



Joint Strata Chairs Meeting
Tuesday March 31, 2009
7:00 pm – 8:30 pm
At The Chatham: 5775 Hampton Place

Attendees:

Chair: UBC Properties Trust, CEO

Al Poettcker

STRATA CHAIRS

St. James
Sandringham
The Bristol
The Chatham
Wyndham Hall
Pemberley

Heather Friesen
Barry Broviender
Howard Kushner
Brian Collins
Linda Redmond
Barry Davids

UNA

UNA Director

Prod Laquier

REGRETS

The Balmoral
Thames Court
The Stratford
The Regency
West Hampstead
UNA Executive Director
Village Gate Homes, Manager

John Arbuckle
Tony Wild
Allan King
Clyde Brown
Charles Heinrich
Jan Fialkowski
Nancy Mann

RECORDING SECRETARY

UBCPT Project Manager

Rob Wood



1. Meeting Called to Order

Al Poettcker, Chair

2. Approval of Minutes of November 24, 2008

3. Additions to Agenda

4. Landscaping on Wesbrook Mall & West 16th

- The works have been approved by MOTH Victoria. The Berms have been seeded with grass and some areas, as needed, will be seeded again this spring. The centre of the turning circle will be landscaped with granite and plantings about an entrance sign to the University.
- There was discussion about the vehicular signing at the turning circle and on the road which is confusing to some drivers. This is an MOTH matter but overall the traffic circle is better than the previous street lights.
- By September when the food store is open there will be extensive landscaping on the south west corner at the entrance to the food store.

5. Construction Progress on Wesbrook – Common Areas

- Khorana and Smith Parks have been built in South Campus east of Wesbrook.
- Noble Park with the base ball diamond is scheduled to be completed this year. The storm water retention system to be built under the field needs to be completed first. The overall storm water management plan is being finalized by UBC.
- Shrum Lane, west of Wesbrook from Birney to the shopping centre will be finished this summer.

6. Real Estate Sales at Wesbrook

- Recent sales have been \$530 to \$560 a square foot.

7. Future Community Centre – Wesbrook Place

- The UNA will co-chair the building committee for the centre. The formula under the OCP requires a 7500 sf building at this time. A larger facility will ultimately be needed. The UNA will be involved in the decision making for investing the CAC funds.

8. Storm Drain Clearing

- Water ponded on Hampton Place road due to catch basin cover blocked by piled snow. There was discussion of putting flags at the catch basins next snow season. The UNA landscape contractor now has plans of catch basin locations.

9. Snow Clearing

- There was discussion about the heavy snow and that it is not hauled away like they do back east. Also there was discussion about sidewalk clearing. The UNA has hired a contractor to clear snow but the ground lease states that it is the individual strata council's responsibility to clear snow from the sidewalks in front of their strata.

10. Wesbrook Place Development Update – Al Poettcker

- a. Village Shopping Centre – August 2009 completion
- b. Multi Purpose Building – Summer 2009 start, 2010 completion
- c. The Crescent – May 2009 occupancy
- d. ASPAC, high rise – July 2009 occupancy
- e. Kenstone, high rise – sage could start next month but high-rise market slow
- f. Lot 50, 49, 10, Concert – August 2008 start, on schedule 2010 completion. 1/3 market condos, 2/3 retirement upscale rentals
- g. Lot 3, SC West – Adera Pacific Spirit – May 1, 2009 commencement
- h. MBA House – July 2008 start, August 2009 completion
- i. Faculty & Staff Rental – July 2008 start, fall 2009 completion
- j. No new lots being put on the market by UBCPT at this time

11. School

- It has been announced that the NRC site will be a Grade 9 to 12 high school planned to open in 2019. The old high school site will become a grades 1 to 5 and 6 to 8 complex.

12. Thames Court

- Questioned whether the wet area at the north east corner of Wesbrook and West 16th is due to a CB not tied in. RTW to check out.

13. Crosswalk at Hampton and West 16th

- Pedestrians are walking straight across the grass rather than using the new cross walk. UNA landscaper to repair grass. Consider shrub to divert pedestrians to cross walk.
14. There were positive comments about the new playing fields west of Wesbrook. They will be finished when weather is dryer. The new fields retain as much rain water as possible before sending down storm to water course to aquifer.
 15. There was discussion about formal landscaping versus back to nature look. The residents who like the present more formal look might need to make their preference known as there are some who would let things go back to nature. Major landscape changes require a development permit so there should be a public process before the style of landscaping in the common area is changed.
 16. Community Gardens - There 122 applications for the 40 lots available. The UNA Garden Committee is hoping for more lots in Noble Park to meet the demand.
 17. Composting – Heather explained the availability of the UBC in vessel composting facility that can compost all organic food waste. It is \$17 per vessel to be picked up. Heather found it best to let a few people in the building champion the notion and to train others how to do it.
 18. Density – There was discussion of development density in different Neighbourhoods – Hampton 1.22, Chancellor 1.2, Hawthorn 1.5, and South Campus 1.17. Much of the south campus land was made into tree buffer zones as requested by environmentalists at GVRD workshops. The residents of Hampton Place feel that they live in the jewel of the Crown.
 19. **NEXT MEETING – Tuesday, October 6, 2009**