

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On Monday, January 5, 2009, at 7:00 p.m. in the Manager's Office at 501 Pacific Street, Vancouver, B.C.

PRESENT:

Brent Belsher	President	# 202
Brenda Lea Brown	Vice President	# 604
Jenny Ashton		#1505
Rodney Legrow		# 204
Andrea Litke		#2604

REGRETS: George Affleck Treasurer # 208

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

GUEST Brendon Hardy #1708

The meeting was called to order at 7:00 p.m.

BUILDING MANAGER'S REPORT/DECEMBER 2008

1. Parkade entrance pressure washed.
2. Annual emergency generator testing completed.
3. Lobby area windows cleaned.
4. Parkade fire sprinkler system winterized.

MINUTES

It was moved, seconded and carried to adopt the minutes of the December 1, 2008 council meeting as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following review, council approved the December 2008 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.

2. Arrears: The agent advised council that 40 owners have yet to submit payment for the special levy passed on September 24, 2008. As per the strata corporation bylaws, all owners who fail to make payment will be assessed a late levy fine of \$50 per month until payment is received in full.

Reminder to Owners

Special Levy – A special levy for the exterior maintenance project was passed on September 24, 2008. As a matter of financial convenience, the owners may pay this special levy over a period of ten months, such payments to be made in ten equal amounts on the first of each month commencing on November 1, 2008, and ending on August 1, 2009. This levy will not be added to the PAC pre-authorized chequing plan. Please issue cheques payable to 'Strata Plan LMS-4050; see levy schedule attached to SGM minutes, September 30, 2008. Should you require further information, please contact VCS at 604-684-6291.

3. Draft Budget: The agent distributed an updated draft budget for council's review for the new fiscal year commencing February 1, 2009. Once the draft audit is received in February, the budget will be finalized, to be attached to the AGM notice.

GUEST BUSINESS - Mr. Brendan Hardy 8:00 p.m. – 8:15 p.m.

Mr. Brendan Hardy attended the council meeting to discuss an invoice he received to repair the parkade gate which came down on his vehicle while entering the parkade.

BUSINESS ARISING

1. Exterior Maintenance Project: Spratt Emanuel Engineers have completed the specifications for the building maintenance and townhouse repairs project, and submitted for tender to qualified contractors. The bids should be available for council's review in February. The engineers are projecting the work to commence in spring 2009 and as the project is weather dependent, completion is difficult to determine. An owners' meeting will be held once the contractor has been selected to review the details of the project.
2. Fob Re-registration: The strata council and VCS is updating the fob security system to ensure maximum security within The 501. Survey Forms were attached to the December minutes for owners to complete and drop off to the office of the 3rd floor of The 501 or fax to Vancouver Condominium Services at 604-684-1539 by January 15, 2009. To date survey forms have been received from 65 owners. Owners/residents who do not provide the required information will have their fobs de-activated. Updating the fob security system is a priority to maintain a high level of security within the building.

3. Guest Suite Proposal: At the last meeting, council member George Affleck distributed a proposal to the council for the rental of the guest suites during the Olympics period and Para-Olympics. Mr. Affleck has proposed the strata corporation hire a qualified company to coordinate the rental of the two guest suites, during the Games. Mr. Affleck informed the council that the ultimate goal with the increased rental rates (\$250.00 per night) during the Olympic period was to provide a revenue for The 501 and the opportunity to renovate the guest suites at no cost to the owners. Mr. Affleck has projected an estimated rental revenue in the amount of \$11,400.00 to upgrade the rooms. The total revenue after expenses would be approximately \$3,600.00.

The council will present a resolution at the next Annual General Meeting to proceed with the guest suite upgrades and the hiring of a qualified company to coordinate the rental of the guest suites during the Olympic and Para-Olympics games in 2010.

4. A/C Condenser: The agent submitted the scope of work to replace and relocate the two A/C condenser units that service the electrical vault to three contractors to obtain a quote. A quote was received from Milani Plumbing in the amount of \$18,231 plus GST.

Siemens Building Technologies and Latham's Plumbing were not able to submit quotes. The agent will send the scope of work to additional contractors to obtain a quote. The costs will be included within the next fiscal year budget.

5. Repairs Unit #209: The exterior sealant repairs were completed at unit 209 and Barclay Restoration is proceeding to complete the interior repairs at a cost of \$2,099.0 plus GST to unit #209.
6. Onni Development/1372 Development: The council has submitted a letter to the City of Vancouver Planning Development with additional concerns for the proposed development at 1372 Seymour (across the lane of The 501). (See the attached letter).

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters.

1. Correspondence was received from an owner with inquiries on the cost of the upgrades and rental of the two guest suites during the Olympic period. The agent was directed to submit a letter to the owner outlining the strata council's guest suite proposal in the December 2008 minutes. The council will review the upgrades and rental proposal with the owners at the AGM in April.
2. A letter was received from an owner on the 30th floor with concerns of noise in the unit above. The agent submitted a letter to the resident above with a reminder that neighbours have a right to peace and quiet and the strata corporation bylaw 3.1 (b) and (c):

3. *Use of property*

- (1) *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that*
 - (b) *causes unreasonable noise, in the opinion of the Strata Corporation. Owners creating excessive noise will be given a verbal warning by a representative of the Strata Council. Failure to heed this warning will result in an immediate fine of \$200.00. No written warnings will be given;*
 - (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;*

3. **Hardwood Flooring:** Correspondence was received from the owner of unit 2209 requesting council's approval to install hardwood flooring. The owner submitted details of laminate flooring with the acoustics rating (68) for the foam to be installed underneath the proposed laminate. A letter of approval with the following conditions was submitted to the owner:

- (1) Area rugs be laid in high traffic areas.
- (2) Shoes not be worn inside the unit when walking on the hardwood floors.
- (3) Notices to be submitted to the building manager and neighbouring units with the time frame to complete the flooring upgrades.

4. A letter was received from an owner requesting council's approval to proceed with the required installation of a dryer vent booster fan and drywall repairs at her own expense, with the invoice to be reimbursed when her unit comes up for the repairs on the booster fan replacement list. The owner will be putting her unit on the market and this installation and drywall damage repairs will allow the owner to sell the unit at the maximum value and allow the strata council to stay within the 2009 budget for repairs.

The agent was directed to submit a letter of approval to the owner to complete the installation of the booster fan and drywall repairs using the strata corporation's approved contractor. The owner will be reimbursed as per the priority waiting list.

NEW BUSINESS

- 1. **Parkade Gate:** **Reminder to Owners – Residents are required to wait for any vehicle that is entering or exiting the parkade to clear the entrance, and THEN swipe the fob/card before moving on.**

The gate will start to close 2 seconds after a vehicle enters or exits and clears the sensor on the gate. Residents are reminded to pay close attention when entering or exiting as the beep sound when swiping your fob does not necessarily indicate that the gate has been engaged.

If you tailgate a vehicle without swiping your FOB, the gate could come down on your vehicle.

2. Sprinkler Head Replacement Project: A memo was received from Simplex Grinnell to inform the council that Central Sprinkler Company had announced a voluntary recall to replace the "O" ring fire sprinklers at The 501. Central Sprinkler discovered the performance of the "O" ring sprinklers could de-grade over time and cause the sprinklers not to activate in a fire. Central Sprinkler is providing newer fire sprinklers that do not use "O" ring seals and is voluntarily launching the program to provide enhanced protection to its sprinkler customers nation wide. Central Sprinkler will provide free of charge replacement sprinkler heads and the labour needed to replace the sprinklers. The strata corporation will be required to complete any drywall repairs if required.

Simplex Grinnell has been engaged by Central Sprinkler Company to replace 4,061 sprinkler heads at The 501.

VERY IMPORTANT NOTICE
TO ALL OWNERS AND TENANTS OF
THE 501

SPRINKLER REPLACEMENT PROJECT (starting January 14, 2009)

The o-ring fire sprinklers in the suites are being replaced under a recall program.

ACCESS TO EVERY SUITE IS MANDATORY

START DATE – JANUARY 14TH (SEE ATTACHED SCHEDULE)

HOURS OF WORK WILL BE 7:30 AM TO 3:00 PM EACH DAY

Please be advised that a crew from Simplex Grinnell will be entering your unit for the purpose of changing the fire sprinkler heads (the existing sprinkler heads have been recalled by the manufacturer).

We request that in advance of this work you prepare your suite by checking the closets for sprinkler heads. For any closet with a sprinkler head please remove all items from the shelf below it and the floor so the crew have unobstructed access. Please also remove any fragile items from the vicinity of any of the other sprinkler heads in the suite.

Typically this work takes about 60 minutes per suite. The workmen will then return to the suite briefly in the afternoon to ensure that there are no leaks from the newly installed sprinkler heads.

If one of the new sprinkler heads should develop a leak (i.e. it drips) after the work has been completed please FAX VCS (604-684-1539) OR DROP A NOTE AT THE OFFICE ON THE 3RD FLOOR with the specific location of the sprinkler head in the suite.

We apologize for any inconvenience that this work may cause and thank you for your cooperation and patience.

It is mandatory the sprinkler heads are replaced. If you are unavailable to be home please leave a key with the building manager (3rd floor office).

Owners who do not provide access on the scheduled date will be required to contact Simplex Grinnell to schedule the replacements at the owner's cost (\$45 per sprinkler head and labour).

The contractors are required (by the manufacturer) to complete the replacements by February 27th. No re-scheduling of dates will be permitted.

3. **Sprinkler Heads:** Owners are advised to avoid any contact with the sprinkler heads (hang items on the heads) as this could activate the sprinkler system causing costly damages to the owner.



There being no further business, the meeting was adjourned at 9:30 p.m. The next meeting will be held on February 2, 2009, at 7:00 p.m.

Bunny Porteous
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C. V6E 3J7

Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291/ Fax: 604-684-1539

BP/sd

SCHEDULE FOR MANDATORY SPRINKLER HEAD REPLACEMENTS
7:30 – 3:00 P.M.

<u>DATE</u>		<u>FLOOR</u>
January	14	33
January	15	32
January	16	31
January	19	30
January	20	29
January	21	28
January	22	27
January	23	26
January	26	25
January	27	24
January	28	23
January	29	22
January	30	21
February	2	20
February	3	19
February	4	18
February	5	17
February	6	16
February	9	15
February	10	14
February	11	12
February	12	11
February	13	10
February	16	9
February	17	8
February	18	7
February	19	6
February	20	5
February	23	4
February	24	3
February	25	TH units
February	26	Com. Units

Strata Council
LMS 4050 – The 501
501 Pacific Street
Vancouver, BC V6Z 2X6

December 11, 2008

Brent Toderian
Director of Planning, City of Vancouver

By email to brent.toderian@vancouver.ca
CC David Autiero

Re: Development Application No. DE412219 for 1372 Seymour/555 Pacific

Mr. Toderian:

I write on behalf of, and as vice-president of The 501, which is located across the lane from the proposed development.

We were pleased to see that the Development Permit Board found merit in our concerns about the mass of the proposed tower, and with the amendments you made to the preliminary application at the September 22 board meeting. I understand that the developer has since returned with plans that include the following revisions.

- Tower moved north
- Floor plate reduced from 6500 to 6000 sq. ft.
- Tower height increased
- One floor taken off the podium

This is excellent news, but our concern for the overall mass is still acute. As downtown south residents, we fully understand that other developments will encroach to some extent on our own. But we never anticipated so much being built on such a small site. Despite the planning department's strongly expressed view that it is "right" for the space and "always contemplated" for the area, the huge overall density increase, especially as proposed for the dual podium structure at the south end, is excessive.

We assume that with one floor removed, the alley-side podium will still include a "small setback of the uppermost floor to decrease the overall lane edge height of the podium". Please don't stop there, as a set-back to the upper floor alone falls far short of supporting the concern expressed by all parties for "neighbourliness" vis a vis The 501.

The lane-side podium structure as revised will be twice the height of other podium structures in the area that are connected to high-rises. More importantly, it is twice the height of the archway structure that rises from The 501 pool deck, which defines the western edge of The 501.

This 30-foot open structure on our side of the lane currently provides a window across the 1300 Seymour site for 501 residents on the 4th and 5th floors. By contrast, the podium, built straight up from the lane edge, with no setback, will present a wall to west-facing 501 residents and seriously compromise the usability of The 501's outdoor pool and deck as neighbours peer over from just 13 metres away. The attack on neighbourliness will cut both ways as residents on both sides of the alley will be *much* closer to each other than is standard anywhere in this area.

We look to the City to make every effort to have the Seymour Street development complement the developer's first work in this area, which led the way for downtown south developments in the late 90s. Instead, the City seems to be looking to the developer to lead the way to overbuilding on a problematic site.

The very best solution would be to reduce the podium portion from two structures to one, locate it on the Seymour Street side of the lot, and take three more floors off. Barring that, the lane-side podium must be significantly set back (staggered or terraced) from 30 feet up.

Sincerely,

Brenda Lea Brown