

**VIA EMAIL & MAIL**

May 29, 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**

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The Liquidator would like to provide you with an update on matters that have occurred since its last reporting letter to you dated May 15, 2023 (the “Letter”).

**RDH Tower Site Visit**

As mentioned in the Letter, RDH Building Science Inc. (“RDH”) provided a tentative schedule to begin its 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 (the “Life Safety Assessment”).

RDH confirmed that it will be performing its site visit at the Tower on Wednesday, June 7, 2023 arriving at approximately 8:30AM and starting interior reviews at approximately 9:00AM.

RDH requested access to the following suites:

**306, 402, 503, 801, 703, 806, 1004, 1005, 1101, 1103.**

Each suite review will take approximately 15 – 30 minutes depending on what is discovered during the review. As mentioned in the Letter, RDH will be making interior drywall openings in the selected suites. These openings can be in the range of 24” by 24” and will be temporarily patched during the RDH site visit. This will allow RDH to inspect the affected stucco-to-stud fasteners and stud-to-concrete fasteners of suites in the Tower. RDH will also require access to the common areas, the parking garage and the roof.

Tenant’s of the above noted units are advised to be out of the near vicinity where exploratory openings are being made. RDH will require access to the units throughout the day and advised that it will be difficult to predict the exact timing.

Dwell Property Management (“Dwell”) has engaged EPS Building Maintenance Inc. to contact the owners of the above affected suites directly to coordinate access. Notices of the site visit will also be posted online and in the common areas by Dwell.

**Roof Anchor Inspection**

As mentioned in the Letter, RDH intends to perform rope access drop from the Tower’s roof to perform an exterior review of the envelope. Before RDH retains a third-party rope access

technician to assist with the rope access, a roof anchor inspection (the "Inspection") is required. The Liquidator, with the assistance of Dwell, obtained a quote from Pro-Bel Group Limited ("Pro-Bel") and Suspending Stages Inc. to perform the inspection at a cost of \$635 plus GST and \$700 plus GST respectively. After consideration with RDH and Dwell, the quote from Pro-Bel was approved.

### **Update on Life Safety Issues for the Townhouses**

As discussed in the Letter, RDH was scheduled to perform a site visit of the townhouses on May 19, 2023. RDH released a report on May 26, 2023 detailing its findings after its site visit. RDH visited 7 out of the 8 townhouse units, performing a visual review of the third-floor decks as well as the conditions of the ceilings below the decks. A copy of RDH's site visit review report can be made available upon request.

RDH noted several deficiencies in the PVC deck membranes of all seven townhouse units reviewed which has likely resulted in water ingress into concealed joist space. Soft floor areas on multiple decks were observed and represents a concern from a structural perspective as the underlying framing at those locations may be compromised. Deck framing appears to have been exposed to moisture damage and unit 3372 notably had bulging in the drywall ceiling below the deck.

RDH has provided a few recommendations in its report:

- 1) Engaging a contractor to complete targeted PVC membrane patch repairs at all eight decks as a temporary measure to prevent further water ingress. RDH advised that this work can be conducted in the fall before the start of the rainy season. The Liquidator has not approved this work at this time.
- 2) Remove section of the drywall ceilings in units 3368, 3370 and, 3372 to allow for a review of the concealed structural framing. As mentioned in our letter to owners dated March 15, 2023, Steelhead Contracting has already been engaged by the Liquidator to conduct this work.
- 3) Access to each of the third-floor decks should be prohibited until structural framing issues have been resolved.

RDH will be coordinating Steelhead's site work with the assistance of the Liquidator and Dwell in the next coming days.

Further, as mentioned in the Liquidator's letter to you dated February 6, 2023, Alliance EHS Consulting Inc. ("Alliance") conducted an assessment of the townhouses for the presence of hazardous materials. Mould was identified during this assessment and Alliance advised that, due to the presence of mould, the occupants of the townhouses may be at risk of mould exposure. It was recommended that mould abatement is undertaken within the affected areas. This could involve removal of certain drywall from the walls and ceilings within the affected areas.

The Liquidator is in the process of obtaining proposals/quotes to perform mould abatement at the townhouse units for the health and safety of the occupants. That said, RDH advised that it would be best to wait until Steelhead's site work has been completed before proceeding with any work on mould abatement. The Liquidator has not approved this work at this time.

It is the Liquidator's intention to meet with the strata council members to discuss the aforesaid work in relation to the PVC membrane patch repairs and mould abatement once it has obtained quotes/proposals from the respective contractors before a decision is made to approve the work.

Should you have any questions or concerns, please contact the Liquidator's office at [joyceplace@crowemackay.ca](mailto:joyceplace@crowemackay.ca). You can also get updates with respect to this matter on the Liquidator's website at [www.joyceplacestrata.com](http://www.joyceplacestrata.com). As a reminder, in an effort to minimize the costs of administration, any and all property-related matters, including request for copies of the notice of the RDH site visit at the Tower, the Pro-Bell quote, and RDH Site Visit Report should continue to be forwarded to Dwell at [leo.chan@dwellproperty.ca](mailto: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.