

STRATA LEASEHOLD SUBCOMMITTEE MEETING MINUTES

Time: 7:00- 9:00pm
Date: Wednesday July 4, 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); Richard Marchant (Chair); Marta Hutton (Creek Village); Linda Lytle, Tom Gibbons (Fountain Terrace); Marie-Claude Collins, Wayne Sutherland (Harbour Terrace); John Sanders, Hans van der Slagt (Lagoons); Josef Skala, Sharon Yandle (Marine Mews); Jim Woodward, Doug Ramsey (Market Hill Terrace); Lisa May (Mariner Point); Monty Wood (Spruce Village), Panos Grames, Monty Wood (Spruce Village); Jim Taggart (Stamps Landing, Residential)

Other: Beth (Owner of Convivial Café and Leg-in-Boot leaseholder); Michale Walker (*RePlan lawyer); Nathan Edelson (*RePlan Project Manager); Daniel Ward (*RePlan Community Planning Assistant).

1. Approval of Agenda

Agenda approved

2. Approval of Minutes

Minutes for May 9th and June 13th 2018 approved as amended.

3. Update on conversations with the City

The SLS Chair summarized several ongoing conversations that have been happening with City staff.

a) Co-ops

Several False Creek South co-ops are engaged in negotiations relating to potential lease renewals with the City.

b) Strata discussions with the City

One strata met with City staff in June to discuss prospective offers. Offers will be subject to council approval, which are likely to take place in late July.

Strata council members from another strata also met with the City to discuss prospective offers.

c) Meeting with City Manager

*RePlan expects to meet with the City Manager to discuss their respective land appraisal findings

Comments

*RePlan Project Manager provided his prospective on recent activities with the City, as well as comments on elements of the discussion the City has been having with Harbour Terrace.

4. Discussion on establishing agency

(Attendees received supporting documents in advance of the meeting that summarized the rationale for agency, how it may be established and how it may function, if activated).

The agency concept, which would create a bargaining agency for leaseholders who sign-on to the idea, was summarized further by a delegate and elaborated on by *RePlan’s lawyer, Michael Walker. Delegates discussed the concept and reaffirmed their support for advancing the idea.

MOTION from Sharon Yandle (Seconded by Jim Woodward): That the Strata Leaseholder Subcommittee of *RePlan proceed with advancing the bargaining agency concept and establish a new entity—the “*RePlan Strata Leaseholders Society”— that can administer the legal process of establishing the agency.

Next steps

There was consensus that the SLS Working Group explore the next steps for advancing the bargaining agency proposal, including the development of an implementation plan and schedule.

5. Appraisal

*RePlan is set to meet with City staff in late July to discuss the results of their respective appraisal values

6. Communications

*RePlan and the False Creek South Neighbourhood Association recently posted new articles on the False Creek South Neighbourhood Association webpage and distributed information through the Association’s listserv.

Additional communications relating to specifically to strata leasehold resolution discussions with the City went directly to strata leaseholders via Strata Leaseholder Subcommittee delegates.

7. Community Planning Working Group (CPG)

Members of the Community Planning Working Group (CPG) have been engaged with False Creek South’s Broadway Lodge, a non-profit community care facility, in exploring unique future development directions. The aspirational development ideas propose an intergenerational, mixed tenure and mixed use facility with prospective partnerships with UBCHousing, Vancouver Coastal Health, Broadway Lodge, the False Creek South Neighbourhood Association, the BC Nonprofit Housing Association, False Creek South co-ops and others. Sharing common space, providing affordable housing to UBC students in exchange for volunteer service and including other types of residential tenure as well as childcare spaces are among a few ideas being discussed.

*RePlan submitted an application for funding from CMHC to advance the discussion over 2018 and 2019.