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MOTION ON NOTICE

1. Process to Determine Southwest False Creek Lease Expiry Issues

MOVER: Councillor George Affleck

SECONDER:

WHEREAS

1. Sixty-year leases were entered into between the City of Vancouver and Southwest False Creek leaseholders beginning in 1976, which leases begin to expire in 2036.
2. The legal rights and obligations between the parties at the time of the lease expiry is uncertain, and require further review to bring clarity to the legal agreements.
3. The uncertainty affects: (1) property values; (2) the ability of leaseholders to sell their remaining property interests; and (3) strata decisions pertaining to future recapitalization and (4) maintenance decisions regarding the leasehold properties.
4. With less than twenty-five years remaining on a lease, it is increasingly difficult for leaseholders to finance or sell their interests as the remaining lease terms fall short of available mortgage amortization periods.
5. Many leaseholders have expressed an interest in resolving the lease expiry issues at this time.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to commence a formal process to address the future of the Southwest False Creek leases, including:
 1. A process for community consultation and engagement that includes but is not limited to the False Creek South Neighborhood Association (FCSNA);
 2. A review of best practices pertaining to government treatment of leasehold property in other jurisdictions;
 3. Staff consultation with industry, legal and property valuation experts; and,
 4. Such other matters as staff may advise.
- B. THAT Council direct the City Manager to report back with a detailed project scope outlining the Southwest False Creek leasehold issues requiring legal resolution, with a request for budget, if needed.

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