings believe the City Manager now recognizes where these roadblocks and is receptive to *RePlan's concerns. Based on the meeting, it was clear that the City:

- Has no intention or desire for False Creek South to evolve into a form similar to the north side of False Creek (eg. Yaletown)
- Recognizes the value in leasehold strata as a more affordable type of strata real estate.
- Is interested in increasing the amount of housing in False Creek South
- Interested in clarifying lease-end language.

Sadhu has agreed to host a few workshops over the next several weeks to resolve key roadblocks.

4. Updates from stratas

Strata delegates updated the group on conversations they have had with their council and other thoughts on how to proceed.

One strata noted that they had been contacted by Real Estate to meet.

5. Building Condition Assessments

Several strata delegates shared a number of examples of factual errors contained in their BCA's. A recent memo regarding the BCA's from *RePlan's lawyer was shared with strata council contacts earlier this week.

6. Bargaining Agency

The idea of a bargaining agency was presented by a delegate of Marine Mews who suggested that *RePlan seriously explore the idea further. Attendees spoke positively of the idea and agreed that it was worth further consideration and that it should happen soon.

MOTION (Robert Renger): That the SLS recommend that *RePlan's lawyer develop a memo explaining how such an agency might work.

717 leases is not working for anyone.

6. Updates and Discussion of:

- a. Expected Council Report(s) schedule
 - A report recommending the approval of draft planning principal and a vision statement is scheduled to go to city council on May 15th.
- b. Valuation
 - Peter is refining this report which is expected to be presented on June 5th.
- c. Communications
 - A joint Neighbourhood Association and *RePlan newsletter is expected in June.
- d. Draft lease renewal clauses
 - The acting chair asked if there were any further comments on the draft renewal clauses. There were none.

7. Other *RePlan Updates

- a. Co-ops Lease Renewal
 - Community Services has a meeting scheduled with False Creek South co-ops later this month.
- b. Community Planning Working Group
 - The Community Planning Working Groups Expression of Interest to Natural Resources Canada proposing to study the feasibility of a NetZero community in False Creek South was successful and they have been invited to submit a project proposal in June.

8. Next Meeting

TBD