



- The other issue was how the other basic support services were being provided in terms of whether they required paid support staff or volunteer members of Montague House to carry out the services; the general consensus is that volunteer members could meet the requirements.
- The strata council wishes to clarify the covenant to enable the residents to go forward and be a democratic community.

Ms. V. Stanley-Jones, 30 Cambridge Street, stated:

- She has friends within Montague House and she is concerned with the impact of amending the restrictive covenant.
- Amending the covenant addresses the problem of how the covenant will be managed and enforced but there is new legislation coming in approximately one year that will deal with this matter so this item should be delayed.
- People who bought these units understood that support services were going to be included.
- She believes that this complex was only allowed to be built with such reduced parking because the residents were not going to be using a car as much and that they would be provided meal service.
- Meal service and basic support services have been successfully provided for seven years; it has only been an issue with the recent strata councils.
- She believes the current strata council has illegally ignored the covenant and dismissed the husband and wife team that were providing these services.
- Many of the residents who are against releasing the covenant are not present because they have been worn down about this issue and have fears of public speaking.
- She believes the survey regarding meal services that was circulated to the residents slanted the results.

Ms. S. Beaten, 407 - 3133 Tillicum Road, stated:

- The majority of the residents had paid for seven years for the minority to be provided meals.
- There are only five people who are in opposition and 41 who are in support.

Ms. S. Brooks, 101 - 3133 Tillicum Road, stated:

- With the former strata council, there were only three meals being provided per week; this was not enough, particularly for those residents who were sick.
- Things have improved enormously with the new strata council; there is a good management in place, common areas are now being used for social gatherings and it is a happier place to live.

Ms. R. Stella, 405 - 3133 Tillicum Road, stated:

- She purchased her unit four months ago and it appeared from the documentation she received, people were not happy living at Montague House.
- With the new strata council, the residents are now free to run their community as they wish.

- The residents were not being treated fairly by the previous strata councils.

Mr. E. Smith, 304, 3133 Tillicum Road, stated:

- When this building was conceived it was to be managed as a full service facility by the Luther Court Housing Society, an experienced organization who could have done the job; for various reasons, this did not happen.
- The subsequent years were a real disaster and there is no justification for the covenant at present.
- Three meals per week were all that was being served; the residents were charged \$7 per meal when the true cost was \$30 but it was subsidized by the rest of the owners.
- In regard to support services, this was somewhat nebulous as some residents did not receive help when it was requested.
- Units that were for sale sat on the market until the last annual general meeting when it was decided that the strata fees should be reduced because they no longer had to pay \$110,000 per year to the management team.
- As soon as the strata fees were reduced, the units started to sell and the value increased as a result.
- If there are residents that can not take care of themselves, they should be living in a facility that provides the care they need.

**MOTION:**

**MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That it be recommended to Council that the existing covenant for 3133 Tillicum Road be rescinded in its entirety with the exception of the age restriction for residents contained in clause 1 (1)."**

Councillor Pickup stated:

- She met with the residents of Montague House and listened to the many complaints about the situation they were in prior to taking back their strata council becoming democratic.
- Although 24 hour nursing care was to be provided, there was never a qualified nurse in charge as part of the management team so the residents were being short-changed.
- Releasing the covenant is in the best interest of democracy and for the well being of the seniors; what they were promised and received were different, there was no democracy in the former strata council.
- This is not a licensed facility.
- It is unfortunate that the original proposal by the Luther Court Housing Society fell through.

Councillor Gillespie stated:

- It is shameful that the residents were being restricted and treated unfairly; there appeared to be no democracy in place.
- The current strata council wants to bring some harmony and loving care back to Montague House.

Councillor Derman stated:

- Some of the information received was virtually horrific and not acceptable; it is unfortunate that Council was not made aware of these issues earlier.
- The recent change that has taken place at Montague House is positive.

Councillor Ngai stated:

- Times have changed and the covenant is no longer serving a purpose; releasing the covenant will allow the residents of Montague House to set their own course and goals without restrictions.

Councillor Brownoff stated:

- Releasing the covenant will still provide an opportunity for the strata council to charge fees and provide services in the future.
- The residents will now have an opportunity to move forward and enjoy living at Montague House.

Councillor Wergeland stated:

- He hopes the residents of Montague House will be able to put this matter behind them and work together as a community again.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:46 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK