









Presented by:  
**Beebe Cline - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-830-7458  
www.whiterocklifestyles.com  
bcline@shaw.ca



**Active**  
**R2115261**  
Board: V  
Apartment/Condo

**710 1268 W BROADWAY**

Vancouver West  
Fairview VW  
V6H 1G6

Residential Attached  
**\$688,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$720,000**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1992**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **24**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-3A**  
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,396.00**  
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$453.99** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **017-867-401**  
Mgmt. Co's Name: **SELF MANAGED (SHERMAN)** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **778-861-7686**  
View: **Yes: Corridor View off patio**  
Complex / Subdiv: **FAIRVIEW SLOPES-CITY GARDENS**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: \_\_\_\_\_  
Water Supply: **City/Municipal**  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year: \_\_\_\_\_  
R.I. Plumbing: **No**  
R.I. Fireplaces: \_\_\_\_\_  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1** Dist. to School Bus: **4**  
Units in Development: \_\_\_\_\_ Total Units in Strata: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: \_\_\_\_\_

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **PL LMS474 LT 21 DL 526 LD 36**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'8			x			x
Main	Kitchen	9' x 6'10			x			x
Main	Dining Room	8'5 x 7'8			x			x
Main	Nook	10'4 x 2'11			x			x
Main	Master Bedroom	12'11 x 10'9			x			x
Main	Walk-In Closet	6'11 x 3'7			x			x
Main	Bedroom	8'4 x 8'			x			x
Main	Solarium	8'8 x 7'7			x			x
					x			
					x			

Finished Floor (Main):	<b>888</b>	# of Rooms:	<b>8</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>Yes</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						2	<b>Main</b>		<b>3</b>		<b>No</b>		Barn:	
Finished Floor (Below):	<b>0</b>	Restricted Age:						3							Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		4							Pool:	
Finished Floor (Total):	<b>888 sq. ft.</b>	# or % of Rentals Allowed:						5							Garage Sz:	
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Not Allowed</b>						6						Door Height:	
Grand Total:	<b>888 sq. ft.</b>	Basement:	<b>None</b>						7							
								8								

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Fairview Slopes! Concrete Bldg. 1 bdrm + den, 2 bathroom Corner unit 7th Floor. 814 sqft also a solarium 74 feet and Concrete Balcony 136 feet with dual access. Downtown ,North Shore Mountain Views. Spacious master bedroom walk in closet & en-suite. Highrise has only 3 units per floor. Corner Bright ,open plan. Granite Island and new appliances in kitchen. Bathrooms New fixtures and granite surfaces. In-suite laundry, two parking stalls, storage locker & exercise center in building. \$5K paid to replace window inserts, installation shortly. Easy Access to transit & commuting. Granville Street steps away, Gr.Island, VGH, shopping, restaurants, entertainment all walking distance. Excellent location for staff of VGH. Pet friendly. Strata fees are \$453.99/mo.**

#710-1268 W. BROADWAY,  
VANCOUVER, B.C.



**BEEBE CLINE**

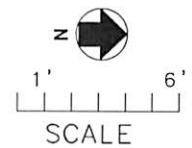
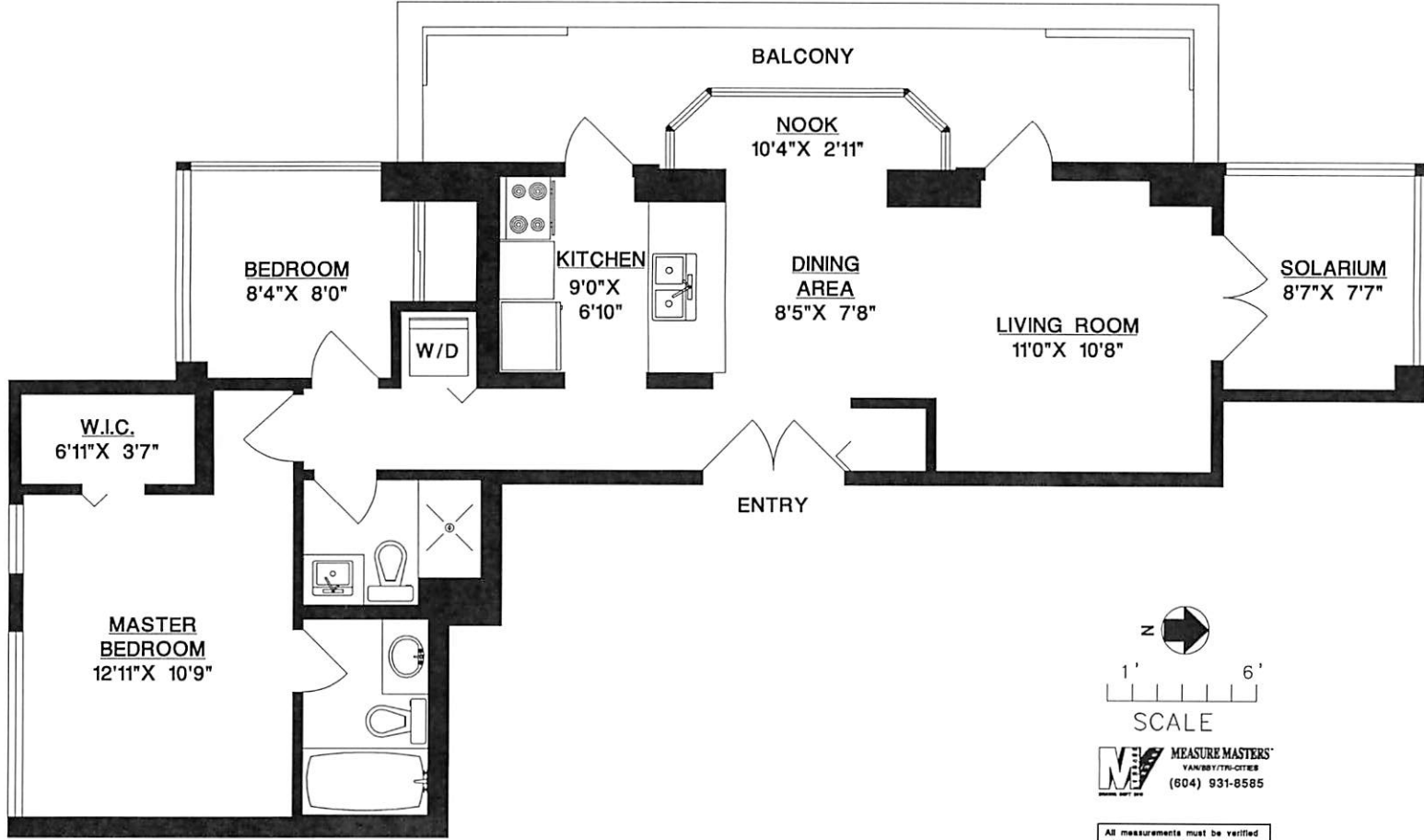
BUS: 604-531-1909  
CEL: 604-830-7458

[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

\* TOTAL 814 SQ. FT.

SOLARIUM 74 SQ. FT.  
BALCONY 136 SQ. FT.

\*Area calculations taken to centre of perimeter walls.



MEASURE MASTERS  
VAN/BBY/TRN-CRTR  
(604) 931-8585

All measurements must be verified prior to construction or renovations.

**Form B**

***Strata Property Act***

[am. B.C. Reg. 238/2011, Sch. 2.]

**INFORMATION CERTIFICATE**

*(Section 59)*

The Owners, Strata Plan LMS 474 certify that the information contained in this certificate with respect to Strata Lot 21 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$ 453.99

(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ nil

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

no  yes [*attach copy of all agreements*]

(d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. \$ nil

(e) Any amount by which the expenses of the strata corporation for the year are expected to exceed the expenses budgeted for the fiscal year \$ unknown

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$113,081.19

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

no  yes *[attach copy of all amendments]*

(h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

no  yes *[attach copy of all resolutions]*

(i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

no  yes *[attach copy of all notices]*

(j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

no  yes *[attach details]*

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

no  yes *[attach copies of all notices or work orders]*

(l) Number of strata lots in the strata plan that are rented 0 Units

**Required Attachments**

In addition to attachments mentioned above, section 59 (4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

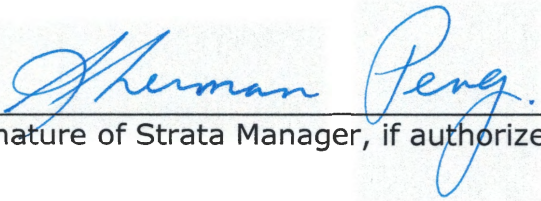
- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer’s Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: 09/30/2016

\_\_\_\_\_  
Signature of Council Member

\_\_\_\_\_  
Signature of Second Council Member (not required if council consists of only one member)

**OR**



\_\_\_\_\_  
Signature of Strata Manager, if authorized by Strata Corporation



OWNERS OF STRATA PLAN LMS474				1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
OPERATING EXPENDITURES REPORT (2016)				ACTUAL	ACTUAL	ACTUAL	ACTUAL
ITEM	ANNUAL	EXPENSE	Sur./Def.	ACTUAL	ACTUAL	ACTUAL	ACTUAL
DESCRIPTION	BUDGET	YTD	(+/-)	AMOUNT	AMOUNT	AMOUNT	AMOUNT
<b>Capital Improvement</b>							
<b>Inspection &amp; Service</b>							
Boiler, sump & fan							
**Generator & upgrade	2,500	1799.27	700.73	<b>1799.27</b>			
Fire alarm system	2,000	309.98	1690.02				
<b>Insurance</b>							
Liability Insurance	18,000		18000.00				
insurance appraisal							
insurance deductible							
<b>Permit &amp; License</b>							
Elevator / boiler license	560	452.00	108.00		<b>452.00</b>		
<b>Utilities</b>							
Natural Gas	8,000	3739.54	4260.46	<b>2323.67</b>	<b>1415.87</b>		
Hydro	18,000	7522.40	10477.60	<b>3145.27</b>	<b>4377.13</b>		
Water	12,000		12000.00				
<b>Supplies</b>							
Cleaning supplies	1,000	653.98	346.02	<b>218.20</b>	<b>435.78</b>		
Light bulbs & upgrade	1,500	778.64	721.36	<b>484.08</b>	<b>294.56</b>		
Garden Plants/floral display	450	50.35	399.65		<b>50.35</b>		
Photo copying/stamps	300	176.07	123.93	<b>176.07</b>			
disel fuel (emg. Generator)							
<b>Maintenance &amp; Repair</b>							
** exterior cladding repair	6,000	6541.49	-541.49	<b>1274.44</b>	<b>5267.05</b>		
**Plumbing leak repair (interior)	6,000	4465.82	1534.18	<b>3225.00</b>	<b>1240.82</b>		
door entry & intercom	500		500.00				
fire alarm panel	1,000		1000.00				
Door security	1,000		1000.00				
**Elevators maintenance & Upgrade	18,000	8026.35	9973.65	<b>3904.77</b>	<b>4121.58</b>		
Drainage sump clean-up	600		600.00				
** Plumbing & mechanical repair	5,000	1953.10	3046.90	<b>1491.97</b>	<b>461.13</b>		
Fire alarm monitor	1,600	1309.54	290.46	<b>858.72</b>	<b>450.82</b>		
Fire surpression system & sprinkler repair	1,000		1000.00				
Garage doors	2,000	1184.74	815.26	<b>1184.74</b>			
Garbage disposa	7,600	3971.52	3628.48	<b>1985.76</b>	<b>1985.76</b>		
Gardening service	1,200	300.00	900.00		<b>300.00</b>		
Janitorial service	12,000	6000.00	6000.00	<b>3000.00</b>	<b>3000.00</b>		
Irrigation sprinkler	1,000		1000.00				
dryer duct cleaning (every 3 year)	1,500		1500.00				
** General repairs	2,650	2080.78	569.22	<b>2080.78</b>			
Painting	2,000		2000.00				
Pest control	600	325.74	274.26	<b>162.87</b>	<b>162.87</b>		
Pressure washing	1,000		1000.00				
Recycle bin	1,000		1000.00				
Snow removal	300		300.00				
Sump cleaning	500		500.00				
Window washing	2,600	955.50	1644.50		<b>955.50</b>		
<b>Managemnt &amp; Administration</b>							
Building Manager	27,000	13500.00	13500.00	<b>6750.00</b>	<b>6750.00</b>		
Bank charges	140	97.92	42.08	<b>38.36</b>	<b>59.56</b>		
Misc.		147.57	-147.57	<b>97.57</b>	<b>50.00</b>		
subtotal OPERATING	<b>\$168,100</b>	<b>66,342.30</b>	<b>101,757.70</b>	<b>34,201.54</b>	<b>31,830.78</b>		
<b>Contingency Reserve (5%)</b>	\$8,405	4,202.52	4,202.48		4,202.52		
<b>Depreciation Fund (12%)</b>	\$20,172	10,086.00	10,086.00		10,086.00		
subtotal CONTINGENCY	<b>\$28,577</b>	<b>\$14,289</b>	<b>\$14,288</b>		<b>\$14,289</b>		
<b>TOTAL</b>	<b>\$196,677</b>	<b>\$80,631</b>	<b>\$116,046</b>	<b>\$34,202</b>	<b>\$46,119</b>		

<b>OWNERS OF STRATA PLAN LMS474 (CITY GARDENS)</b>					
<b>QUARTERLY FINANCIAL STATEMENT (2016)</b>					
	<b>Year To Date</b>	<b>1st Quarter</b>	<b>2nd Quarter</b>	<b>3rd Quarter</b>	<b>4th Quarter</b>
<b>REVENUE</b>					
Maintenance fee collected	112922.84	51040.02	61882.82		
Late payment fine/interest					
Moving fee/key sales	188.00	188.00			
User fee collected					
special assessment / advance payment	125460.00	40690.00			
Reimbursement/Refund/Transfer	1500.00	750.00	750.00		
User fee					
<b>TOTAL REVENUE</b>	<b>240070.84</b>	<b>92668.02</b>	<b>147402.82</b>		
<b>EXPENDITURES</b>					
Operating expenditures	50899.65	37909.07	12990.58		
Damage Deposit Returned					
<b>TOTAL OPERATING EXPENDITURES</b>	<b>50899.65</b>	<b>37909.07</b>	<b>12990.58</b>		
<b>BALANCE (+/-)</b>	<b>189171.19</b>	<b>54758.95</b>	<b>134412.24</b>		
<b>SUMMARY</b>					
<b>BALANCE</b> from previous year (rec)	45763.16				
<b>less, 'special ley collected **</b>	125460.00				
<b>contingency contribution**</b>	4202.52				
<b>Depreciation fund contribution**</b>	10086.00				
<b>CURRENT BALANCE YTD</b>	<b>95,185.83</b>				
<b>CONTINGENCY RESERVE FUND</b>					
<b>BALANCE</b> from previous year	99,444.33				
Contingency contribution deposited	4,202.52		4,202.52		
Special levies deposit	68,071.00		68,071.00		
Depreciation fund contribution	10,086.00		10,086.00		
less, Bank charges	18.44	9.22	9.22		
fund transfer-out					
<b>CURRENT ACCOUNT BALANCE YTD</b>	<b>181,785.41</b>				
<b>SYUMMARY</b>					
<b>Contingency contribution YTD **</b>	<b>\$85,030.35</b>				
<b>Depreciation fund contribution YTD **</b>	<b>\$28,072.50</b>				

# STRATA COUNCIL MEETING MINUTES

## (STRATA PLAN LMS 474 – CITY GARDEN)

**DATE HELD:** Thursday, July 28<sup>th</sup>, 2016  
**LOCATION:** 2<sup>nd</sup> floor – Meeting room  
1268 West Broadway, Vancouver, B.C.  
**TIME:** 8:00 P.M.

### Council

Present: Ms. C. Hesson (#920)  
Mr. G. Deutsch (#1120)  
Mr. B. Chien (#310)  
Mr. W. Li (#830)

Absent: Mr. M. Mark resigned the council position on 5-25-2016

### Also in Attendance:

Sherman Peng Bldg. Manager

### Call to Order

Special presentation by TELUS was held between 7:45 p.m. and 8:30 p.m.  
After the presentation, meeting was called to order by Mrs. C. Hesson at 8:33 p.m.

### PREVIOUS MINUTES

#### MOVED AND SECONDED

That the minutes of the Strata Council meeting held 4-21-2016 not available

### FINANCIAL REPORT

#### MOVED AND SECONDED (B. Chien / G. Deutsch)

That the Financial statement for the 2<sup>nd</sup> quarter of 2016

to be adopted as circulated.

**CARRIED UNANIMOUSLY**

### Accounts Receivable – maintenance fees

Maintenance fees collected for all 34 units with no arrears as 6-30-2016.

### Accounts Statements

Bank Statement as 6-30-2016

Operating Account \$ 100,025.25

Contingency Reserve Account \$ 181,785.41

#### Detail:

Depreciation Fund \$ 28,072.05

Contingency Reserve \$ 85,030.35

### Special Levies - building exterior repair

Proposed amount as per AGM resolution \$177,618.00

Total collected for all 34 units as 7-1-2016 \$153,032.00

Remaining to collect \$ 24,586.00

Minutes 7-28-2016

## **BUILDING MAINTENANCE REPORT**

### **Regular services**

Annual roof anchor inspection (2016) – Completed  
Exterior window cleaning (2016) – completed  
Underground parking power washing (2016) – TBA  
Fire sprinkler winterization (2016) – TBA  
Emergency generator annual test (2016) – TBA  
Annual fire alarm & sprinkler inspection (2016) – TBA  
Dryer air duct cleaning (2017) – TBA

### **Repair work completed**

Unit 1020 - S/W balcony replacement  
Unit 540 - Enclosed Balcony – exterior sealing

### **Previous work order outstanding**

Unit 930 - walk-in closet ceiling  
Unit 920 - N/E bedroom window  
Unit 1210 - multiple source of leaks found inside of the exterior (stucco) wall  
01 North facing wall at Living room  
02 Wall above the East facing Patio door at Living room  
03 Wall corner of the west stair case

### **Service and maintenance work completed**

01 repair hot water boiler – misfire  
02 clean up graffiti and re-painting of the rear wall

### **New Incidence Report**

M. Mark (#820) resigned the Council position in May.  
Proposal for Fibre optical cable installation

### **Correspondence**

Request from Myles (unit 340) to unlocking meeting room for 24/7 access  
Letter from unit 820 to confirm non-rental status

## **SERVICE CONTRACT FOR APPROVAL**

Dura Seal Ltd.

Re: #1210 Penthouse - to fix water leak at North facing wall

Scope of work: to repair and replace roof flashing with new sealants at all metal joints.

Contract amount: \$7,800.00 plus GST

**ACTION TAKEN: contact approved to proceed**

## **BUSINESS FROM PREVIOUS MEETING**

nil

## NEW BUSINESS

### **“Rough-in” Fibre optical cable installation proposal by Telus.**

TELUS’s representatives presented the latest proposal to equip existing residential tower with new fiber optic cable for future service upgrade. Highlights of the proposal as following:

- work to commence with minimum 80% of the residents’ approval
- supply labour and material to install rough-in cables through the existing conduit to each unit.
- existing “copper” cable would be kept and co-existing with the new “fibre-optic” cable
- no obligation for the owners to subscribe new services

To proceed the proposed work, the Strata Council would be required to sign an agreement with TELUS for allowing building access for installation and marketing purposes. Each individual owner must also fill up a “Suite Wiring Permission Form” to grant suite access.

After a lengthy discussion, the Strata Council felt that the “fibre-optic” upgrade would benefit the building in the future when new technology becomes available for the TV and the internet service. However, prior to entering the Agreement with TELUS, the Council would like to inform the owners to see if the majority of the owners would agree the proposed work.

To obtain feedback from the owners, G. Deutsch **MOVED** and **SECONDED** by C. Hesson to “conduct a survey to describe the scope of the work and ask for owner’s consent for the installation and the method of marketing by TELUS. After receiving the survey result, if at least 80% of the approval were obtained, the Stata Council would enter the Agreement with TELUS to proceed the work”.

**CARRIED UNANIMOUSLY**

\*\* C. Hesson volunteered to draft the Survey form for circulation.

### **Use of Meeting Room Regulation and Schedule**

A letter from Mr. Myles Spooner (# 340) was sent to the Council requesting the Meeting Room to be accessible by the residential owners at 24/7.

S. Peng explained that after finding marijuana smoke in the room, the management had asked the Council’s permission to add a dead bolt lock in order to monitor user’s activities in the Meeting room. Any resident who wished to use the room must book the room in advance. The management would then unlock the dead bolt during the booking period. The extra measure was to deter similar incidents happened in the past such as illegal drinking, stolen furniture and intrusion by strangers. Mr. Myles Spooner mentioned in the letter that he should not be limited the time to use the room due to few owners’ misbehavior.

After a brief discussion and exchanging a number of ideas among the Council, B. Chien **MOVED** and **SECONDED** by C. Hesson to propose the following regulation:

The meeting room door will be kept locked at all time.

The room will be accessible by the COMMON B key between 9:00 a.m. to 11 p.m. daily

Room booking is required for weekends and civic holidays.

“First come, first serve” rule shall apply for room booking

After granting the access, owner needs to pick up the room key before 5:00 P.M. on the last business day ahead their booking.

**Council’s voting result:**

03 YES ; 01 NO

**MOTION PASSED**

### **Company Ownership of the Residential Suite**

S. Peng reported that unit 820 was recently purchased by a limited company rather than a private individual. It had raised a concern if the company ownership would infringe our current Bylaw to maintain the non-rental status. The owner of the company indicated in writing that the suite would only be occupied by himself and the direct family members. S. Peng advised the Council that our current Bylaw did not distinguish the types of the ownership for the residential suite as well as enforcement of non-rental status. S. Peng asked if it would necessary to consult a lawyer regarding the Bylaw addressing the concern?

G. Deutsch **MOVED** and **SECONDED** by W. Li to “seek legal advice for the corp. ownership of the residential suite in respect to maintaining and enforcing the non-rental status”.

**CARRIED UNANIMOUSLY**

### **Replacement of “Worn-Out” Flooring in the Elevator vestibule**

G. Deutsch wished the Council to consider replacing flooring in the elevation vestibule. The existing vinyl tiles had shown signs of deterioration. The surface was dirty with dark stains from the daily foot traffic. S. Peng concurred the condition of the floor tile was at the end of the service life. New replacement flooring would be recommended.

The Council asked the building manager to obtain quote for the flooring replacement prior to next council meeting.

### **Schedule for the next Council Meeting**

The next scheduled meeting to be arranged.

### **ADJOURNMENT**

No further business

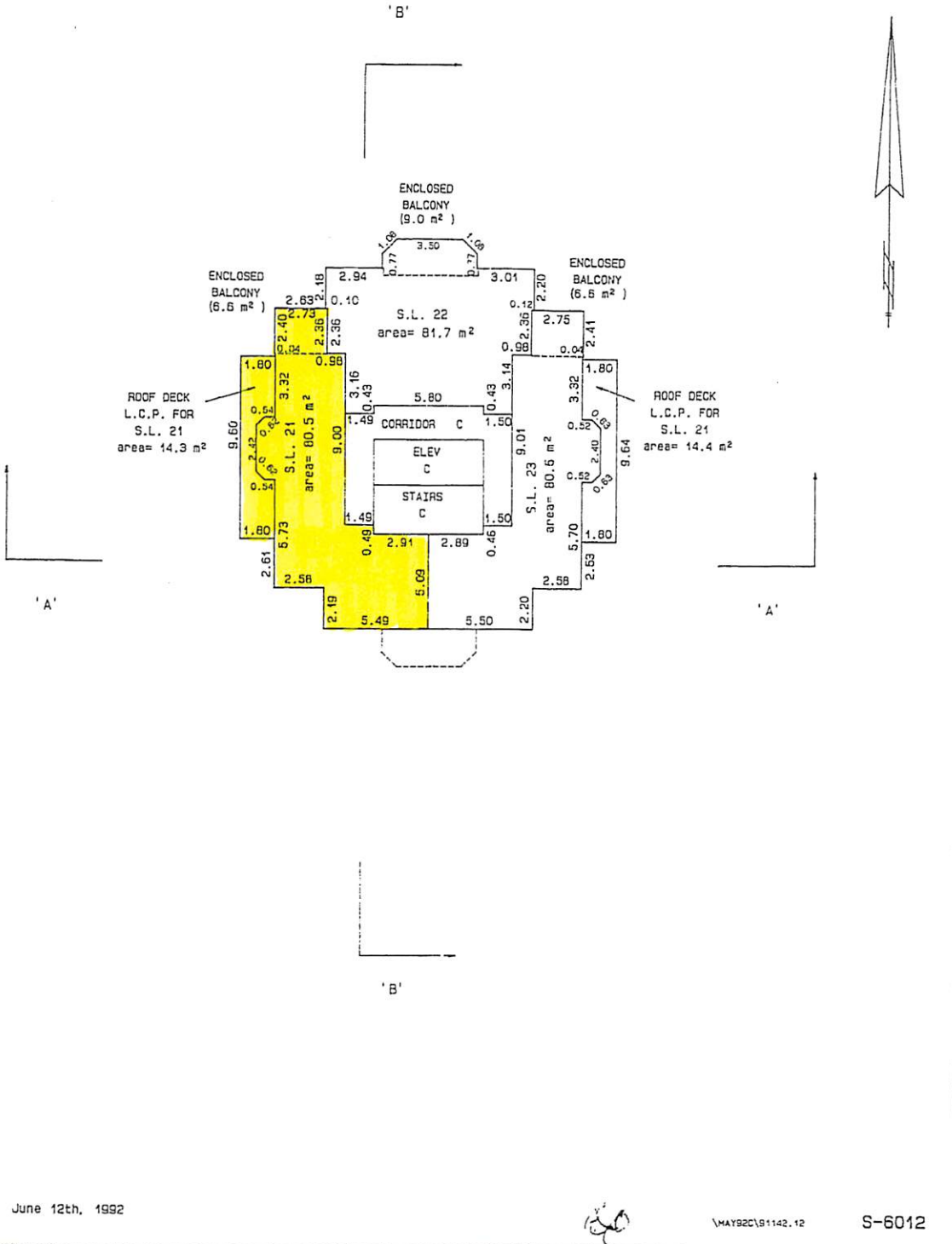
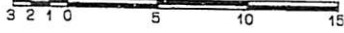
The meeting was adjourned at 10:07 p.m.

SEVENTH FLOOR

SHEET 15 OF 26 SHEETS.

STRATA PLAN  
LMS 474

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES



June 12th, 1992



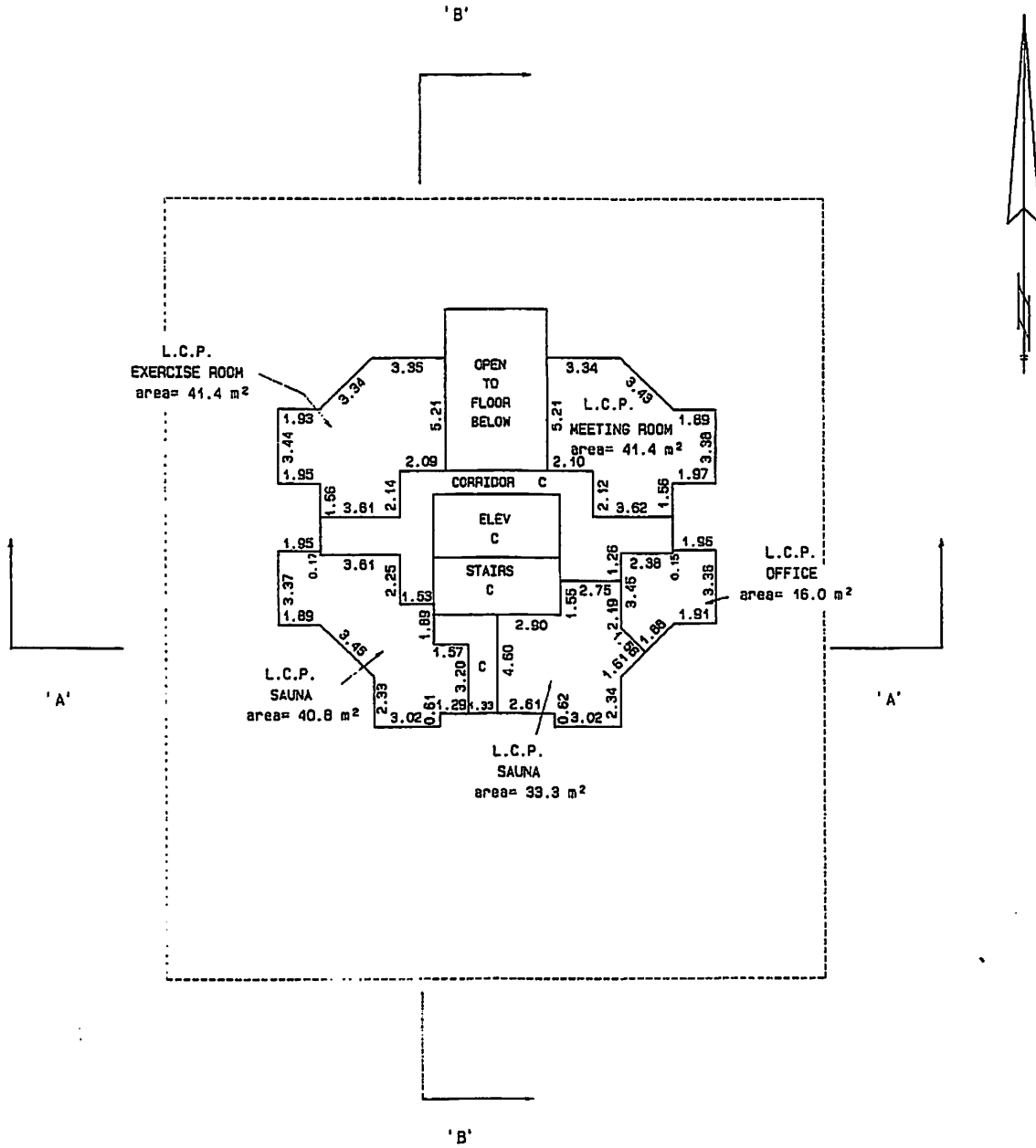
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**SECOND FLOOR**

**STRATA PLAN  
LMS 474**

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES



ALL L.C.P. ON THIS LEVEL IS  
FOR STRATA LOTS 5 TO 34 INCLUSIVE