



ATLANTIC PACIFIC
Construction

Atlantic Pacific Construction Ltd.

July 8, 2026

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 1021 Fourth Avenue, New Westminster,
British Columbia (the “**Building**”)

I am the owner and project manager at Atlantic Pacific Construction Ltd. (“**Atlantic**”). I oversee business development and project management for Atlantic. Atlantic has significant experience repairing, replacing, and maintaining balcony systems and completing structural repairs for both residential and commercial properties.

Atlantic was hired by CAPREIT Limited Partnership (“**CAPREIT**”) to repair the existing balcony systems at the Building. I oversaw the work completed by Atlantic at the Building.

To repair the balconies, Atlantic:

- removed the existing wood support posts at all corner balconies, installing shoring at all balconies prior to removal of the support posts;
- installed new 6”x6” pressure treated wood support posts at each corner unit balcony;
- removed and replaced deteriorated wood at balcony railings as necessary, including removing and reinstalling vinyl siding over the balcony railing structures;
- removed and replaced deteriorated wood joists/structural elements at balconies;
- installed new wood soffits at all balconies where soffits had been removed for investigations;
- installed new footings, rebar, concrete, and post bases with saddles at each ground level support post, with post base concrete footings extending a minimum of 18” below grade (frost level);
- painted new wood (posts and railing material) to match existing posts and railings;
- removed the existing vinyl clad parapets and existing balcony soffits and replaced them with new aluminum soffit assemblies;
- removed the existing vinyl membrane material on the top surface of all the balcony decks down to the underlying wood sheathing and framing, including removing all perimeter sealants and metal flashings adjoining the exterior wall assemblies, and installed new



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waterproofing membrane over the balcony decks, including existing and newly installed sheathing, upturns, and all sealants;

- removed the existing sheathing board on the top surface of all balcony decks down to the underlying wood framing and replaced the sheathing board forming part of the balcony decks as necessary with new marine grade plywood (at least 5/8" thick);
- removed and replaced rim joists on the existing balcony assemblies and installed new metal drip flashing over the edge of the balcony and installed painted fascia;
- removed and replaced the deteriorated wood joist framing forming part of the balcony areas;
- installed new aluminum post and picket railing assemblies across all balconies where the existing balcony railing had been removed;
- removed the existing liquid applied membrane from the concrete surface for all first floor balconies;
- repaired concrete delamination/spalling at suspended concrete slabs forming the balconies on the first floor along the west and north elevations;
- applied a new liquid waterproofing membrane to the suspended concrete slab above the garage forming the first floor balconies;
- removed stuff cladding up to 12" and installed upturn deck membrane (12") and Hardie siding with rainscreen system. Drip-edge flashing was installed at the top of the Hardie siding; and
- the stucco cladding at all balcony saddles was repaired.

The above-noted work at the Building was not due to insufficient or inadequate maintenance. No amount of maintenance can result in a building system operating indefinitely. Prior to the work done by Atlantic, the existing balconies were wood framed balconies (wood joists and decking) with metal railings. The balcony sheathing was protected by a waterproofing membrane. Based on a visual review of the balconies, the wood components were likely more than 15 years old when they were replaced. The metal railings were likely installed at the time the Building was constructed.

Aside from regular maintenance and minor repair work, it is estimated that the above-noted work to the Building will not recur for at least 10 years for the waterproofing membrane, 15 years for the wood components, and 25 years for the metal components. Please note that these are estimates based on the typical expected service life of these building components and are not a warranty that the above-noted work will last at least 10-25 years. I provide this information solely for the assistance of the BC Residential Tenancy Branch in understanding the expected life of these types of building systems in general terms, and to explain that this work is expected to last over 5 years.



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I am aware that this letter will be provided to the BC Residential Tenancy Branch by CAPREIT to provide information to the Tribunal with respect to the scope of the project in support of CAPREIT's application for an additional rent increase for the Building. This letter may not be used for any other purpose.

Sincerely,

Philip Costa
Owner and Project Manager
Atlantic Pacific Construction Ltd.

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