



January 16, 2025

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

Dear Madam/Sir:

**Subject: The Wesley – 1022 Nelson Street, Vancouver, BC
Additional Rent Increase Application**

I am a Senior Project Manager at WSP Canada Inc. WSP Canada Inc. is an engineering consulting firm, providing technical and strategic advisory services to property owners through a team of project managers, building engineers, and other consultants.

I oversaw the 2024 work done to the underground parking garage (the “**Project**”) at the Building.

The scope of work for the Project was as follows:

- Identify and repair delaminated or deteriorated concrete on the roof slab underside, ledge beams, interior suspended slab topside, underside and ledge beams, columns, walls, and interior ramp slab topside, walls, and trench drain within the 2024 work area;
- Identify and repair cracks that exceeded waterproofing tolerances within the 2024 work area;
- for any concrete that needed to be removed, the concrete was reinforced with steel preparation and the concrete was replaced and painted to match the surroundings; and
- part of the elastomeric waterproofing membrane system was replaced within the 2024 work area.

This work was done to locally renew the moisture protection for the garage concrete slabs and address normal wear and tear. There was evidence of noted wearing in the traffic membrane at the base of the ramp and high traffic turning areas on the upper levels of the parkade, as well as evidence of leakage at the trench drain, below area drains, and on the underside of the ramp as well as some localized concrete deterioration and leakage.

Although the scope of work above describes building components that were cracked and leaking, this does not mean that these building components were not maintained properly. The work described for this Project was not required due to inadequate or unreasonable maintenance. The work was required because concrete and waterproofing membranes can crack and wear over time and require replacement or repair even when installed correctly, and maintained properly, as was done in this case. The work should be characterized not as repairing or replacing something that was broken or neglected, but as reinforcing and supporting the use of existing major building components.

I estimate that the above-noted work should last at least 5 years. However, please note that this letter is not an assurance or akin to a warranty from WSP.



I am aware this letter will be provided to the BC Residential Tenancy Branch by the owner of the Building to provide information to the tribunal with respect to the scope of the Project in support of its application for an additional rent increase for the Buildings. This letter may not be used for any other purpose.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ravinder Hans'.

Ravinder Hans, B.Arch.Sc., AScT, PMP
Senior Project Manager