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**> Happy New Year!**

Happy New Year from FirstService Residential! We hope you enjoyed a safe and relaxing holiday season and look forward to the accomplishments we will achieve with you, our valued customers, in 2014. Please enjoy January's issue of *CONNECTIONS*.

**> River Green Receives Prestigious Lulu Award**

On January 13, 2014, River Green, a property that will proudly be managed by FirstService Residential, was awarded the City of Richmond's prestigious Lulu Award for excellence in urban design. FirstService Residential is proud to manage properties on the cutting edge of urban development throughout Metro Vancouver. The following is an excerpt from the City of Richmond's press release announcing the recent winners of the Lulu Awards.

**Richmond, BC** – Three pre-eminent design and development projects have earned prestigious accolades at Richmond's third Lulu Urban Design Awards evening on January 13. The Lulu awards, presented by Mayor Malcolm Brodie, celebrate and inspire excellence in urban design.

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## River Green Receives Prestigious Lulu Award

“A hallmark of great cities and livable communities is urban design that is visionary and attractive, while also being functional and sustainable,” said Mayor Malcolm Brodie. “The Lulu Awards are dedicated to encouraging and celebrating great urban design here in our city. Each of this year’s winners, along with all the award nominees, distinctly represent the rich urban design we seek and enjoy in Richmond.”

In the Residential and Mixed-Use (High-rise) category: River Green developed by ASPAC Developments Ltd. and designed by James K.M. Cheng Architects Inc. and Phillips Farevaag Smallenberg Studio. This stunning development sits on the banks of the Fraser River in the Oval Village. Terraced residential apartment buildings vary in height from 4 to 14-storeys, with carefully-considered architectural and landscape design and a significant public art installation on the sides of a pedestrian bridge between two of the buildings.

The Lulu Awards, held every two years since 2008, are open to architects, designers, developers, landscape architects, planners, engineers, owners, contractors and the general public. A variety of project types are eligible, including residential, commercial, industrial, mixed-use, open spaces, public utilities and recreational projects.

This year’s judging panel included three independent judges – landscape architect, Mr. Jeff Cutler, BCSLA; urban designer, Ms. Joyce Drohan, Architect AIBC, and architect Mr. Michael Heeney, Architect AIBC, FRAIC, as well as City judges Mr. Joe Erceg, General Manager of Planning and Development; and Mr. Wayne Craig, Director of Development. More information on the 2013 winners, the awards program and eligibility is available at [www.richmond.ca/services/planning/luluawards.htm](http://www.richmond.ca/services/planning/luluawards.htm).

## > NO SMOKING BYLAWS: Are they Enforceable?

The following article was written by Gerry Fanaken, the former CEO of Vancouver Condominium Services Ltd. (now FirstService Residential) and author of *Understanding The Condominium Concept: An Insightful Guide to the Strata Property Act*.



There are not many people, including smokers, who would argue that cigarette smoke is not a hazard or nuisance to others who do not smoke. That said, is a strata corporation bylaw that prohibits smoking in a strata lot enforceable? Virtually all strata corporations have the standard bylaw that prohibits owners and tenants from causing a nuisance to others, or from creating a hazard or from interfering with other residents’ rights to peaceful enjoyment of their strata lots.

Many strata corporations have either implemented or are considering amending their bylaws to prohibit owners or tenants from smoking within strata lots. (Most already have such a bylaw in respect of common property areas of the strata corporation.) To the best of my knowledge, there are no clear and distinct court decisions yet as to whether or not a “no-smoking-in-strata-lots” bylaw is enforceable. Such a ruling is likely not far as the topic is one of significant interest to most strata councils. It will be a difficult decision for a judge as two principal property issues come into play.

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## **NO SMOKING BYLAWS: Are they Enforceable?**

First, does a strata lot occupant have the right to smoke? Assuming that the smoke created by that occupant does not escape from his or her strata lot, (thus causing no hazard or nuisance to others) can such a bylaw purport to remove the rights of that person to smoke? Indeed, many smokers could well argue that their habit is an addiction and, as such, they are entitled to feed that addiction.



Second, does a strata corporation have the legal right (in the first place) to legislate controls of human behavior within a strata lot? A high-powered stereo system clearly has the ability to create excessive noise which would be a nuisance to others; yet it would seem evidently absurd to suggest that the strata corporation could ban ownership of stereo systems by strata lot owners/tenants.

It is impossible to predict how a future court may decide on such a bylaw although it may be quite conceivable that such a bylaw will be deemed to be unenforceable. Should that be the outcome, the issue will then be how the strata corporation deals with cigarette smoke wafting out of a strata lot into common property or other strata lots. Aside from the above-noted addiction aspect (which could easily become a human rights matter), strata councils will experience difficulties in determining clearly and unequivocally the source of cigarette smoke if and when complaints are made. For example, in a strata corporation consisting of five strata lots where it is well-known that only one occupant is a smoker, gathering evidence should be relatively easy. In a high-rise strata corporation with dozens of strata lots in close proximity and where there are multiple occupants who smoke, the process of identifying the source of wafting cigarette smoke will be very problematic.

Until such time as there is a clear court ruling on such a bylaw, strata councils should proceed very cautiously before imposing fines on smokers or taking other drastic action (such as seeking a Jordison solution – the subject of last month's article).

## **> Homeowner Tip – Dryer Lint Traps**



**Here is a handy tip from Jayne Touzel, FirstService Residential's own Warranty Services Coordinator. With an extensive architectural background, Jayne understands the ins-and-outs of building mechanics, design and construction, assisting stratas with warranty and deficiency issues.**

We are all familiar with the dryer sheets which get tossed into the clothes dryer along with wet clothes when doing laundry. But did you know that these dryer sheets can also cause an invisible film to form on the mesh of the lint trap eventually blocking air flow? Having a blocked lint trap could burn out the heating unit on a clothes dryer, or worse, it could start a fire.

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## Homeowner Tip: Dryer Lint Traps

If you are one of many homeowners using dryer sheets, here is an experiment to demonstrate what happens over time when lint traps are not cleaned regularly:

1. Remove the lint trap from the dryer.
2. Hold the lint trap under running water from a faucet. You will notice that despite the screen being full of holes, very little water passes freely through the bottom of the lint trap.
3. Take a soft bristle brush (old toothbrush works great) and dish soap and gently scrub the bottom and sides of the lint screen.
4. Now, pass the lint trap under the faucet to remove any soap – the water runs through like a sieve.

It is estimated that washing a lint screen every couple of months will extend the life of the dryer at least twice as long. Alternatively, switching to dryer balls, which last approximately two years before needing to be replaced, is both good for the environment and your wallet.



## Mark the Date - Educational Events

We are pleased to announce two upcoming educational events as part of our continuing seminar series for Council Members. Our next events, being held on February 11<sup>th</sup> and February 13<sup>th</sup> explore the topics of strata collection procedures and earthquake preparedness, respectively. The evening events are open to Council Members of all properties and provide an opportunity to learn from strata experts while meeting Council Members from neighbouring properties. Please see the invitations and RSVP instructions for our upcoming events below.

### Strata Collections & Changes to the Limitations Act

*Come meet Council Members from neighbouring stratas, enjoy complimentary drinks and appetizers, and learn from a discussion led by strata experts. Our panel will discuss changes to strata collection procedures resulting from the amended Limitation Act that came into effect on June 1, 2013. Guests are encouraged to engage with our strata experts throughout the discussion.*

**Venue:** Pinnacle Hotel - 138 Victory Ship Way, North Vancouver (main entrance)

**Date:** Tuesday, February 11, 2014

**Time:** 6:30pm to 9pm (Meet-And-Greet at 6:30pm, Panel Discussion begins at 7:30pm)

**Fee:** Complimentary

**RSVP:** This event is exclusive to Council Members. Please RSVP at [www.fsresidential.com](http://www.fsresidential.com) under "News and Events"



Fiona Therrien  
Regional Director,  
FirstService Residential

#### MEET THE EXPERTS



Veronica Franco  
Partner,  
Clark Wilson LLP



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## Mark the Date - Educational Events

### Earthquake Preparedness for Stratas

Come meet Council Members from neighbouring stratas, enjoy complimentary drinks and appetizers, and learn from a discussion led by strata experts. Our panel will discuss earthquake preparedness by exploring preventative safety strategies and emergency procedures stratas should follow as well as the implications for strata insurance. Guests are encouraged to engage with our strata experts throughout the discussion.

**Venue:** Canada House (Olympic Village) - 181 Athletes Way, Vancouver

**Date:** Thursday, February 13, 2014

**Time:** 6:30pm to 9pm (Meet-And-Greet at 6:30pm, Panel Discussion begins at 7:30pm)

**Fee:** Complimentary

**RSVP:** This event is exclusive to Council Members. Please RSVP at [www.fsresidential.com](http://www.fsresidential.com) under "News and Events"

#### MEET THE EXPERTS



Jackie Kloosterboer  
Emergency Coordinator,  
City of Vancouver



Fiona Therrien  
Regional Director,  
FirstService Residential



Paul Murcutt  
Client Executive,  
BFL Canada



## > Cooking Corner: Blueberry Scones

A new year, a new recipe. Here is another great recipe to fill you up and keep you warm during the winter.

### Ingredients for Scones

- 2<sup>1</sup>/<sub>4</sub> cups all-purpose flour
- 1/2 cup granulated sugar
- 2<sup>1</sup>/<sub>2</sub> teaspoons baking powder
- 1/2 teaspoon salt
- 1/2 cup cold butter
- 2 large eggs
- 1/2 cup milk
- 1 teaspoon vanilla extract
- 1/4 teaspoon grated lemon peel
- 1 tablespoon lemon juice
- 1 1/2 to 2 cups frozen or fresh blueberries

### Ingredients for Crumb Topping

- 3/4 cup all-purpose flour
- 1/4 cup firmly packed light brown sugar
- 1/2 teaspoon cinnamon
- 1/2 teaspoon nutmeg
- 1/2 cup chopped walnuts (optional)

### Baking Instructions

1. Preheat oven to 375 degrees. Lightly grease 11-inch circle of baking sheet.



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## Cooking Corner: Blueberry Scones

2. In a large bowl, stir or whisk together the flour, sugar, baking powder, and salt. Mix into flour mixture with a pastry blender or large fork. Cut in the butter until mixture resembles coarse crumbs.
3. In a small bowl, stir together the eggs, milk, vanilla, lemon peel, and lemon juice. Add the egg mixture to the flour mixture and stir to combine. The dough will be sticky. Fold in the blueberries. With lightly floured hands, pat the dough into a 9-inch circle in the centre of the prepared baking sheet. Be sure not to overwork the dough.
4. Crumb Topping: In a small bowl, stir together the flour, brown sugar, cinnamon, and nutmeg. Using a large fork, cut in the butter until the mixture resembles coarse crumbs. Stir in the chopped walnuts. Press the crumb topping lightly into the dough.
5. Bake 30 to 35 minutes or until a cake tester or toothpick inserted in the center comes out clean. Place baking sheet on wire rack and cool for 15 minutes. Cut into wedge-shaped pieces. Serve warm or cooled. Store in the refrigerator.



## > Trash Talk with Tej



*This month, Tej Kullar discusses recycling best practices. Tej is the Major Account Manager for Waste Management's Commercial Properties Division, and has over 10 years of waste and recycling experience.*

### Questions for Tej?

For questions or to suggest a topic for future articles, please contact Tej Kullar of Waste Management at [604.520.7919](tel:604.520.7919) or [tkullar@wm.com](mailto:tkullar@wm.com).

### Find a Champion!

As the cost of garbage removal continues to increase, the need for a council representative who is passionate about being “green” and helping with increasing recycling diversion in their buildings becomes even more important. Too often, councils have a treasurer; handy man; project coordinator – but not a recycling champion!

A company like Waste Management who is passionate about sustainability, can work closely with this individual to review current recycling practices, to assess a baseline (“where are we now”), with the goal of developing a future plan to increase diversion and minimize waste and recycling costs.

This individual can become a critical success indicator, who not only helps develop a recycling program, but also ensures it is sustainable and is effectively communicated to current and future residents. I have found from experience a recycling champion not only helps develop a “green” building, but can have a major influence on the management of strata costs in the future.



## > A Look Inside: The Rolston



This month, we take a quick peek at The Rolston, a new downtown development in Vancouver that will be joining the FirstService Residential family.

Developed by Rize Alliance, The Rolston's unique shape makes it a landmark building in the developing Midtown neighbourhood. Surrounded by a host of local restaurants, lounges, shopping choices, and entertainment centres, this 187-unit tower is sure to keep residents busy.

The property features a terrace on the 16<sup>th</sup> floor, equipped with an outdoor bar along with West facing chaise lounges, giving residents an amazing view of English Bay. The amenities continue with a rooftop garden, featuring 360° views, outdoor dining facilities, a yoga studio and community garden spaces. FirstService Residential is excited to manage all the great features the Rolston has to offer.

## > Party in Style

This past December, all FirstService Residential employees came together for our annual holiday luncheon. Good food and great company made this another special event for our team, celebrating a successful year.

We were proud to honour many employees for their years of service, with ten employees celebrating their 5<sup>th</sup> anniversary, five employees reaching the 10-year mark, another two employees reaching the 15-year mark, and Roger Brandon, one of our Senior Strata Managers, celebrating his 20<sup>th</sup> anniversary.

The holiday party also featured a company values competition, where teams of employees volunteered to perform creative skits that demonstrated all six of our company values. All in all, the luncheon was a hoot!



## We Want to Hear From You!

Send us your questions, topic suggestions, comments, and articles. Let us know what you like and what you want to hear.

Email Max Gajdel at [Maximilian.gajdel@fsresidential.com](mailto:Maximilian.gajdel@fsresidential.com) or call **604.683.8900** with your suggestions.

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