

VIA EMAIL & MAIL

July 14, 2023

To the Owners of Joyce Place, Strata Plan LMS 992
3362-3376, 3378, 3380, 3382 & 3384 Vanness Avenue
Vancouver, BC

Dear Sir/Madam:

**RE: STRATA WINDUP – STRATA PLAN LMS 992 (“Joyce Place”)
UPDATE FROM LIQUIDATOR**

The Liquidator would like to provide you with an update on matters that have occurred since its last reporting letter to you dated July 7, 2023.

Assessment of Life Safety Issues in Tower

As mentioned in our letter to you dated May 29, 2023 (the “**Letter**”), RDH Building Science Inc. (“**RDH**”) was engaged to conduct an assessment of the tower at Joyce Place (the “**Tower**”) to assess its structural integrity and identify potential life-safety risks to the residents of same and the general public (the “**Life Safety Assessment**”).

RDH conducted this assessment on or around June 7, 2023 and released a report dated July 13, 2023. A copy of the Life Safety Assessment report (the “**Report**”) can be provided upon request.

Below is a summary of the main findings and recommendations in the Report:

- The Life Safety Assessment included a review of available documentation, an occupant questionnaire, field investigation, observations of the building's exterior and interior, and exploratory openings in selected suites.
- The building enclosure elements assessed included walls, windows, doors, balconies, decks, and the roof. The assessment aimed to identify any building enclosure-related problems and determine the extent and nature of those issues.
- The assessment revealed, among other things, the following:
 - stucco cladding on the exterior walls was generally in good condition, with some isolated cracks that had been routed and sealed;
 - aluminum-framed glazed balcony guardrails were assessed at two suites, and no observed deficiencies or unusual movements when horizontal force was applied;
 - aluminum-framed windows showed signs of corrosion on interior frame-to-LGS fasteners; however, no unusual movement was observed when selected window assemblies were pushed;

- some units had condensation-related damage on or near the windows;
- exploratory openings in the wall assemblies revealed some organic growth on the interior surface of the exterior gypsum sheathing; however, all observed components were dry to the touch. RDH advised that organic growth could present a health hazard to occupants; however, addressing this issue was beyond the scope of the Report.

Based on the findings, the report made several recommendations. Below is a summary of the recommendations made:

- reviewing and ensuring proper window restrictors;
- reducing level of condensation through improved ventilation of suites, improved thermal efficiency of windows and wall assemblies, and improved air circulation; and,
- re-evaluating the wall and window assemblies in approximately two years.

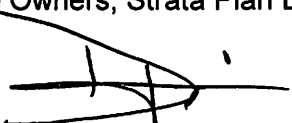
The Liquidator encourages the owners, council members and property manager to take steps to address the aforesaid recommendations made by RDH.

Although certain issues were identified in the Report by RDH, it appears there are no immediate life-safety concerns which require immediate action by the owners. This is positive news. That said, it should be noted that this assessment relates only to the Tower, not the townhouses. The assessment of the townhouses is still underway.

Should you have any questions or concerns, please contact the Liquidator's office at joyceplace@crowemackay.ca. You can also get updates with respect to this matter on the Liquidator's website at www.joyceplacestrata.com. As a reminder, in an effort to minimize the costs of administration, any and all property-related matters should continue to be forwarded to Dwell at leo.chan@dwellproperty.ca.

Yours very truly,

CROWE MACKAY & COMPANY LTD.
in its capacity as Court Appointed Liquidator of
The Owners, Strata Plan LMS 992 and not in its personal capacity

per: 

Mr. Derek Lai, CPA, CMA, CIRP, LIT, CFE

Encl.