



## \*RePlan's Response to the City of Vancouver Administrative Report on False Creek South

**Richard Evans**

Chair of \*RePlan

Member of False Creek Cooperative Housing  
Association

# False Creek South Neighbourhood Association



- Created in the 70's by the City of Vancouver to be its conduit to the community
- Comprised of representatives from leasehold and freehold enclaves
- \*RePlan's focus:  
Resolving lease-related issues



# \*RePlan's Credentials

- Advocates for lease renewal for all tenure types
- Hosts public meetings, workshops and neighbourhood events
- Provides content via FCSNA website  
*[www.falsecreeksouth.org](http://www.falsecreeksouth.org)*
- Actively solicits input via surveys, enclave presentations, and liaison with strata councils and co-op boards
- Recent, successful fundraising campaign

# Impact of Uncertainty

*86% of strata survey respondents reported they were concerned about lease renewal:*

- Getting mortgages and loans
- Funding building improvements
- Selling units
- Security of tenure



# Reflections on the Report

- Must include an explicit statement of intention to renew leases for *all* tenure types: co-op, strata, and rental housing
- We support lease termination *only* as a tool for renewal
- The target date for developing renewal models should be March 2017
- An appropriately resourced work plan is essential to achieve this date

# **Anne Kaye**

Chair of \*RePlan Communications  
Alder Bay Place Strata Owner

# False Creek South Community Principles

1

Provide residents with an affordable option to stay in the community beyond lease expiry.

*Certainty around lease renewal is a priority moving forward*



# False Creek South Community Principles

2

Achieve a demographic mix that is similar to the region's average and with a stronger emphasis on providing more housing for moderate and middle income workers and their families.

# False Creek South Community Principles

# 3

Seek opportunities for increased density while respecting the historic urban design patterns and open space



# False Creek South Community Principles

## 4

Continue to embody City of Vancouver initiatives:

greenest city,  
affordable housing,  
financial sustainability



# False Creek South Community Principles

5

Model a process for dialogue, decision making, partnership and change that is inclusive of all stakeholders

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# **Andy Broderick**

Vice President Impact Market Development  
Vancity

# Our Ask

## **We request that Council:**

- *Receives the Administrative Report for information;*
- *Instructs staff to consult with \*RePlan on amending its content to address their concerns and allocates resources to develop a work plan, by September 30, 2016;*
- *Concludes interest-based negotiations of lease renewal models for all tenure types—co-ops, stratas, and rental housing—by the end of 2017.*