



March 1st, 2024

CAP REIT

11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Adam Sharkawy
Director, Engineering and Project Management

Re: 1021 4th Avenue
New Westminster, British Columbia
Balcony Repairs
Change Order 3 - CO#3
Our Reference No: CCC-224718-22

Please see the attached change order which represents additional costs required for obtaining building and tree permits with the City of New Westminster. Please see attached supporting documents and receipts.

Existing Contract Value Sub-total:	\$365,400.00
Additional cost – CO#3	\$10,420.00
New Contract Value Sub-total:	\$375,820.00
5% GST:	\$18,791.00
New Contract Value Total:	\$394,611.00

The above changes require a change order to the existing revised contract. Further documentation pertaining to the change order are viewable in the attached documents. Personnel with McIntosh Perry have reviewed the submitted cost increase accordingly.

Thank you,

Quinton Daem
Project Coordinator
Quinton.Daem@egis-group.com

Gavin Johnson, B.Arch.S.C., BSS, C.E.T.
Senior Project Manager
Gavin.Johnson@egis-group.com

Authorized by:

CAPREIT Limited Partnership

Name: Nick Savino Title: VP Operations Services

Signature:  Date: March 7, 2024

Contractor

Name: Phil Costa Title: President

Signature:  Date: 2024-03-04

CITY OF NEW WESTMINSTER

FEE SLIP

511 Royal
Avenue
New Westminster, B.C. V3L 1H9
Phone: 604-527-4580
Fax: 604-527-4564

Folder: BP014168
Fee Calculation Date: Dec 16, 2022

BUILDING PERMITS
MULTI-FAMILY - ALTERATION

Address: 1021 FOURTH AVE

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
B.p. Appl. Fee	200,000.00	1,410.00	B.p. Fee	200,000.00	1,410.00
Perm Records	200,000.00	300.00	G S T	300.00	15.00
<u>Summary</u>	<u>Amount</u>	<u>Received</u>	<u>Outstanding</u>		
Build - Fee	3,120.00	1,410.00	1,710.00		
G S T	15.00	0.00	15.00		
TOTAL	3,135.00	1,410.00	1,725.00		

GST Reg.# 119439503

RECEIVED AT:
CITY OF NEW WESTMINSTER

Receipt: 125519/28
Dated: Aug 2, 2023
Station: FINCASH2/ETIOCA

Aug 2, 2023
12:17:03 PM

CDPMT BP014168 1,710.00
CDTAX BP014168 15.00
CDPMT TRE01636 75.00
DEPCSH TRE01636 5,000.00
DEPCSH TRE01636 50.00

Total 6,850.00
CHEQUE ATLANTIC PACIFIC CON -6,850.00

THANK-YOU

Date Printed: Jul 25, 2023



Corporation of the City of
NEW WESTMINSTER

Development Services Department

511 Royal Avenue, New Westminster, BC V3L 1H9

Building Division

T 604.527.4580 Email: inspections@newwestcity.ca

Building Inspections 604.527.4620 **Plumbing Inspections** 604.527.4610

Tree Protection & Regulation Department

T 604.636.4318 Email: treeprotectionbylaw@newwestcity.ca

Permit #: TRE01636



Access Code:

Address: **1021 FOURTH AVE**
Legal: LOT 42, NEW WEST DISTRICT, PLAN NWP35010 SUBURBAN
BLOCK 7, GROUP 1.

Zoning / LUC: RM-2
Folio Number: 06846000
P.I.D.: 007-110-014

Permit Type: **TREE PERMITS - PROTECTION**
Description: Protection of one protected tree for storm service connection

Applicant: PATRICK LEBLANC
Address: 1021 FOURTH AVE NEW WESTMINSTER BC V3M 1T3
Phone(s): E-MAIL: Pat@restorersgroup.ca PHONE: 604-754-0926

Description	Quantity	Amount	Description	Quantity	Amount
Tre-app Fee	1.00	75.00	Tre - Ret Nonsp	4.00	5,000.00
Tree - Tpb Sign	2.00	50.00			
Total Fee:					\$5,125.00

Building Information:

Special Conditions:

- * Project Arborist supervision is required for all work within in the critical root zone of protected trees. Applicant and/or Homeowners are responsible for coordinating the supervision. Be aware most arborist require 3-5 business days' notice.
- * Applicant and/or Homeowner are responsible for watering all protected boulevard trees between May 1 – September 31. See our website www.newwestcity.ca/trees or call 604-636-4318 for information on correct watering procedures. Watering bags may be available upon request.
- * No permit is needed for pruning of private trees, however all pruning must follow ANSI A300 Standards or it may be subject to fines. For more information please visit <https://www.newwestcity.ca/services/trees/tree-care>
- * All replacement tree species and locations must be approved by City Arborist prior to planting. Replacement trees must be 3-5cm caliper and are considered protected upon approval as part of a replacement tree plan. Failure to have tree species and location approved prior to planting could result in replanting and delay in releasing security deposits.

Replacement trees shall be planted in accordance with ANSI A300 standards which can be found on the New Tree Planting pamphlet from the ISA available on the New Westminster Tree Bylaw webpage.

- * In order for retained tree security deposit to be released, written confirmation by the project arborist that the retained trees are in good health and have sustained no negative impacts from construction activity must be submitted to City Arborist. Please email report to treebylaw@newwestcity.ca.
- * The \$25/sign tree protection barrier signage deposit will be refunded once signs have been returned to the Tree Bylaw and Regulation Division located in the Planning Department of City Hall.
- * Between March 15 – September 31 Tree Removal Permits may be subject to the Migratory Birds Convention Act and BC Wildlife Act.
- * Owner/applicant is responsible to contact Tree Bylaw Coordinator at 604-636-4318 or email treebylaw@newwestcity.ca to obtain a Tree Permit if applicable, PRIOR to commencing work
- * In order for the initial 40% replacement tree security deposit to be released, written confirmation by the project arborist that the replacement tree(s) have been planted must be submitted to City Arborist. Please email report to treebylaw@newwestcity.ca. Once approved 40% refund will be issued and the one year maintenance period will begin. A final arborist report is due at that time to determine that the tree(s) is healthy and established. At this time the remaining 60% security deposit will be released.
- * All hardscaping and landscaping (pathways, retaining walls, sod etc.) must be outlined in site plans and arborist report. No hardscaping and landscaping to be installed in tree protection zone without prior discussions with the City Arborist or

Permit #: TRE01636



Access Code:

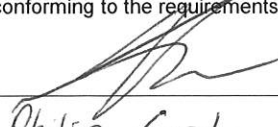
without having a Project Arborist on-site.

- * Applicant to conform to expectations and guidelines outlined in the Letter of Undertaking.
- * Project Arborist supervision is required for all work within in the critical root zone of protected trees. Applicant/Homeowner is responsible for coordinating the supervision as outlined in the signed Letter of Undertaking. Be aware most arborist require 3-5 business days' notice.
- * All Tree Protection Barrier(s) constructed (if applicable) must remain in place until approved final building/plumbing inspection and City Arborist approval. No activity is allowed to take place inside TPB unless CRZWA has been approved by a City Arborist and the Project Arborist is on-site. Such activities include but aren't limited to: driving, hand digging, excavation, landscaping, installation or removal of pathways, driveways or retaining walls etc.
- * City Arborist to be contacted and project arborist is required for any work that is to occur within the Tree Protection Barrier. This includes activities such as: landscaping, laying sod, excavation, trenching, digging with hand tools etc.

Processed By: PHILIP LEE

Date Printed: Mar 1, 2022

In consideration of the granting of this permit, I will indemnify the City of New Westminster against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the City of New Westminster.

Date: AUG 02 2023 Signature of owner or Agent: 
Name of owner or Agent (Block Letters): Philip Costa

CITY OF NEW WESTMINSTER**FEE SLIP**

511 Royal

Avenue

New Westminster, B.C. V3L 1H9

Phone: 604-527-4567

Fax: 604-526-6358

Folder: TRE01636

Fee Calculation Date: Sep 13, 2021

You can make the online payment at: <https://egov.newwestcity.ca/WebApps/ecom/SelectPayableItem.aspx>**TREE PERMIT****TREE PERMITS - PROTECTION**

Address: 1021 FOURTH AVE

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
Tre-app Fee	1.00	75.00	Tre - Ret Nonsp	4.00	5,000.00
Tree - Tpb Sign	2.00	50.00			
<u>Summary</u>	<u>Amount</u>	<u>Received</u>	<u>Outstanding</u>		
Tree-fee	75.00	0.00	75.00		
Tre - Dep	5,050.00	0.00	5,050.00		
TOTAL	5,125.00	0.00	5,125.00		

Date Printed: Mar 01, 2022

Development Services Department

511 Royal Avenue, New Westminster, BC V3L 1H9

Building Division

T 604.527.4580 Email: inspections@newwestcity.ca

Building Inspections 604.527.4620 **Plumbing Inspections** 604.527.4610

Tree Protection & Regulation Department

T 604.636.4318 Email: treeprotectionbylaw@newwestcity.ca

Permit #: BP014168



Access Code: 1021

Address: **1021 FOURTH AVE**
Legal: LOT 42, NEW WEST DISTRICT, PLAN NWP35010 SUBURBAN
BLOCK 7, GROUP 1.

Zoning / LUC: RM-2
Folio Number: 06846000
P.I.D.: 007-110-014

Permit Type: **MULTI-FAMILY - ALTERATION**
Description: Multi-family permit for Balcony Remediation

Applicant: MCINTOSH PERRY LIMITED
Address: 1003 BRUNETTE AVE COQUITLAM BC V3K 6Z5
Phone(s): E-MAIL: d.cornescu@mcintoshperry.com E-MAIL: g.piscociu@mcintoshperry.com
E-MAIL: q.daem@mcintoshperry.com PHONE: 604-219-4689 - Quinton Daem PHONE: 604-351-3190 -
George Piscociu PHONE: 604-553-4774 - Doru Cornescu, Dennis Tai

Owner: WESTPORT APARTMENTS LTD
Address: C/O REGIONAL OFFICE 100-370 MCCOWAN RD SCARBOROUGH ON
M1J 1J3

Auth Agent: MCINTOSH PERRY LIMITED
Address: 1003 BRUNETTE AVE COQUITLAM BC V3K 6Z5
Phone(s): E-MAIL: d.cornescu@mcintoshperry.com E-MAIL: g.piscociu@mcintoshperry.com
E-MAIL: q.daem@mcintoshperry.com PHONE: 604-219-4689 - Quinton Daem PHONE: 604-351-3190 -
George Piscociu PHONE: 604-553-4774 - Doru Cornescu, Dennis Tai

Contractor: ATLANTIC PACIFIC CONSTRUCTION LTD
Address: 600 1285 W BROADWAY VANCOUVER BC V6H 3X8
Phone(s): E-MAIL: info@atlanticpacific.construction PHONE: 778-371-3554

Designer: MCINTOSH PERRY LIMITED
Address: 1003 BRUNETTE AVE COQUITLAM BC V3K 6Z5
Phone(s): E-MAIL: d.cornescu@mcintoshperry.com E-MAIL: g.piscociu@mcintoshperry.com
E-MAIL: q.daem@mcintoshperry.com PHONE: 604-219-4689 - Quinton Daem PHONE: 604-351-3190 -
George Piscociu PHONE: 604-553-4774 - Doru Cornescu, Dennis Tai

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
B.p. Appl. Fee	200,000.00	1,410.00	B.p. Fee	200,000.00	1,410.00
Perm Records	200,000.00	300.00	G S T	300.00	15.00
				Total Fee:	\$3,135.00

Building Information:

Required Building Inspections:

* Contact the Building and Plumbing Department for the following inspections, regardless of the involvement of an architect or professional engineer: Demo, guard installation, Final. Any required inspections not carried out by the registered architect or engineer please contact the Building Department.

Special Conditions:



Corporation of the City of
NEW WESTMINSTER

Development Services Department

511 Royal Avenue, New Westminster, BC V3L 1H9

Building Division

T 604.527.4580 Email: inspections@newwestcity.ca

Building Inspections 604.527.4620 **Plumbing Inspections** 604.527.4610

Tree Protection & Regulation Department

T 604.636.4318 Email: treeprotectionbylaw@newwestcity.ca

Permit #: BP014168



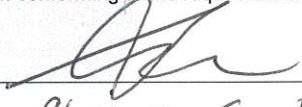
Access Code:

- * City approved Plans must be available on-site on the day of your inspection, for ALL inspection types
- * All construction to comply to the current edition of the B.C. Building Code and all relevant By - Laws of the City of New Westminster. Building Officials may require additional engineering and / or information not noted on the accepted plans or permit documents.
- * Architects, Engineers, Contractors, and Sub-contractors are required to have a current Business License to conduct work in the City.
- * All required Letters of Certification and field reports must be submitted to the Building/Plumbing Inspection Office 48 HOURS prior to the date of inspection.
- * Additional information from a structural engineer may be required by the Building Inspector during construction to determine conformity with the structural requirements of the current B.C. Building Code.
- * All fire stopping to comply with CAN4-S115M and all other requirements of the current BC Building Code.
- * Please ensure your request is made prior to 2:00 PM on the business day before the inspection is required. Required documents must be submitted to the Building Division by 2:00 PM on the business day prior to the inspection date. Electronic bookings can be made through MyCity www.newwestcity.ca/mycity using the permit folder number and access code on your permit.
- * Fire detection & protection systems (smoke alarms/detectors, heat detectors, sprinklers) MUST remain in operation during construction during periods of non-activity - overnight, weekends, etc.
- * A separate Services, Plumbing, Heating, Sprinkler, Gas, Electric permit may be required. Please attend the Building/Plumbing Department to apply for a permit. Permit Holder to ensure that ALL sub-trades have current City of New Westminster Business License.
- * The City of New Westminster has relied on the assurance of D. Cornescu who has represented himself as a professional Architect / Engineer registered as such under Provincial Legislation and who has certified that the plans for this permit comply with the B.C. Building Code and all other applicable enactments respecting safety. The registered professional is required to submit all schedule "C" (C-A and C-B) letters of certification to the office of the Building Official prior to final inspection.

Processed By: JOSEPH KREVS

Date Printed: Jul 25, 2023

In consideration of the granting of this permit, I will indemnify the City of New Westminster against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the City of New Westminster.

Date: AUG 02 2023 Signature of owner or Agent: 

Name of owner or Agent (Block Letters): Philip Coste

Development Services Department

511 Royal Avenue, New Westminster, BC V3L 1H9

Building Division

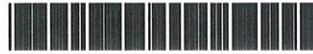
T 604.527.4580 Email: inspections@newwestcity.ca

Building Inspections 604.527.4620 **Plumbing Inspections** 604.527.4610

Tree Protection & Regulation Department

T 604.636.4318 Email: treeprotectionbylaw@newwestcity.ca

Permit #: TRE02038



Access Code:

Address: **1021 FOURTH AVE**
Legal: **LOT 42, NEW WEST DISTRICT, PLAN NWP35010 SUBURBAN
BLOCK 7, GROUP 1.**

Zoning / LUC: RM-2
Folio Number: 06846000
P.I.D.: 007-110-014

Permit Type: **TREE PERMITS - PROTECTION**

Description: Protection of on-site trees and City boulevard trees during membrane/balcony repair

Arborist supervision required for all works (excavation, demolition, landscaping) within 1m of the Tree Protection Barrier(s).

Applicant: **QUINTON DAEM**
Address: **MCINTOSH PERRY LIMITED 1003 BRUNETTE AVE COQUITLAM BC V3K
6Z5**
Phone(s): **E-MAIL: q.daem@mcintoshperry.com PHONE: 604-219-4689**

Description	Quantity	Amount	Description	Quantity	Amount
Tre-app Fee	1.00	75.00	Tre - Ret Spec	10.00	10,240.00
Tree - Tpb Sign	4.00	120.00			
Total Fee:					\$10,435.00

Building Information:

Special Conditions:

- * The civic boulevard is potential for root growth habitat and requires protection. It can be protected by barriers, or the developers' commitment to restoring areas of the boulevard disturbed by the project with growing medium type 2p to a 0.9m depth; site access is to be strategically positioned as such to minimize boulevard disturbance.
- * Project Arborist supervision is required for all work within in the critical root zone of protected trees. Applicant and/or Homeowners are responsible for coordinating the supervision. Be aware most arborist require 3-5 business days' notice.
- * Applicant and/or Homeowner are responsible for watering all protected boulevard trees between May 1 – September 31. See our website www.newwestcity.ca/trees or call 604-636-4318 for information on correct watering procedures. Watering bags may be available upon request.
- * No permit is needed for pruning of private trees, however all pruning must follow ANSI A300 Standards or it may be subject to fines. For more information please visit <https://www.newwestcity.ca/services/trees/tree-care>
- * All replacement tree species and locations must be approved by City Arborist prior to planting. Replacement trees must be 3-5cm caliper and are considered protected upon approval as part of a replacement tree plan. Failure to have tree species and location approved prior to planting could result in replanting and delay in releasing security deposits.

Replacement trees shall be planted in accordance with ANSI A300 standards which can be found on the New Tree Planting pamphlet from the ISA available on the New Westminister Tree Bylaw webpage.

- * In order for retained tree security deposit to be released, written confirmation by the project arborist that the retained trees are in good health and have sustained no negative impacts from construction activity must be submitted to City Arborist. Please email report to treebylaw@newwestcity.ca.
- * The \$25/sign tree protection barrier signage deposit will be refunded once signs have been returned to the Tree Bylaw and Regulation Division located in the Planning Department of City Hall.
- * Between March 15 – September 31 Tree Removal Permits may be subject to the Migratory Birds Convention Act and BC Wildlife Act.
- * Owner/applicant is responsible to contact Tree Bylaw Coordinator at 604-636-4318 or email treebylaw@newwestcity.ca to obtain a Tree Permit if applicable, PRIOR to commencing work

Permit #: TRE02038



Access Code:

- * In order for the initial 40% replacement tree security deposit to be released, written confirmation by the project arborist that the replacement tree(s) have been planted must be submitted to City Arborist. Please email report to treebylaw@newwestcity.ca. Once approved 40% refund will be issued and the one year maintenance period will begin. A final arborist report is due at that time to determine that the tree(s) is healthy and established. At this time the remaining 60% security deposit will be released.
- * All hardscaping and landscaping (pathways, retaining walls, sod etc.) must be outlined in site plans and arborist report. No hardscaping and landscaping to be installed in tree protection zone without prior discussions with the City Arborist or without having a Project Arborist on-site.
- * Applicant to conform to expectations and guidelines outlined in the Letter of Undertaking.
- * Project Arborist supervision is required for all work within in the critical root zone of protected trees. Applicant/Homeowner is responsible for coordinating the supervision as outlined in the signed Letter of Undertaking. Be aware most arborist require 3-5 business days' notice.
- * All Tree Protection Barrier(s) constructed (if applicable) must remain in place until approved final building/plumbing inspection and City Arborist approval. No activity is allowed to take place inside TPB unless CRZWA has been approved by a City Arborist and the Project Arborist is on-site. Such activities include but aren't limited to: driving, hand digging, excavation, landscaping, installation or removal of pathways, driveways or retaining walls etc.
- * City Arborist to be contacted and project arborist is required for any work that is to occur within the Tree Protection Barrier. This includes activities such as: landscaping, laying sod, excavation, trenching, digging with hand tools etc.

Processed By: MILO FRIESEN

Date Printed: Nov 2, 2023

In consideration of the granting of this permit, I will indemnify the City of New Westminster against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the City of New Westminster.

Date: _____ Signature of owner or Agent: _____

Name of owner or Agent (Block Letters): _____

CITY OF NEW WESTMINSTER

FEE SLIP

511 Royal

Avenue

New Westminster, B.C. V3L 1H9

Phone: 604-636-4318

Fax: 604-526-6358

Folder: TRE02038

Fee Calculation Date: Aug 09, 2023

You can make the online payment at: <https://egov.newwestcity.ca/WebApps/ecom/SelectPayableItem.aspx>TREE PERMIT
TREE PERMITS - PROTECTION

Address: 1021 FOURTH AVE

Description	Quantity	Amount
Tre-app Fee	1.00	75.00
Tree - Tpb Sign	4.00	120.00

Description
Tre - Ret SpecAmount
75.00
120.00Quantity
10.00Amount
10,240.00

Summary	Amount
Tree-fee	75.00
Tre - Dep	10,360.00
TOTAL	10,435.00

Outstanding
75.00
10,360.00
10,435.00Received
0.00
0.00
0.00Receipt: 127793/15
Dated: Nov 28, 2023
Station: FINCASH2/BHACHUNov 28, 2023
10:33:15 AM

CDPMT	TRE02038	75.00
DEPCSH	TRE02038	10,240.00
DEPCSH	TRE02038	120.00

Total	10,435.00
CHEQUE ATLANTIC PACIFIC CO	-10,435.00

THANK-YOU

Date Printed: Nov 02, 2023