

**NOTES FROM THE BUILDING ENVELOPE INFORMATION MEETING  
THE OWNERS OF STRATA PLAN VR1428  
555 WEST 14<sup>TH</sup> AVENUE, VANCOUVER, B.C.**

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Held on Thursday, June 6<sup>th</sup>, 2002  
In the Coquihalla Meeting Room,  
2<sup>nd</sup> Floor, 1190 Hornby Street, Vancouver, BC

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**COMMENCEMENT.**

The meeting commenced at 7:10pm.

**INTRODUCTION AND PURPOSE.**

Gary Wall informed the owners that there will be no decisions which require a formal resolution at tonight's meeting, and that the purpose of the meeting is to select on a color for the exterior of the building. In that regard, the Strata Council has retained the services of Ms. Kathleen Popowich, of Friesen Design Group Inc. to provide the owners with some ideas. The general membership was further told that a decision on the exterior color of the building will need to be decided at tonight's meeting, as the contractor has threatened to start charging the Strata for delaying the remedial work.

**GUEST PRESENTATION.**

Ms. Popowich, who is an interior design consultant, provided the owners with two (2) possible color schemes for the exterior of the building, one being a taupe color and the other being a bit lighter. Kathleen is of the opinion that the building should have a two-color tone, rather than just one color. She has selected the "taupe" colour because older buildings in town painted with this color seem to hold their own.

The floor was then opened to questions and discussions from the members.

Given that the colour of the new windows and the french doors will be white, Ms. Popowich was asked as to what would be a suitable color and material used for the balcony?

The owners were told that either clear glass, or a picket-type railing can be used for the balconies. Glass will give the building more of an architectural look, and if the owners are concerned about privacy, railings can be used instead. The owners were advised that if the owners are considering using only railing, then black railing is better than white, as black will give the building a more natural look due to the colour of the cast iron.

The owners were advised that **obscured** glass should not be used for the balconies.

**An owner wanted to know about the colour being considered for the fences on the ground floor?**

If the final colour for the body of the building is a dark colour, then the colour for the wooden fence should be a lighter semi-transparent stain.

**Has any thought been given into improving the “arch way” in front of the building?**

The owners were told that the arch way should be kept, in order to give the building a distinctive look, but the metal flashings should be abandoned to give the arch way a softer look. Kathleen will discuss her recommendation with the architect to ensure that any improvements made will comply with the City’s building code.

The owners were further reminded that approximately \$15,000.00 has been allocated for improving the existing arch way.

**Chimney Stacks.**

The members were told that there are approximately 11 to 12 chimney stacks which are quite visible, and if left the way it is, they may not blend in with the building’s new look. It was suggested that these chimney stacks should be covered with some form of specially designed box. If the general membership supports such suggestion, the cost is estimated at approximately \$10-15,000.

**In Closing.**

Following questions and discussions, the owners concluded that the following measures will be implemented for the exterior of the building:

- The main colour for the building will be “**taupe**” (Benjamin Moore 2137-40 “desert twilight”)
- Black, straight railings will be used for the balconies
- A semi-transparent colour stain will be used for the fences on the ground floor
- The divider for the double balconies will be wood and that the colour will be a bit lighter than the main colour.
- A special designed box type will be used to cover up the existing chimney stacks

**NEW BUSINESS.**

1. **Bike Rack:**

An owner suggested that Council should look into purchasing more of those bicycle racks which can be mounted on the walls of the underground parking garage for bicycle storage.

2. **Interior Repairs:**

An owner wanted to know if the contractor will be responsible for painting some of the interior areas in the building where there is high traffic as a result of the contractor’s usage. Council will address this concern with the contractor.

**ACKNOWLEDGEMENTS.**

Toward the end of the meeting, Gary Wall drew the membership's attention to the several years of contribution that Norma Axford-Cough has made to the work of the Strata Council despite tremendous pressures at work. Unfortunately, this work pressure does not allow for her continuing contribution and she has been forced to submit her resignation. The membership expressed its appreciation for her contributions with a round of applause.

**ADJOURNMENT.**

There being no further business, it was **MOVED, SECONDED** and **CARRIED** to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

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**SECURITY**

For the security of everyone, residents are reminded to NOT let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.

**ATTENTION OWNERS**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.