



May 14, 2024

BC Residential Tenancy Branch  
5021 Kingsway  
Burnaby, BC  
V5H 4A5

Dear Sirs/Mesdames:

**Re: Additional Rent Increase Application for 2244 West 6<sup>th</sup> Avenue, Vancouver, British Columbia (the “Building”)**

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I am the Construction Project Manager at Flagship Construction & Building Envelope Restoration Ltd. (“**Flagship Construction**”). Flagship Construction specializes in providing building envelope restoration solutions for low-rise buildings and leaky condos.

Flagship Construction was contracted by 2244 West 6<sup>th</sup> Avenue Holdings Inc. and Vancouver No. 1 Apartments Partnership (collectively, the “**Landlord**”) to complete a remediation to the underground parking facilities at the Building (the “**Project**”). I oversaw the Project.

The Project was required due to water ingress on the south portion of the underground parking facilities and several areas of moisture staining and efflorescence within the soffits and perimeter walls. Efflorescence is a crystalline deposit of salts that forms when water is present in or on concrete and can be an indication of moisture infiltration, which can compromise the structural material.

The Project consisted of the following work:

- The south concrete foundation wall was buckling/bending and there was a crack line on the suspended concrete slab. This was considered to be an urgent issue and was addressed with a new reinforced concrete wall at the inside face of the buckling concrete, emergency shoring to support suspended concrete slab along the south foundation wall was needed, and extra shoring to support suspended concrete at the west end of the building to facilitate the required structural repair works;
- In order to form & place the new reinforced concrete wall, the suspended concrete slab along the south elevation of the Building was x-rayed prior to coring holes to avoid cutting existing rebar. Core holes were created for concrete pouring concrete wall. Built concrete form work & poured new reinforced concrete wall as per structural engineering specifications to reinforcing existing buckling/bending south concrete foundation wall;
- The existing concrete balcony curb wall was discovered to be too thin, hollow cored, and contained some loose blocks. It was not structurally sound and so a new concrete curb walls were poured for anchoring a new aluminum railing. To complete this work, the five



balconies curb walls on the south elevation were demolished and disposed of, concrete form work & poured reinforced new concrete curb walls (holes were drilled & anchor rebars into the existing concrete slab with epoxy);

- In addition, significant water pooling was observed in the middle of the suspended concrete slab, due to concrete slab deflection as a result of overloading soil. New and larger floor drains were installed to allow for better drainage;
- It was discovered that the existing suspended concrete slab was originally significantly under designed originally, leading to soil overloading. In addition, the louver parking facility vents (concrete block structure) were not structurally sound and falling apart such that they needed to be replaced with treated timber material, which would work better to mount the new louver vents at the four sides; and
- Rainwater was running into the underground parking facility, and water levels were rising to the surface of the existing concrete slab from underside of the concrete slab along the south concrete foundation wall. To address this ongoing water issue, a perforated drain tile was installed to collect and divert water away to existing storm sump.

The remediation work to the underground parking facility was not due to inadequate maintenance as the type of damage evident was structural due to age and missing waterproofing.

It is anticipated that the work completed will have an estimated useful life of approximately 15 years. Aside from regular maintenance and minor repair work, it is estimated that The Landlord will not need to undertake a similar project for at least 15 years.

I am aware this letter will be provided to the BC Residential Tenancy Branch by the Landlord to provide information to the tribunal with respect to the scope of the Project in support of the Landlord's application for an additional rent increase for the Buildings.

Sincerely,

*Paul Chan*

Paul Chan  
Construction Project Manager  
Flagship Construction & Building Envelope Restoration Ltd.  
paul@flagshipconstructionbc.com  
flagshipconstructionbc.com