



False Creek South Neighbourhood Association
Delegates Meeting – in person (15) & on Zoom (3) - hybrid format
Wednesday, April 5, 2023

Member Enclave	Member Delegates
666 Leg-in-Boot Square	Susan Denhil
Alder Bay Co-op	Arlene Morgan, Wendy Herdin (President)
Alder Bay Place	absent
Connaught Co-op	no delegate
Creek Village	absent
Creekview Co-op	Vincent Pierce
False Creek Co-op	Val Embree (Secretary); Marta Goodwin (Treasurer)
Fountain Terrace	Tineke Hellwig, Karen Hausch
GVFH Co-op	Mike Talbot
Harbour Terrace	absent
Heather Point	Saj West
Heather Quay	no delegate
Henley Court	Regrets
Marine Mews	Sharon Yandle
Marina Housing Co-op	absent
Market Hill	Jim Woodward
Pacific Cove	Nancy Kirkpatrick
Regatta	Evan Alderson, Kathleen MacKinnon
Spruce Village	Yael Stav
Twin Rainbows Co-op	Abdul Zahir
Regrets:	Henley Court - Charlie Richmond; Marine Mews – Lauri Riddle; PAC liaison - Roxanne Brooks
Guest: Beth Dempster	Convivial Cafe + Hybrid meeting support: Sarah Brown, RePlan (and Twin Rainbows member)

1. Call to Order

The president called the meeting to order at 7:00 p.m. Finally in person, after two years!

2. Delegate Introduction

3. Agenda Approval and Previous Meeting Minutes Approval

It was moved, seconded and carried THAT: The proposed agenda is approved.

It was moved, seconded and carried THAT: The minutes of March 1 be approved as circulated.

4. Business Arising from the Minutes

a) Neighbourhood Clean up Party - Kathleen, Karen and Yael

April 15, 2023 10 - 12 noon if rained out on April 15, alternate is April 22, 2023 10 - 12 noon

Two meeting locations: Leg-in-Boot Square and False Creek Community Center.

Posters handed out at the meeting are for Delegates to take a couple for their enclaves and the School and Dog Park bulletin boards. Weather is looking good for next Saturday; hopefully it will be a go then, although there is an alternate date if weather is foul.

Karen noted on a city-wide 'litter clean up challenge' advertised at the Community Centre, and other Centres in town for March 22 through April 22. There is a website to sign up for participation, and there is a hand out of equipment, prizes etc. We don't know if this will create confusion, and we do notice the neighbourhood is fairly clean currently. Our event is more neighbourhood focused, with a specific time, and gathering of participants with coffee and treats.

5. Secretary's Report

Val reported correspondence regarding the Sun Run and 6th Ave closure on April 16. Delegate Tineke Hellwig will be running!

6. Treasurer's Report

Marta Goodwin reported on the following:

a) correspondence from Heritage BC, and an invitation to join.

Discussion noted that RePlan discussions have identified potential heritage recognition for FCS neighbourhood design. Nancy Kirkpatrick reported that at her first meeting as a member of the Vancouver City Heritage Commission they were advised of a number of 'neighbourhood character statements' are being prepared for 3 communities along the Broadway Line development.

Action: Nancy will monitor this and advise on potential relevance to FCS.

b) Financial reports as of March 31 2023

Modest expenditures in the first quarter of the year were reviewed; spending is loaded to later in the year. Annual fees are overdue from 5 of 23 enclaves; often this is a function of changing management companies, or awaiting a general meeting to approve the budget expenditure. Noted that two paying organizations have no delegates.

Action: Marta will follow up with outstanding enclaves; Delegates will provide updated contact info where needed.

c) Donations directly to Leg-in-Boot Square seasonal activity can be made via notated cheque to the FCSNA treasurer: fcsnatreasurer@gmail.com

d) discussion noted that the names of the various FCS enclaves are not readily available. A map on the FCSNA website with the names of each enclave in the Creek would be helpful.

Action: Sarah Brown of RePlan will work this up. Thanks!

7. Committees, Working Groups and Liaison Reports

a) RePlan – planning committee of FCSNA

Sharon reported there has been a lot happening in the last month. Highlights:

- engaging the community – in the question of unresolved leases, and the future of development. These are necessarily closely linked. The leasehold stratas have had letters of offer; the leasehold co-ops have not, except Creekview, to be reported below.

- meeting with ABC party – this week, RePlan leads [Wendy Herdin FCSNA President; Co-ops Working Group Co-Chairs Nancy Hannum and Maria Roth; Community Planning Group lead Graham McGarva; Planning Coordinator Sarah Brown (also resident in Twin Rainbows Co-op); and Nathan Edelson, consultant] met with 4 elected ABC Councillors, including Lisa Dominato and Sarah Kirby-Young who were on the previous Council and supported FCS in the October 2021 Real Estate Plan discussion, plus an ABC staff person. FCS reps reported positively on the meeting.

Asks tabled with ABC Councillors: resolve Co-op leases; review demographics with us in next round given errors last time; schedule a tour of FCS with Councillors; appoint liaisons from Council to FCS – this was agreed to; commit to community plan for the the Campus of Care and adjacent land to the development permit stage during this term.

- Creekview Co-op lease renewal update – current lease expires end of 2023. A lease extension of 11 years has been offered, which seems to be aligned with the Oct 2021 Real Estate plan for FCS that was not endorsed by Council but referred to Planning as information only, with significant unanimous caveats, including to protect existing affordable housing for the life of the buildings.

- Strata Leaseholders Society has voted to dissolve, and is no longer operational, reflecting completion of lease renewal terms discussion with the city. SLS began as a subcommittee of RePlan, but then needed to form its own legal entity to negotiate on behalf of leasehold stratas.

- RePlan – the professional staff employed by RePlan have been a significant support to both lease renewal discussions and community planning work. Sarah noted that RePlan is promoting a grassroots community plan that doesn't require 50 storey towers nor the elimination of co-ops and non-profits to get to the City's target density levels, and that such community based planning is as a result closely tied to co-op lease renewal discussions.

Agreed: Renewing outreach, in particular to all Stratas (noted that freehold stratas represent about 30% of the Creek population), for engagement and participation in RePlan activities, as the community planning arm of FCSNA, is recommended.

b) Community Housing Trust (aka Community Land Trust)

Jim Woodward – AGM BoD report attached as Appendix to these minutes.

Over the last year the board of the FCS Community Housing Trust has been focused on the steps necessary to develop the Trust's first project. This includes:

- Kira Gerwing, CEO of Sacha Investments Ltd., to discuss opportunities to work with her newly created social purpose real estate development organization
- Tiffany Duzita, CEO of the CHFBC Community Land Trust to discuss their experience with developing seven city own sites provided to the Trust in 2018 for the purpose of developing affordable housing co-ops and non-profit projects
- Peer-Daniel Kraus, a member of Urban Matters Consulting services re a proposal to help the CHT organize a community of interest behind a first development proposal.

A first project is proposed to be a housing coop, with the potential for partnership with one or more of the existing co-ops in FCS.

In a related initiative, the co-op working group (AWG) has successfully applied for a grant for a Mobilization Project. The CHT may be able to participate in the project that will broaden member knowledge of the mission of the CHT and build interest in a new co-op in FCS.

The board will meet on April 18th to begin a decision-making process on whether to proceed to develop the first proposal in-house or to partner with the CHF CLT.

c) Community Engagement Committee

Age Friendly Community Working Group – Evan advises that an interesting new project is being developed to be reported on at the next meeting ; it will also take advantage of summer weather in Leg-in-Boot Square.

Leg-in-Boot – summer planning meeting planned for next week – 4 pm Tuesday April 11 at Convivial. This is the fourth year of animating the square! Events held last summer were all reviewed positively, so if there is volunteer capacity to address activities and overall stewardship.

Action: Susan will send a notice for Val to send out to all Delegates.

Between the Bridges newsletter - Discussion flagged the potential to engage FCS Elementary students in writing; this idea was enthusiastically received. A number of delegates offered to follow up.

d) School Liaison - no report due to Roxanne's absence.

Yael reported that there is an after school choir starting next week, support by the District Parent Committee.

e) Sustainability Resilience Working Group

Yael reported on a tour planned for April 19 of Soul Foods Street Farm. There are limited spaces but a registration form for interested people will be circulated.

Follow up to meeting with George Heyman and Brenda Bailey, MLAs, involves finding experts to speak with them about key issues: *note to Yael re details ...*

f) Seawall Improvements Working Group – Nancy reported on the Zoom meeting with Transportation Dep't staff at City Hall. They were quite positive about the report, and indicated that some of the 'low hanging fruit' like line painting can be put on staff work orders. Signage is more challenging, but direction to the seawall bypass perhaps could be addressed. The Granville Island crossing has been a long standing issue and has some jurisdiction issues that cloud action. The data analyst with the City noted that findings by our Group echo concerns elsewhere in the City. City-wide solutions to issues of speed and types of vehicles are under review. A walk through the area has been agreed. Staff set up a date in September with our Group to follow up.

Recommendations related to the school are being followed up on also. Kathleen will follow up with Roxanne about bicycle bells and distribution as part of bike to school week.

The Working Group was complimented on their terrific work!

8. New Business - none

9. Good and Welfare – deferred to next meeting

a) What's going on in your enclave?

Reports of more aggressive break ins in the neighbourhood were shared.

Pair of coyotes seems well installed on the berm and have been heard and spotted along the whole FCS corridor along the berm and rail line.

b) Reminder: False Creek South Community Facebook page is live:

join here: <https://www.facebook.com/groups/368392819933437>

10. Next Meeting and Adjournment

The next FCSNA Delegates' meeting is scheduled for **Wednesday May 3** on Zoom and in person at 711 Moberly.

Thanks to RePlan Coordinator Sarah Brown for technical support for the hybrid meeting.

The meeting was adjourned at 8:45 p.m.

Appendix – to FCSNA Delegates meeting - April 5/23 minutes

FCSNA Community Housing Trust - Board Annual Report April 2023

Over the last year the board of the FCS Community Housing Trust has been focused on the steps necessary to develop the Trust's first project.

The board met eight times in the past last year.

We met several times with Kira Gerwing, CEO of Sacha Investments Ltd., to discuss opportunities to work with her newly created social purpose real estate development organization.

The board met with Tiffany Duzita, CEO of the CHFBC Community Land Trust to discuss their experience with developing seven city own sites provided to the Trust in 2018 for the purpose of developing affordable housing coops and non-profit projects. She explained the CLT does not provide consulting services to other CHT/CLTs, but only works on projects that will become part of the CLT portfolio.

We recently met with Peer-Daniel Kraus, a member of Urban Matters Consulting services. He took the us through his consulting services proposal for the CHT. This proposal would help the CHT organize a community of interest behind a first proposal but would not likely take the proposal through the development phases of a project.

The board has decided that the first project will be a housing coop with the likely partnership of one or more of the existing coops in FCS.

In a related initiative, the coop working group (AWG) has successfully applied for a grant for a Mobilization Project. The CHT may be able to participate in the project that will broaden member knowledge of the mission of the CHT and build interest in a new coop in FCS.

The board will meet on April 18th to begin a decision-making process on whether to proceed to develop the first proposal inhouse or to partner with the CHF CLT.