

Timeline of Lorimer Ridge Strata Council Request for Change of Method of Securing Residential Occupancy Covenants (last updated August 18, 2022)

Date	Action
October 9, 2019	<p>Resolutions of Lorimer Ridge Strata Council</p> <p>The Lorimer Ridge Strata Council resolved at its meeting of October 9, 2019 to explore the feasibility of seeking a termination of land leases for three key reasons:</p> <ul style="list-style-type: none"> a) to enable homeowners over the age of 55 to be able to apply for the Provincial property tax referral program. Leaseholders are not eligible for this program which assists with housing affordability. b) allow greater flexibility in mortgage financing, including the ability to secure a line of credit. Conventional banks will not allow leaseholders to take out a line of credit. c) to address concerns about the ability to re-finance mortgages as the terms of mortgages approach the lease expiry date of 2053. <p>They also resolved to see consultant assistance.</p>
October 2019	<p>Jim DeMarco asked [REDACTED] Christina DeMarco, a semi-retired City Planner, if she could help and she agreed to take on the project as a volunteer.</p>
October 21, 2019	<p>Jim DeMarco wrote to Marla Zucht informing her of the decision to ask Christina DeMarco to do background research and requested lease documents from Marla</p>
June 29, 2020	<p>Christina DeMarco sent Marla a memo asking that the current method of securing residential occupancy covenants through Housing Agreement/restricted covenant also be applied to Lorimer Ridge. This form of securing covenants was not available in 1993 when the leases were enacted.</p>
July 2, 2020	<p>Christina received the following email from Marla. <i>We acknowledge receipt of your June 29th Memo and have circulated it for review with the Municipality. We will be back in contact with you once staff have had a chance to review it. We expect this will take at least a few weeks. If we have additional questions during this initial review, we will let you know.</i></p>
October 8, 2020	<p>Christina spoke with Marla and she said that she could see no issues with a change to a Housing Agreement, which is the current practice for securing residential occupancy covenants. She said that municipal staff would need to prepare a report and enabling bylaws and that Christina should continue to try to get municipal staff to respond to the request</p>
October 26, 2020	<p>Christina, on Marla's suggestion, wrote to Toni Metcalf and Mike Kirkegaard requesting assistance with leasehold issue</p>
October 27, 2020	<p>Christina received following email from Mike Kirkegaard "... I don't expect that we will be in a position to engage on this over the next two months. We will turn our minds to the nature of the application that needs to be made and get back to you as time permits."</p>

October 28, 2020

Resolutions of Lorimer Ridge Strata Council

1. The Lorimer Ridge Strata Council resolved at its meeting of October 9, 2019 to explore the feasibility of seeking a termination of land leases for three key reasons:
 - a) to enable homeowners over the age of 55 to be able to apply for the Provincial property tax referral program. Leaseholders are not eligible for this program which assists with housing affordability.
 - b) allow greater flexibility in mortgage financing, including the ability to secure a line of credit. Conventional banks will not allow leaseholders to take out a line of credit.
 - c) to address concerns about the ability to re-finance mortgages as the terms of mortgages approach the lease expiry date.
2. Christina DeMarco, a city planner and sister of Jim DeMarco, volunteered to explore feasibility and report back with her findings to Robert Risso.
3. Robert Risso conveyed the findings in the form of a memo to Marla Zucht, General Manager of Whistler Housing Authority dated June 29, 2020 and updated October 10, 2020.
4. Research showed that Residential Occupancy Covenants can be secured through the use of Section 483 of the *Local Government Act* and that the Resort Municipality now uses this method to secure all new Residential Occupancy Covenants.
5. Whistler Housing Authority staff have reviewed the request and advise that the next step is to initiate the feasibility process with the Resort Municipality of Whistler.
6. At this point the anticipated costs relate to legal advice to ensure the Section 483 Housing Agreement addresses the interest of the strata members and in addition, the costs of title changes. Robert Risso has asked to be advised if and when any other potential costs are identified.
7. It is a requirement that 100 percent of Lorimer Ridge Strata owners consent to the process.

THEREFORE BE IT RESOLVED

That the Lorimer Ridge Strata directs Christina DeMarco, with the assistance of strata members, to proceed with the process of strata lease lot termination in as expeditious a manner that the municipal process allows.

	That the Lorimer Ridge Strata convey this resolution to Resort Municipality of Whistler, via letter from the Strata Title President, accompanied by a request for next steps to be taken by the Strata and the municipality.
November 2020	Mike Kirkegaard assigned project to Melissa Laidlaw
February 23, 2021	Christina DeMarco had telephone meeting with Melissa Laidlaw. Melissa requested a number of documents that Christina provided.
May 20, 2021	Christina DeMarco spoke to Melissa Laidlaw asking for update. Melissa stated she would prepare a Council report in fall 2021 on the issue and Christina offered to provide a draft Council report to help expedite project. Melissa informed Christina of information required for report. Christina spoke to BC Assessment office, gathered sample of assessments. Dave Burch provided information on home sales.
October 15, 2021	Christina DeMarco sent a draft Council report to Melissa Laidlaw and Marla Zucht
October 27, 2021	Christina DeMarco was informed that John Chapman would be looking after the file and preparing the Council report. Christina and John had a phone call to talk about next steps
December 14, 2021	Christina asked John about progress on the file and he said he would get back to her in January, 2022
May 18, 2022	Christina had a Zoom call with John Chapman and he laid out likely process and asked Christina to inform Lorimer Ridge of process and get their consent to move forward. He also informed Christina that there were a total of about 250 homes in the same predicament. Christina suggested that Lorimer Ridge go ahead as a pilot and that same policy could be applied to others.
June 26, 2022	Christina informed John Chapman that Lorimer Ridge residents wanted to continue to pursue proposed changes
July 13, 2022	John Chapman emailed Christina on July 13 saying he hoped to get back to her on July 15.
July 2022	Jim DeMarco briefed the Mayor about the issue. The Mayor did not know that leaseholders were not able to defer their property taxes. The Mayor invited Jim to follow up with more details
July 13, 2022	Jim sent a memo from Robert Risso to Mayor and Council explaining the situation and requesting implementation
August 17, 2022	John Chapman informed Christina DeMarco that Courtney Beaubien and Philip Gibbins would now be taking over the file.