MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Wednesday, January 9, 2008
Within the Meeting Room
1238 Seymour Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Mike McHolm	Vice-President
	Peter White	Treasurer
	Gina Iuliano	
	Adora Provinciano	
	Mitchell Kenyon	
REGRETS:	Channa Pelpola	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order by the Council President, Barry Promislow at 6:30 p.m.

CARETAKER BUSINESS

1. **Elevators:** It was reported that owners\residents are moving renovation material without giving prior notice, which has resulted in the elevator panels being scratched and dented. Owners are reminded to book such activities with the Resident Manager in advance to avoid fines and reduce damage to the building. **Please refer to your bylaw # 9.**

2. **Floor Restrictions**: It was reported that an owner was very upset with the Council's decision not to proceed with fob access restrictions to floors. The Council reminds owners that the costs are totally prohibitive and the mandate for this year is to save money and this expense was not budgeted for.

3. **Elevator Noises**: Some problems with the elevator have been reported. Thyssen Krupp has been notified, however is extremely busy and the repairs have been temporarily delayed.

4. **Bylaws – Rental Units**: It was brought to the Council's attention that many owners who rent their suites do not provide a copy of rules and bylaws to their tenants. Owners are reminded that it is their responsibility to ensure their tenant is made aware of what is expected from them while living in the Space building.

4. **Fobs\Remotes:** It was noted during the audit of fobs\remotes that many owners leave their fobs\remotes in their vehicle. We bring your attention to the following bylaw:

44.3 *Building FOB's and parkade access transmitters must not be left in vehicles. a fine of $50.00 per occurrence will be charged against strata lots where transmitters are found left within a vehicle.*

New Procedures: Please note the following new procedures:

- Both pagers for Jayde Poljer and Julio Monterossa are no longer in service. New office hours are now posted for your convenience.

- New Fees:

Ladder rental	$5 per day
New key fob	$75 each
New Garage remote	$75 each

Subcommittee Report:

There was no report from the subcommittee.

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes were reviewed for the meeting held November 27, 2007. A few corrections were noted in the minutes. The corrections are as follows:

Parkade Pressure Washing: It was missed to note that the parkade pressure washing was postponed as a cost savings measure. The parkade will be power washed around March/April 2008.

Window Covering: It was missed to identify that the natural colour must be visible from outside. It is recommended that any drapes, curtains or blinds that are not white/cream coloured be lined on the side facing outward.

Thermostat Replacement: It was missed to note the cost per suite to have the thermostats replaced. The cost per suite will be $133.58 + GST.

There being no further discussion, it was moved/seconded to approve the Strata Council meeting Minutes of November 27, 2007 with the amendments noted above. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Strata Council reviewed the financial statements for the months of November and December 2007. The Treasurer noted that some general entries made to the newly created GL accounts are now being used. In review of the total expenses of the Strata, the Space is in a surplus position so far into the fiscal year. A few owners are in arrears for large amounts, Crosby is attempted to collect on behalf of the Strata.

There being no further discussion, it was moved\seconded to approve the financial statements for the months of November and December 2007. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **RDH Inspections on Ledges**: At the time of the building envelope rehabilitation in 2002, RDH reported that the roofs of the enclosed balconies and at the 20th floor ledges had a limited life because of ultra violet deterioration and other deficiencies. It was decided to defer repairs until the performance of these roofs could be evaluated and funds were available. As part of the building's ongoing maintenance, the building envelope was inspected last year and RDH recommended that these roofs should be replaced as soon as possible. This problem was discussed at last year's AGM, it is not new, is not wide scale, and is not going to break the bank.

   In view of the difficulty in obtaining realistic competitive bids, Council agreed to request only one bid. TNC will be asked to submit their bid and, if their provided bid is in line with the RDH estimate; TNC will be awarded the work. If not, bids will be requested from several contractors. TNC is the contractor which successfully carried out much of this type of work in the 2002 building envelope rehabilitation.

   20th Floor Roof Ledge Repair
   RDH carried inspections within three suites on Thursday, December 6, 2007 to investigate whether the temporary sealant repair on roof ledges of a 20th suite is effective. Temporary sealant was reported to be working fine. Permanent repairs to the ledges will be carried out as recommended by RDH.

2. **Motorbike Parking Stall Fee**: There are two parking spaces in the parkade created by the pillars, which can be used to park motorbikes. The Strata Council requested owners to submit their bids to rent these parking stalls. Bids were to start from a minimum of $25.00 per month. No bids were received to the date of this meeting. Therefore, it was decided that the parking stalls will remain empty unless someone is willing to pay rent. Vehicles found parked in these spots will be towed at the owner's expense.

3. **Condo Website**: The Strata Council is currently in process of creating a web site for Space. Owners will be advised once it's ready to be used.

4. **Employee Duties – New drafts**: The Strata Council is currently in process of renewing the contracts of Space employees which will also come with new and revised duties.

CORRESPONDENCE

A letter was received from an owner with concerns regarding the Resident Manager's duties. All issues were discussed by the Strata Council and noted that many concerns have already been resolved.

Some concerns were raised regarding the recycling. This is an ongoing issue and the Council decided to ask the subcommittee to make some suggestions on recycling programs that would have the revenues for refundable items go back to the strata and prevent collection of refundable items by individuals.

NEW BUSINESS

1. **Quote from Latham's:** An estimate was presented from Latham's to replace the top panel of the ducting and install new top panel complete with 2" acoustic lining in the price of $2,495.00 + GST. The Strata Council reviewed the quote and a member of Council also inspected the panel and reported that he felt it was not necessary to replace this top panel at this time. However, further review was needed and this matter was tabled for the next council meeting.

2. **Roof Anchors**: The roof anchors on the tower were tested and have been certified by Atlas Roof Anchors. Atlas reported that there were no anchors on the 4th floor podium as they were removed by someone who had done the work on the podium. These roof anchors will need to be re-installed. Atlas Roof Anchors is in the process of reviewing the drawing and will submit an estimate to have them reinstalled.

3. **Window Cleaning:** Additional estimates for window cleaning are being obtained for comparison with price. Window washing was postponed as a cost savings measure and will be scheduled for March/April 2008.

There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting is scheduled for February 20, 2008 at 6:30 pm.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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MINUTES
OF THE COUNCIL MEETING
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SPACE

Held on Wednesday, February 20, 2008
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Mike McHolm	Vice-President
	Channa Pelpola	
	Adora Provinciano	
REGRETS:	Gina Iuliano	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:45 pm by Council President, Barry Promislow.

CARETAKER BUSINESS

1. **Steel Plates**: It was reported that steel plates on both sides of the entrance of the building are starting to rust. This may be caused by power washing and spraying. The Property Manager will contact someone who may be able to provide a solution to prevent further rusting.

2. **Tiles**: It was reported that tiles in all common areas are hard to clean and need to be stripped again as they were last stripped in January 2006. The Property Manager was requested to obtain quotes for this work.

3. **Elevators**: The ceiling panels in the elevators were reported damaged by renovation materials. Residents or their contractors are bringing oversized material into the elevators, most of the time without informing the Resident Manager or Caretaker. The Council reminds resident of the following Bylaws:

    40.2 ***A resident must provide notice to the resident Manager of all moving arrangements including booking of an elevator at least 48 hours before the moving date. All moves must take place between 9:00 am and 5:00 pm. Monday through Friday, Saturdays 10:00 am to 5:00 pm, Sundays and Statutory holidays moves allowed from 12:00 noon to 5:00 pm with additional hours at a cost of $30.00 per hour.***

40.9 A resident contravening Bylaws 40.1 to 40.7 (inclusive) shall be subject to a fine of $200.00.

It was also reported that a resident(s) are spitting in the elevators. It is not only "disgusting", but also hard to remove once it has dried. All residents are reminded that this is your home and you are responsible for your actions and also for your visitor's actions.

4. **Recycling Containers**: A lot of garbage is being dumped in the recycling containers. Please note that there are new regulations with regard to recycling. Recycling not properly sorted will not be removed by the City and your strata will be fined. Recycling containers will now be monitored closely and offenders will be fined.

5. **Cigarette Butts**: It was brought to the Council's attention that cigarette butts are being thrown out from the windows and are landing inside other suites. Please note that this is not only a health issue for other residents, it is also a fire hazard.

REMINDER

RESIDENTS ARE REMINDED TO CLOSE ALL WINDOWS WHEN LEAVING HOME SO CIGARETTE BUTTS DO NOT ENTER YOUR SUITE. YOU ARE ALSO REMINDED NOT TO SMOKE IN ANY COMMON AREAS. PLEASE REPORT IMMEDIATELY IF YOU SEE SOMEONE SMOKING ANYWHERE IN COMMON AREAS.

6. **Subcommittee Reports – Lockers**: The Subcommittee was requested to provide some ideas on management of recycling and rent for lockers. Patricia Rae, a member of the Subcommittee reported that the Subcommittee meeting was not held. Some ideas were presented such as having a locked bin for recycling which will need to be removed/emptied frequently. She also provided some ideas on current market rent for storage lockers.

Patricia Rae was then excused from the meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held January 9, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January 2008 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Condo Website**: The Space finally has its own website that all owners can use. Please find enclosed login documentation for www.spacebuilding.ca prepared by the Buildingonline. Please note that the user IDs and passwords are case sensitive. Login code for residents is "FG0695" (contains a zero and not the letter "O").

2. **Lockers**: It was discussed by the Council members and also advised by the Subcommittee that monthly rent be charged for storage lockers instead of a one time fee. Lockers are nearing completion.

   Upon discussion and review of the current market rent for lockers, it was moved/seconded to charge monthly rent for lockers at $2.00 per square foot. CARRIED.

   Monthly rent and the locker sizes are as follows:

Locker Size	Monthly Rent
3 x 6	$36.00
4 x 5	$40.00
4 x 6	$48.00

3. **Roof Anchors**: The Strata Council is waiting for an estimate from Atlas Roof Anchors for re-installing the roof anchors on the 4th Floor podium.
   NOTE: Window cleaning and dryer duct cleaning has been postponed until after the roof anchors are installed and certified.

CORRESPONDENCE

A letter was received from an owner on the ground level for reimbursement for re-routing the dryer line. The Strata paid, last year, all ground floor owners to purchase the washers and dryers and closing off in the existing dryer vents in order to assure they were not in use any more. Since this request was much delayed and separate, the Council agreed to reimburse the equivalent of the cost for new machines but nothing further.

NEW BUSINESS

1. **Quotes for Duct Cleaning**: The Property Manager presented two quotes for dryer duct cleaning from the exterior only. Upon reviewing both quotes, the Council decided to award the work to Air Vac Duct Cleaning as their quote was more through and les costly of the two.

   It was moved/seconded to approve a quote from Air-Vac for exterior duct cleaning from exterior only. CARRIED.

2. **Quotes for Fire Equipment Repairs & Monitoring**: The current contractors, Simplex Grinnell were found to be fairly expensive. The Property Manager presented quotes from Fire Pro and GE Security. The Council reviewed both quotes and agreed that the company was more approachable and their hourly rates were better than GE. Fire Pro has also quoted on repairs which may be necessary following the annual inspections.

It was moved/seconded to approve the quote from Fire Pro further annual fire safety inspections and set them up as the on call for emergencies. CARRIED.

There being no further business, the meeting was adjourned at 8:45 pm. The next meeting will be held on March 19, 2008 at 6:30 pm.

Parmjit Gill
Property Manager
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WWW.MYBUILDINGONLINE.COM

Building Website

Friday, February 22, 2008

Your building now has a website

Congratulations. Your building has established a website that will enable its residents to access to information online and communicate with other residents, property manager and council members.

This information notice will help you register and log in to your building's website.

At a Glance

http://www.sapcebuilding.ca

New user login code: FG0695

Remember your user id and password for next time.

New user registration

First time users must register with the website to gain access using a security code that is unique to your building. This is to ensure that the information contained in the website is available only to residents/owners of units in the building (your personal information is never shared with any other residents/online users).

1. Using your web browser, go to:

   http://www.spacebuilding.ca

2. At the login prompt, select Sign Up

3. Enter your registration information. Fields with a * indicate that they are required. In the "Building Registration Code" field enter:

   FG0695

Note: If you do not reside within the building, it is recommended that you use your home address as the property manager will use this as your contact information.

4. Review the Terms and Conditions and select "Accept Terms and Conditions" and press Join now.

Should you wish to change any of this information, you may do so after you login using:



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Held on Wednesday, March 19, 2008
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Michael McHolm	Vice-President
	Peter White	Treasurer
	Adora Provinciano	
	Channa Pelpola	
	Gina Iuliano	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:35 pm by Council President, Barry Promislow.

CARETAKER BUSINESS

1. **Window Coverings**: Many residents received warning letters for Bylaw violations with regard to window coverings. Owners/residents are reminded that non-conventional window coverings are not permitted; nothing can be stored in windows that are visible from outside. A white or close to white colour must be visible from outside. It is recommended that any drapes, curtains or blinds be lined with white material on the side facing outward.

   Another inspection of windows from the exterior will be done and this time those still in violation of the Bylaws will be fined.

   Please refer to the Bylaws regarding window coverings as follows:

   43.9 ***A resident must ensure that non-conventional window coverings are not visible from the outside of the building.***

   43.10 ***A resident must ensure that no air conditioning units, laundry, flags, clothing, bedding or other articles are hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.***

   27. Maximum Fines
   27.1 ***Except where specifically stated to be otherwise in these Bylaws, the Strata Corporation may fine an owner or tenant:***

(a) $200.00 for each contravention of a Bylaw, and
(b) $50.00 for each contravention of a rule.

27.2 The Council must, if it determines in its discretion that a resident is in repeated contravention of any Bylaws or rules of the Strata Corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.

2. **Rhythmic Sound**: Residents of the 6th and 7th Floors have been complaining about a rhythmic mechanical sound. The investigation of which is continuing as Latham's have been inspecting for any mechanical related noises but so far has not been able to find any mechanical related noises.

NOTICE

ALL RESIDENTS ARE ADVISED TO REPORT IF ANY UNUSUAL EQUIPMENT IS BEING USED WITHIN THE SUITE. THIS SOUND IS MOSTLY HEARD IN THE EVENING. IT MAY BE CAUSED BY THE AIR CONDITIONER, ADDITIONAL HEATER, REFRIGERATOR, EXERCISE EQUIPMENT, ETC.

3. **Camera in Bike Room**: Now that the lockers are finished and ready to be used, the Council was requested to remount the existing camera to cover the room properly and will do so.

4. **Elevator Panels**: Elevator panels were reported as extremely difficult to keep clean as any marks and scratches become visible leaving the dirty appearance. As it takes a few hours to clean the panels, Council will look into possible solutions.

5. **Subcommittee Report**: There was no Subcommittee report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 20, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Strata Council reviewed the financial statements for the month ending February 2008 and noticed that the year to date financial statements are in good standing with a surplus of $88,000.00.

It was therefore moved/seconded to approve the February 2008 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Condo Website**: Space's very own website is now ready to be used by all owners. This website will provide a copy of Minutes of all meetings, Bylaws, employee contact information, Council and management information and current activities. Owners and residents may also post their own ads and join the forum. Visit www.spacebuilding.ca to join. Please note that the user IDs and passwords are case sensitive. Login code for residents is "FG0695" (contains a zero and not the letter "O").

2. **Lockers**: As reported previously, the new lockers are now ready and most of them have already been rented. Anyone interested in renting one of the remaining lockers may contact the Resident Manager, Jayde Poljer.

CORRESPONDENCE

An owner appealed for reimbursement of cost to close off the previous dryer duct line as the Strata paid originally for other owners on the 1st Floor. The Strata Council discussed and agreed to pay the equivalent to the original cost to close off the duct lines.

A letter was received from a resident complaining about Space employees towing their vehicle which was parked in the back lane longer than the 15 minutes permitted. The Strata Council reviewed the complaint with the employees and concluded that owners and tenants, especially when they are new in the building, must obtain a copy of the Rules and Bylaws and read them carefully, and that the towing was done in accordance with the Rules.

Another letter was received enquiring why the rent was so high and how the decision on the amount of rent had been made.

The decision to change the rent was to ensure all owners without lockers are able to benefit from lockers within the building. These lockers are not for sale and cannot be sold by any owner who may be renting one. All rented lockers revert back to the strata when those renting them move out of the building.

REMINDER TO PET OWNERS

PET OWNERS ARE REMINDED THAT YOU ARE RESPONSIBLE FOR YOUR PETS. IT IS YOUR RESPONSIBILITY TO OBTAIN A COPY OF THE RULES AND BYLAWS, READ THEM CAREFULLY AND ABIDE BY THEM.

NEW BUSINESS

1. **Quotes for Minor Crack Repairs**: The Property Manager presented two quotes to repair a hair thin crack in the cement on a balcony. The quotes were from Polycrete Restoration and High Bond Restoration. The Council reviewed both quotes and agreed to award the contract to Polycrete Restoration on the condition that the warranty is clear on the quote.

   It was moved/seconded to approve the quote from Polycrete Restoration. CARRIED.

2. **Quote from Goodbye Graffiti**: A quote was presented to remove the graffiti from the front of the building.

   It was moved/seconded to approve the quote from Goodbye Graffiti. CARRIED.

3. **Quote from Iron Age**: A quote was presented from Iron Age to extend the fence/railings in the back of the building. After some discussion, the Council decided to obtain more quotes for comparability.

4. **Issue with Homeless People**: There was a complaint from an owner on the ground floor about homeless people sleeping in front of the building and blocking the entrances of units on the ground floor. The Property Manager is in the process of obtaining quotes to install gates for units on the ground level of the front of the building.

There being no further business, the meeting was adjourned at 8:02 pm. The next meeting will be held on Tuesday, April 15, 2008 at 6:30 pm.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
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MINUTES
OF THE COUNCIL MEETING
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SPACE

Held on Tuesday, April 15, 2008
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Michael McHolm	Vice-President
	Peter White	Treasurer
	Adora Provinciano	
	Gina Iuliano	
REGRETS:	Barry Promislow	President
	Channa Pelpola	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:45 pm by Strata Council Vice President, Michael McHolm.

CARETAKER BUSINESS

1. **Flammable Products**: It was reported that some residents have stored flammable products such as paint in the storage rooms. Residents are reminded that this is a fire hazard and a violation of Bylaw #38.2 as follows:

   38. Storage lockers and bicycle storage
   38.2 A resident must not store any hazardous or flammable substances in storage lockers.

2. **Pest Issues – Exterior**: An increase in the rat population was reported outside the building by the planters in front and to the north side of the garden. It was recommended that the gardeners put gravel into the affected flower beds and planters. The Strata council will look into this further.

3. **4th Floor Deck**: It was reported that some dog owners are not cleaning up after their dogs. Dog waste has been found on the 4th Floor deck on the north side in the gardens. The Strata Council again brings your attention to Bylaw #5.13, which states:

   5. Pets
   5.13 A strata lot owner must assume all liability for all actions by a Permitted Pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.

4. **Building Security**: A recent incident was reported where an intruder gained access to the parkade by walking through the garage gate. He followed a vehicle entering the parkade. A vehicle was broken into and personal items were stolen.

> **REMINDER**
>
> **PLEASE WAIT FOR THE GATE TO CLOSE BEHIND YOU WHEN ENTERING OR EXITING THE PARKADE.**

5. **Garage Remotes**: It was reported that many residents are still using the old remote with buttons for both gates. In an effort to reduce theft and increase the security of the building, the Strata Council has decided to change all one button remotes with new two (2) button remotes free of charge.

> **NOTICE**
>
> **RESIDENTS WITH OLD ONE BUTTON REMOTES ARE ADVISED TO EXCHANGE THESE FOR NEW REMOTES, FOR FREE, BY MAY 31, 2008. ANY REMOTES NOT EXCHANGED BY MAY 31, 2008 WILL BE DEACTIVATED.**

6. **Subcommittee Report**: There was no subcommittee report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held March 19, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the March 2008 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Roof Anchors**: A quote was received from Atlas Roof Anchors to supply and install Atlas Tie-Back and Lifeline Anchor system on the 4th Floor podium. Atlas will install 20 stainless steel spiral 4-bolt "adhesive" roof anchors for the total cost of $8,680.00 plus GST.

   Upon review and discussion, it was moved/seconded to approve this quote. CARRIED.

2. **Report from Cummins Western Canada**: Cummins Western Canada forwarded a report following preventative readiness of the generator. The Strata Council reviewed the report and found all to be satisfactory.

CORRESPONDENCE

Council reviewed the correspondence received from or sent to owners as at the date of the meeting. The Property Manager was directed to issue responses.

NEW BUSINESS

1. **Elevator #1**: Elevator #1 was shut down for nearly two weeks as the elevator drive unit caught on fire and had to be replaced. The cost to replace this unit was $15,000.00.

2. **Fire Panel**: Fire Pro reported a possible solution for supervisory problems with the heat trace system where the fire panel reboots itself. Fire Pro reported it as a sign that the CPU is degrading which may need replacement. The Property Manager was requested to obtain firm quotes.

3. **Quote for Window Cleaning**: The Property Manager presented three quotes for exterior window cleaning. The Council reviewed and discussed all the quotes. The Sea To Sky Window Cleaning quotes was less in price and offered cleaning of additional windows such as cleaning of interior windows of all common rooms.

   It was moved/seconded to approve the quote from Sea To Sky Window Cleaning. CARRIED.

4. **Quote from TNC Restoration**: A quote was received from TNC Restorations to repair the rusty areas of columns at the front and rear entrances of the building. It was decided to table this quote and obtain more quotes for comparability.

5. **Quote from Slate Renew**: The slate floors are becoming hard to clean and the janitor has requested to have the floors stripped and sealed. A quote was obtained from Slate Renew, a company specializing in slate floors. The Strata Council recognizes the need to clean all the floors but, seeing the cost to have them cleaned, it was decided to table this quote as, at this time, funds are required for other repairs such as elevators and fire panel.

6. **Decorative Lights**: The Property Manager was requested to obtain a quote from an electrician to have all the pot lights in the lobby on a timer so these lights are not on all day and night. Also, to see if the lights in the hallways can be on a photo sensor so they are only on when needed.

There being no further business, the meeting was adjourned at 8:15 pm. The next meeting will be held on Tuesday, May 20, 2008 at 6:30 pm.

Parmjit Gill
Property Manager
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Proposed Supportive Housing Development at 1308 Seymour Street (Seymour & Drake)

Residents are advised that a development proposal is before City Hall to construct another social housing facility beside the Space Building. Council is in strong opposition to this development and encourages all residents to contact the City of Vancouver and voice your concerns ASAP:

John Greer, Project Facilitator, City of Vancouver (604) 681-6194 john.greer@vancouver.ca

Council also urges all residents to form Committees to organize efforts in opposition to this development. Several years ago a similar development was planned for Seymour and Davie. Space residents organized, met with City officials and eventually the development permit was denied. **This is not a "NIMBY" situation.** The Space Building is surrounded by social service facilities such as Coast Mental Health at Seymour and Davie, Covenant House at Seymour & Drake, Immigrant Services at Seymour and Drake and most recently another social development on Richards by Drake. We are carrying more than our fair share. Please see the enclosed information from the City of Vancouver for further details and note that the application is scheduled on the agenda for the Development Permit Board meeting of **June 2nd 2008.**

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Development Services

March 28, 2008

Note: If you have contracted to sell or lease all or part of your property to any person, firm, or corporation, we strongly urge you to deliver this courtesy notification letter, as soon as possible, to the prospective buyer or tenant.

Dear Sir and/or Madam:

RE: 1308 Seymour Street
Development Application DE411958

On December 19, 2007, Council unanimously approved the staff recommendations on the City/Province Social and Supportive Housing Partnership and Memorandum of Understanding (MOU).

This initiative acts on and supports a number of key City policies regarding homelessness and housing including the Homeless Action Plan, Project Civil City, and the Supportive Housing Strategy. Council adopted the Supportive Housing Strategy including recommendations to balance geographically new supportive housing across the city in zones where apartments are permitted. This partnership with the Province and Vancouver Coastal Health Authority is implementing these policies. The Province (BC Housing) is advancing funds for the development of 12 City owned sites of which this location is one.

Special Council Meeting:
http://internal.vancouver.ca/ctyclerk/cclerk/20071212/sc200711212agenda.htm

Supportive Housing in Vancouver:
http://internal.vancouver.ca/commsvcs/housing/supportivehousingstrategy/index.htm

We have received a Development Application from NSDA Architects to construct an 11-storey multiple dwelling and associated amenity areas over 1 level of parking at the above-noted address.

The development statistics associated with these applications are:

Gross Floor Area - 5,304 square metres
Total Dwelling Units - 106
Amenity Area - 246 square metres
Building Height - 125 feet (11-storeys)
Total Parking - 10 spaces

Attached for information is the sponsor's description of the project, a site plan and building elevations for this project along with the location of the development applications. For additional on-line information regarding the supportive housing initiative visit the City's web page at: http://vancouver.ca/projects.cfm

City Hall 453 West 12th Avenue Vancouver BC V5Y 1V4 vancouver.ca
Development Services tel: 604.873.7611 fax: 604.873.7100

Under the site's proposed DD zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Development Permit Board.

As a neighbour, we welcome your written comments (letter or e-mail) on the above-noted aspects on, or before April 11, 2008, to be considered as part of the application's review. Written comments will be accepted from interested parties up to the date of decision. To assist you, a Glossary of key technical terms and a brief explanation of the application process are attached.

In reviewing this application, and before making a decision, the Development Permit Board will also need to consider City by-law regulations, and Council-adopted policies and guidelines. Once a full application review is completed, a decision will be made. If you express objections to this application, we will re-notify you as to the decision. Please include your mailing address in your correspondence to ensure that you are included in future notifications regarding the progress of this application.

If you would like to see the plans which have been submitted with this application, please enquire at the Project Facilitator's office, 3rd floor, East Wing of City Hall at 2675 Yukon Street between 8:30 a.m. and 4:30 p.m., Monday through Friday. Copies of City By-law regulations, policies and guidelines are available either at the Enquiry Centre, the City's website at http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm or the Central, Britannia, Dunbar, Kitsilano, Oakridge and Renfrew Vancouver Public Libraries.

The application is scheduled on the agenda for the Development Permit Board meeting of:

Date:	June 2. 2008
Time:	Meeting commences at 3:00 p.m.
Location:	Committee Room No. 1, 3rd Floor, City Hall (Main Building)

You or your representative may attend the meeting and, upon request, will be accorded the opportunity to address the Board.

The application is also scheduled for an open house which will provide the opportunity to meet the applicant team and learn more about the proposed development:

Date:	April 15, 2008
Time:	4:00 - 8:00 pm
Location:	Granville Room, 2nd Floor, Best Western Chateau Granville 1100 Granville Street

Please note that all comments and responses to this notification are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information) where such a disclosure would be an unreasonable invasion of personal privacy.

Yours truly,

John Greer
Project Facilitator
john.greer@vancouver.ca
Phone: 604.871.6194

JG/

Attachment

More Than A Roof Housing Society



About More Than A Roof

Founded in 1984 by the Mennonite faith community, More Than A Roof has evolved as a housing provider, advocate and resource group seeking to bring assistance, hope and meaning to people's lives through the provision of secure affordable housing.

- As a **Housing Provider**, More Than A Roof reaches out to low and moderate-income households and individuals. Housing is intended to be a starting point for people to move to greater independence in the community.
- As an **Advocate**, More Than A Roof provides a voice for people in extremely difficult personal circumstances. More Than a Roof encourages people to greater independence through economic stability and educational, legal and vocational advocacy, links people to community services, and supports those individuals in the recovery process.
- As a **Resource**, tenants have access to programs and services such as day-care, life skills training, support groups, and workshops on parenting, budgeting, conflict resolution, and vocational options. These programs and services are designed to help people develop their own support networks and move towards greater independence in their community.

Over the past 23 years, More Than A Roof has grown as a non-profit developer, builder and property manager providing affordable housing for people with low incomes and difficult personal circumstances. More Than A Roof currently houses approximately 950 men, women and children in about 400 units in the lower mainland of Vancouver, Victoria and Prince George. Some of the Society's housing communities include:

- Charleswood Court, Vancouver (1984) - 26 units for low- to moderate-income families;
- Dockside Village, Steveston-Richmond (1993) - 40 units for low- to moderate-income families;
- Lake Park Village, Burnaby (1996) - 43 units for low- to moderate-income families;
- Candela Place, Vancouver (2002) - 63 units for low-income singles;
- Kindred Place, Vancouver (under construction) - 87 units for low-income singles; and
- 100 units of supported independent living in North Shore communities.

Program and Support Services for 1308 Seymour

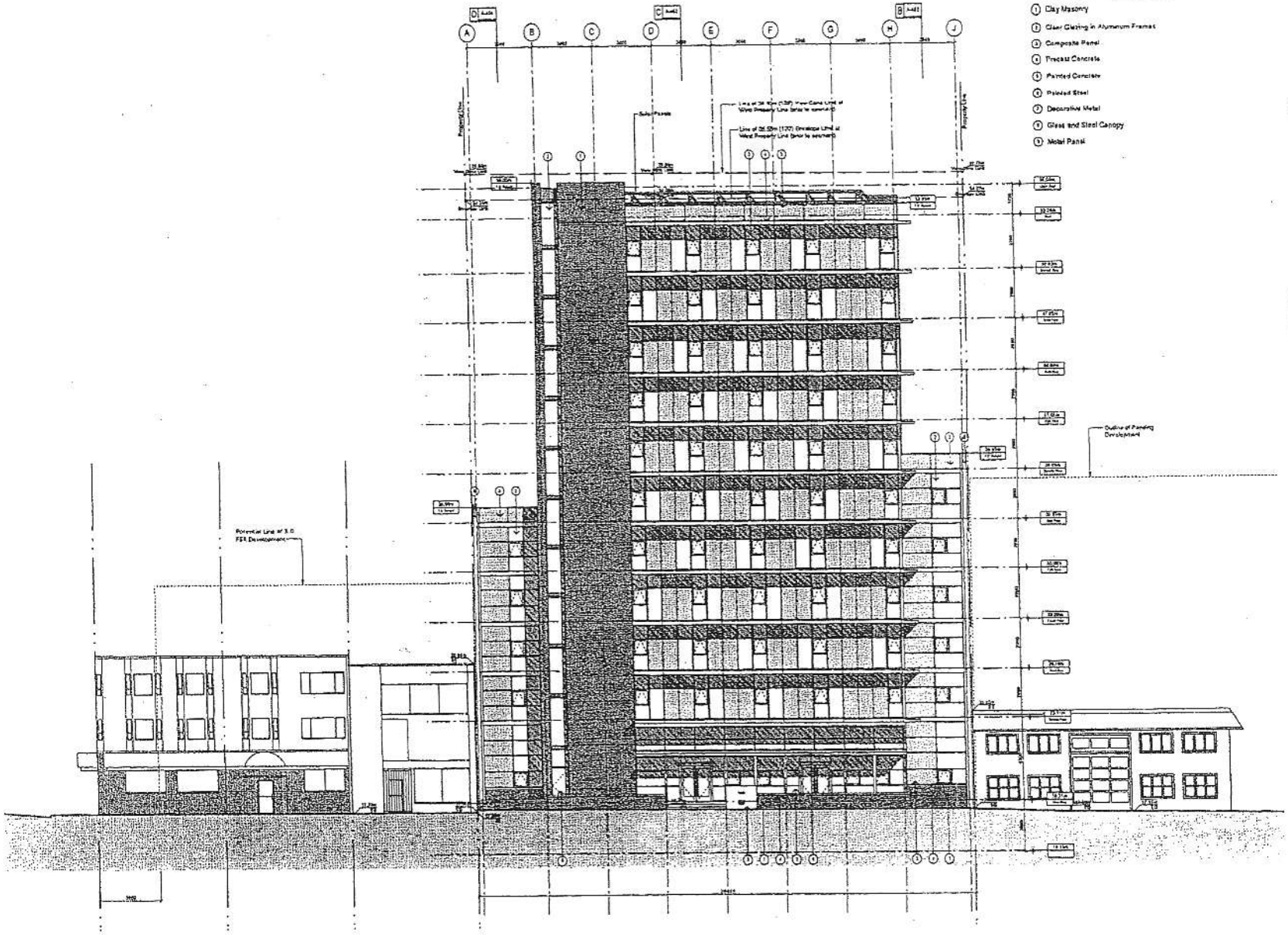
1308 Seymour will create new beginnings for residents. The facility will be modelled after Candela Place, which More Than A Roof has been operating successfully in Downtown Vancouver for the past five years, and will provide a drug- and alcohol-free environment. Design features will be incorporated into the development at 1308 Seymour to enhance the supportive environment for residents, including:

- Large amenity areas for recreation and social interaction;
- Outdoor patio areas complete with planting areas for urban agriculture; and
- A communal kitchen to support community meals.

1308 Seymour will have a mixed income tenant community with priority given to people living in the Downtown South area. Approximately 30% of tenants will be referred by the Vancouver Coastal Health Authority with the remainder referred through BC Housing. Some tenants will already be employed while others will be given assistance in attaining employment. Some tenants may be managing a chronic illness, others may have a severe physical handicap or disability, and some may be recovering from addiction.

More Than A Roof will provide a supportive community-building environment through 24/7 staffing. Trained staff will assist tenants overcome challenges in the areas of poverty, health, networks of support, social functioning and conflict resolution. Vancouver Coastal Health will provide additional support to tenants in addiction recovery. As with More Than A Roof's other communities, there will be an emphasis on strong tenant volunteerism and community contribution.

For more information, contact:
Lorne Epp, Executive Director
More Than A Roof Housing Society
604.599.6438 or visit: www.morethanaroof.org



NSDA
ARCHITECTS

MERLE STANISZEWSKI DOLL ADAMS

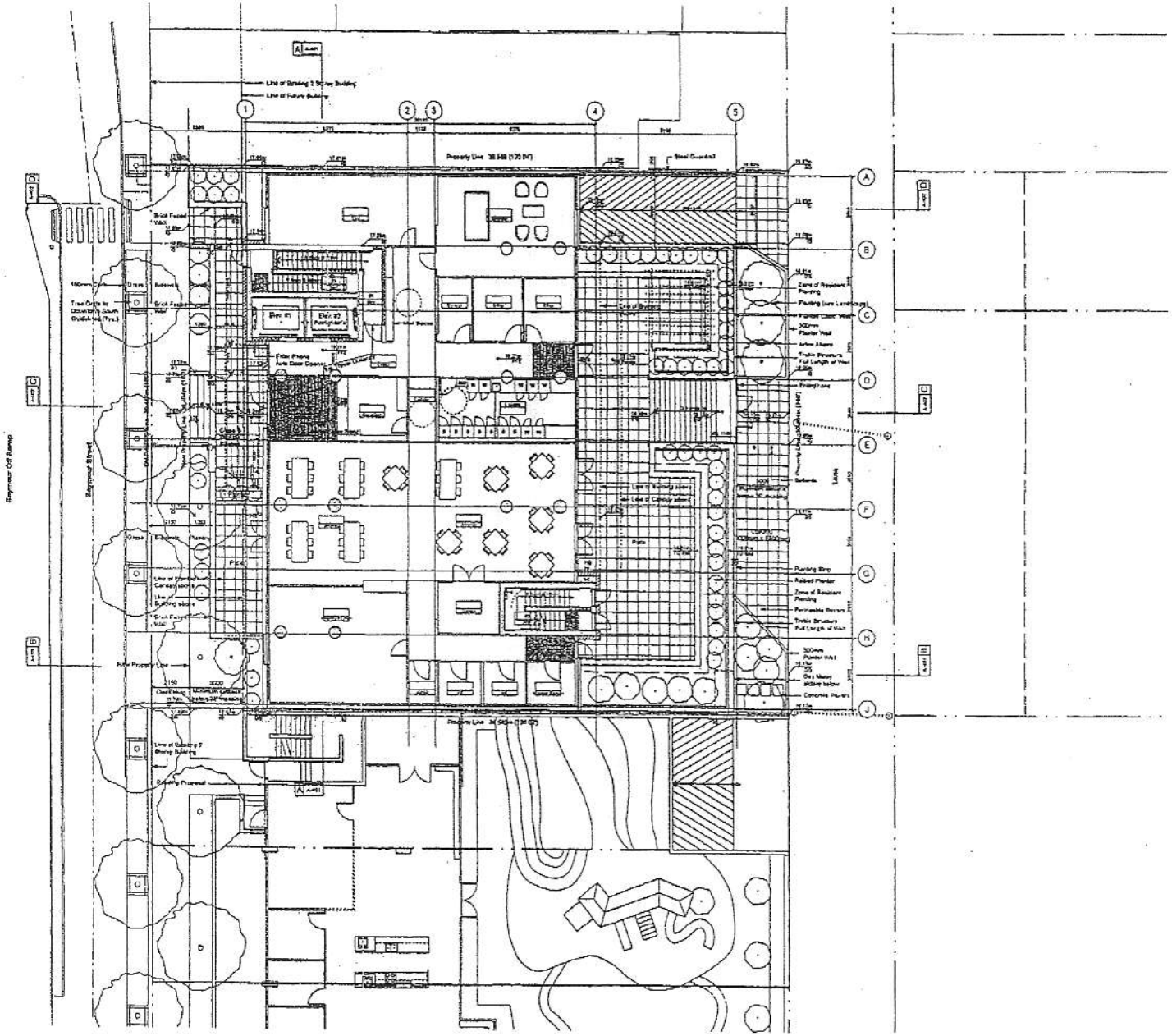
1308 Seymour Street
Vancouver, BC

West Elevation

07046

1:100

A-301


Seymour Off Ramp
Seymour Street
Property Line
Line of Building 2 Storey Building
Line of Future Building
Steel Overhead
Brick Faced Wall
Brick Faced Wall
Brick Faced Wall