

VIA EMAIL & MAIL

January 9, 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
UPDATE FROM LIQUIDATOR**

The Liquidator would like to provide you with an update on matters that have occurred since its last letter to you dated December 22, 2022 (the “**Letter**”).

Structural and Life Safety Concerns

The Liquidator recently received the proposal from RDH Building Science Inc. (“**RDH**”) to conduct the assessment of the potential life-safety issues as it relates to the tower of Joyce Place (the “**Tower**”). This was communicated to the strata council and owners on page 2 of the Letter. A copy of the assessment proposal can be provided upon request.

The main aspects of the proposal are as follows:

- Assessment of the parkade and the tower which includes 52 residential suites and 3 ground level commercial suites.
- RDH raised a number of concerns following its review of the previous Building Enclosure Condition Assessment performed in Jan 2017 by MGH Consultants (“**MGH**”). MGH noted, among other things, the following:
 - Moisture related damage to the exterior wall systems, specifically window to exterior wall fasteners. There is a risk that windows could detach from the building.
 - Potential moisture exposure to steel studs and fasteners that support the exterior wall. It is known that these type of wall systems perform poorly when exposed to moisture.
 - Water ingress in the parkade concrete ceiling. There is a risk of structural deterioration with prolonged exposure to water.
- Access to 8 – 10 units will be necessary for the interior review. This may require exploratory openings in certain areas of the units.
- May perform a “drop” to perform exterior observation (using a roof anchor system)
- Estimated costs of RDH for services and expenses is **\$18,000** exclusive of GST.
- Potential additional costs:
 - **\$1,000** plus GST for a contractor to help with creating exploratory openings and reinstating finishes (if required). Additional contractor fees should be expected if hazardous materials are indicated by the hazmat report.

- o \$750 plus GST for Rope Access Technician.

RDH stated that its primary concern is to assess and mitigate life-safety and property safety risk and not to create an exhaustive list of maintenance issues for the long-term use of the building as the building will hopefully be sold in the short-term.

As previously communicated, the Liquidator's top priority is the health and safety of the residents of Joyce Place as well as the general public. In the Liquidator's view, the assessment proposal from RDH is reasonable and necessary in order to identify and mitigate immediate life-safety issues relating to the Tower which may include potential catastrophic risk of structural collapse or windows detaching from the building and falling onto the street. The Liquidator understands that these are just potential risks and concerns at this time; however, the Liquidator is an officer of the court and has a fiduciary obligation to protect the interests of all stakeholders. Accordingly, the Liquidator has engaged RDH to conduct the assessment of the Tower. The results of the assessment will be shared with owners upon request.

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, including requests for copies of the insurance policy or proposals for work (including this RDH proposal), 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.