

McINTOSH PERRY

January 9, 2023



Project: 1021 4th Ave, New Westminster, BC
 Scope: Balcony Repairs

9	Mobilization/Demobilization of personnel and equipment on site. This work shall include all engineering work related to temporary shoring and safety.	Lump sum	N/A	N/A	\$
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WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

CAPREIT LIMITED PARTNERSHIP
11 Church Street, Suite 401
TORONTO, ON M5E 1W1

July 12, 2022

Person/Business : ATLANTIC PACIFIC CONSTRUCTION LTD.
Account number : 200592787

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since January 01, 2021 and has satisfied assessment remittance requirements to January 01, 2022.

The next payment that will affect this firm's clearance status is due on February 28, 2023.

This information is only provided for the purposes of Section 258 of the *Workers Compensation Act*, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre
Assessment Department

Clearance Reference # : C133254892
CLRA1A

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To alter this document constitutes fraud.

November 21st, 2023

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1

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

Re:

1021 4th Avenue, New Westminster, BC
Progress Draw No. 2
PO No. 8502340
Our Reference No: CCC-224718-22

As requested, we have reviewed the 2nd draw, invoice #32, dated November 1st, 2023, submitted by Atlantic Pacific Construction Ltd submitted November 21, 2023. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of **\$95,800.00** accurately represents the value of repair work carried out by Atlantic Pacific Construction Ltd. at 1021 4th Avenue, New Westminster, BC to date.

We therefore recommend payment **\$82,404.00 including GST**, arrived at as follows:

Draw #2- Invoice#32:	\$87,200.00
Less: 10% Holdback	\$8,720.00
Sub-Total:	\$78,480.00
Plus: 5% G.S.T.	\$3,924.00
Total Payment Due:	\$82,404.00

If you have any questions, please call us at 604-553-4774.

Yours truly,

McIntosh Perry Limited

Reviewed by:



Quinton Daem
Project Coordinator

Gavin Johnson, B.Arch. SC., BSS, CET
Senior Project Manager

Cc: Floyd Taylor, McIntosh Perry, f.taylor@mcintoshperry.com

Atlantic Pacific Construction Ltd.

600-1285 West Broadway
Vancouver,BC,V6H 3X8

Invoice

Date	Invoice #
11/01/2023	32

Invoice To
Capreit Limited Partnership 11 Church St. Suite 401 Toronto, ON M5E 1W1

P.O. No.	Terms	Project
8502340	Net 30	23-1021 4th Ave, New Westm...

Qty	Description	Rate	Amount
	Project: 1021 4th Ave, New Westminster, BC Scope: Balcony Repairs Corner Balcony Areas – 8 Contract Sum = \$365,400.00 + Tax PO # 8502340 Draw # 02 as per attached price breakdown	87,200.00	87,200.00
	10% Holdback	-8,720.00	-8,720.00

Sales Tax Summary	
GST@5.0%	3,924.00
Total Tax	3,924.00

Phone #		E-mail	Total
778-371-3554 893399923		info@atlanticpacific.construction	\$82,404.00

GST/HST No.

Project: 1021 4th Ave, New Westminster, BC
Scope: Balcony Repairs

						Draw -01	Draw -02		
Item No.	1021 4th Ave, New Westminster, BC Description	Unit	Estimated Quantity	Unit Price	Contract Amount		Remaining		Remaining
Corner Balcony Areas – 8									
1	Remove the existing balcony	Square meter	160	\$200.00	\$ 32,000.00	\$ -	\$ 32,000.00	8000	\$ 24,000.00
2	Remove Existing balcony soffits at all work areas (some already removed)	Square meter	120	\$300.00	\$ 36,000.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00
3	Remove the existing vinyl membrane material on the top surface of all the balcony decks down to the underlying wood sheathing and framing. This work shall include the	Square meter	120	\$400.00	\$ 48,000.00	\$ 1,800.00	\$ 46,200.00	12000	\$ 34,200.00
4	Remove the existing sheathing board on the top surface of all balcony decks down to the	Square meter	120	\$300.00	\$ 36,000.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00
5	Remove and replace rim joists on the existing balcony assemblies, a dual 2 x 10 rim joist is required, this work	Linear Meter	160	\$300.00	\$ 48,000.00	\$ -	\$ 48,000.00	12000	\$ 36,000.00
6	replace deteriorated wood joist framing forming part of the balcony areas. This	Linear Meter	100	\$200.00	\$ 20,000.00	\$ -	\$ 20,000.00	5000	\$ 15,000.00
7	Install a new face-mounted (wood decks) and top-mounted (concrete decks) aluminum post	Linear Meter	100	\$600.00	\$ 60,000.00	\$ -	\$ 60,000.00	30000	\$ 30,000.00
8	suspended concrete slabs forming the balconies at the	Square meter	22	\$200.00	\$ 4,400.00	\$ -	\$ 4,400.00	2200	\$ 2,200.00
9	delamination/spalling at suspended concrete slabs forming the	Square meter	24	\$250.00	\$ 6,000.00	\$ -	\$ 6,000.00		\$ 6,000.00
10	suspended concrete slab above garage for application of new	Square meter	24	\$150.00	\$ 3,600.00	\$ -	\$ 3,600.00		\$ 3,600.00
Exterior Walls									\$ -
11	cladding up 12", upturn deck membrane 12", and installation of	Linear Meter	50	\$100.00	\$ 5,000.00	\$ -	\$ 5,000.00		\$ 5,000.00
12	cladding at balcony saddles	Square meter	50	\$200.00	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 10,000.00
13	support posts at all corner balconies. Installation at Unit 112 must be done	Each	8	\$1,300.00	\$ 10,400.00	\$ -	\$ 10,400.00	\$ 2,600.00	\$ 7,800.00
14	Mobilization/Demobilization of personnel and equipment on site, (general mobilization of all four sites)	Lump sum	N/A	N/A	\$ 20,000.00	\$ 6,800.00	\$ 13,200.00	\$ 10,000.00	\$ 3,200.00

[illegible][illegible]



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

CAPREIT LIMITED PARTNERSHIP
370 McCowan Road
Regional Office,
TORONTO, ON M1J 1J3

October 05, 2023

Person/Business : ATLANTIC PACIFIC CONSTRUCTION LTD.
Account number : 200592787

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2024.

This firm has had continuous coverage with us since January 01, 2021.

Employer Service Centre
Assessment Department

Clearance Reference # : C134264365
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.
To alter this document constitutes fraud.



March 19th, 2024

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1

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

Re:
1021 4th Avenue, New Westminster, BC
Progress Draw No. 3
PO No. 8502340
Our Reference No: CCC-224718-22

As requested, we have reviewed the attached Invoice No#41, dated February 19th, 2024, submitted by Atlantic Pacific Construction Ltd. This letter will serve to confirm that the amount of **\$78,020.00** listed in Invoice No#41 accurately represents the work done for balcony repairs at 1021 4th Avenue, New Westminster, BC

We therefore recommend payment **\$73,728.90 including GST**, arrived at as follows:

Draw #3- Invoice#41:	\$78,020.00
Less: 10% Holdback	\$7,802.00
Sub-Total:	\$70,218.00
Plus: 5% G.S.T.	\$3,510.90
Total Payment Due:	\$73,728.90

If you have any questions please call us at 604-553-4774.

Yours truly,
McIntosh Perry Limited

Reviewed by:

Quinton Daem
Project Coordinator

Gavin Johnson, B.Arch. SC., BSS, CET
Senior Project Manager

600-1285 West Broadway
Vancouver, BC, V6H 3X8

Date	Invoice #
2/19/2024	41

Invoice To
Capreit Limited Partnership 11 Church St. Suite 401 Toronto, ON M5E 1W1

P.O. No.	Terms	Project
8502340	Net 30	23-1021 4th Ave, New Westm...

Qty	Description	Rate	Amount
	Project: 1021 4th Ave, New Westminster, BC	78,020.00	78,020.00
	Balconies		
	Draw 3		
	10% Holdback	-7,802.00	-7,802.00

GST@5.0%	3,510.90
Total Tax	3,510.90

				Total		\$73,728.90
		Phone #	E-mail			
GST/HST No.	778-371-3554 89339923			info@atlanticpacific.construction		

Project: 1021 4th Ave, New Westminster, BC
Scope: Balcony Repairs

Item No.	1021 4th Ave, New Westminster, BC Description	Unit	Estimated Quantity	Unit Price	Contract Amount	Draw -01		Draw -02		Draw -03	
						Remaining		Remaining		Remaining	
Corner Balcony Areas – 8											
1	Remove the existing balcony vinyl clad parapets and dispose of all material and debris.	Square meter	160	\$200.00	\$ 32,000.00	\$ -	\$ 32,000.00	8000	\$ 24,000.00	8000	\$ 16,000.00
2	Remove existing balcony soffits at all work areas (some already removed). Supply and install new aluminum soffit assembly at all balconies following completion of repairs.	Square meter	120	\$300.00	\$ 36,000.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00	9000	\$ 18,000.00
3	Remove the existing vinyl membrane material on the top surface of all the balcony decks down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns and all sealants including cants. Membrane applicator must be qualified and approved by Manufacturer.	Square meter	120	\$400.00	\$ 48,000.00	\$ 1,800.00	\$ 46,200.00	12000	\$ 34,200.00	\$ 12,000.00	\$ 22,200.00
4	Remove the existing sheathing board on the top surface of all balcony decks down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the Consultant. New sheathing shall be marine grade plywood, no less than 5/8" in thickness.	Square meter	120	\$300.00	\$ 36,000.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00	\$ 9,000.00	\$ 18,000.00
5	Remove and replace rim joists on the existing balcony assemblies, a dual 2 x 10 rim joist is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include installation of painted fascia. This work shall include the cutting of the existing joists as required to facilitate the rim joist installation.	Linear Meter	160	\$300.00	\$ 48,000.00	\$ -	\$ 48,000.00	12000	\$ 36,000.00	\$ 12,000.00	\$ 24,000.00
6	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be cut and double sistered, and includes all fasteners and through bolts, including Simpson Strong Tie joist hangers.	Linear Meter	100	\$200.00	\$ 20,000.00	\$ -	\$ 20,000.00	5000	\$ 15,000.00	\$ 5,000.00	\$ 10,000.00
7	Install a new face-mounted (wood decks) and top-mounted (concrete decks) aluminum post and picket railing assembly across the balcony including all fasteners and through bolt connections, following completion of the deck repairs detailed above, where the existing balcony railing has been removed.	Linear Meter	100	\$600.00	\$ 60,000.00	\$ -	\$ 60,000.00	30000	\$ 30,000.00		\$ 30,000.00
8	Grind surface of suspended concrete slabs forming the balconies at the first floor along the north elevation to remove existing liquid applied membrane.	Square meter	22	\$200.00	\$ 4,400.00	\$ -	\$ 4,400.00	2200	\$ 2,200.00		\$ 2,200.00
9	Repair concrete delamination/spalling at suspended concrete slabs forming the balconies on the first floor along west and north elevations. Minor top surface are included up to 20mm depth	Square meter	24	\$250.00	\$ 6,000.00	\$ -	\$ 6,000.00		\$ 6,000.00		\$ 6,000.00
10	Prepare surface of suspended concrete slab above garage for application of new liquid waterproofing membrane. Apply new liquid waterproofing membrane.	Square meter	24	\$150.00	\$ 3,600.00	\$ -	\$ 3,600.00		\$ 3,600.00		\$ 3,600.00
Exterior Walls									\$ -		\$ -
11	Remove stucco cladding up 12", upturn deck membrane 12", and installation of Hardie siding with rainscreen system. 24ga dripedge flashing to be installed at top of Hardie siding.	Linear Meter	50	\$100.00	\$ 5,000.00	\$ -	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00
12	Repair stucco cladding at balcony saddles after balcony repair work.	Square meter	50	\$200.00	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 10,000.00		\$ 10,000.00
13	Install 6"x6" support posts at all corner balconies. Installation at Unit 112 must be done with support on the ground. Remove and reinstate the CMU parapet to accommodate installation of post.	Each	8	\$1,300.00	\$ 10,400.00	\$ -	\$ 10,400.00	\$ 2,600.00	\$ 7,800.00	\$ 2,600.00	\$ 5,200.00
14	Mobilization/Demobilization of personnel and equipment on site, (general mobilization of all four sites)	Lump sum	N/A	N/A	\$ 20,000.00	\$ 6,800.00	\$ 13,200.00	\$ 10,000.00	\$ 3,200.00		\$ 3,200.00
15	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit	Cash allowance	N/A	N/A	\$ 20,420.00	\$ -	\$ 20,420.00		\$ 20,420.00	\$ 20,420.00	\$ -
16	Tree Line Protection	Lump sum	N/A	N/A	\$ 16,000.00	\$ -	\$ 16,000.00	\$ 16,000.00	\$ -		\$ -
	Sub-Total				\$ 375,820.00	\$8,600.00	\$ 367,220.00	\$87,200.00	\$ 280,020.00	\$78,020.00	\$ 202,000.00
	GST 5%				\$ 18,791.00	\$430.00	\$ 18,361.00	\$4,360.00	\$ 14,001.00	\$3,901.00	\$ 10,100.00
	Grand Total				\$ 394,611.00	\$9,030.00	\$ 385,581.00	\$91,560.00	\$ 294,021.00	\$81,921.00	\$ 212,100.00
							\$ -		\$ -		\$ -
Holdback											
17	Hold back 10%					\$ 860.00	\$ 36,722.00	\$ 8,720.00	\$ 28,002.00	\$ 7,802.00	\$ 20,200.00
18	GST 5%					\$ 43.00	\$ 1,836.10	\$ 436.00	\$ 1,400.10	\$ 390.10	\$ 1,010.00
17+18	Hold Back Total					\$ 903.00	\$ 38,558.10	\$ 9,156.00	\$ 29,402.10	\$ 8,192.10	\$ 21,210.00
Net Invoice						Draw -01					
15-16	Subtotal - Holdback 10%					\$7,740.00	\$330,498.00	\$78,480.00	\$252,018.00	\$70,218.00	\$181,800.00
16-18	GST 5%					\$387.00	\$16,524.90	\$3,924.00	\$12,600.90	\$3,510.90	\$9,090.00
						\$ 8,127.00		\$ 82,404.00	\$ 264,618.90	\$ 73,728.90	\$ 190,890.00

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- ☒ second and subsequent progress payments; or
☐ release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 2
dated the 24th day of November,
in the year 2023.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Project: 1021 4th Ave.
Scope: Exterior Balcony Repairs

Date of Contract: 18th July 2022
Day Month Year

Name of Owner

CAPREIT GP Inc.as General Partner for and on behalf of CAPRI

Name of Contractor

Atlantic Pacific Construction Ltd.

Identification of Declarant

Name of Declarant

Phil

Position or Title (of office held with Contractor)

President

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in City of Toronto this 12 day of March,
in the year 2024.
City/Town and Province

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

Eric Comartin, A Commissioner, etc.,
City of Toronto, LSO 45079F

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2001 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC
9
2001

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Canadian Construction Documents Committee



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Capriet Limited Partnership
370 McCowan Rd
Regional Office
TORONTO, ON M1J 1J3

March 12, 2024

Person/Business : ATLANTIC PACIFIC CONSTRUCTION LTD.
Account number : 200592787

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to April 01, 2024.

This firm has had continuous coverage with us since January 01, 2021.

Employer Service Centre
Assessment Department

Clearance Reference # : C134658925
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.
To alter this document constitutes fraud.

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:

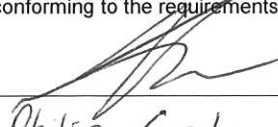
without having a Project Arborist on-site.

- * 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:

Permit #: BP014168



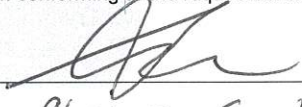
Access Code:

- * 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

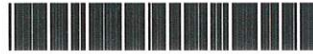
T 604.527.4580 Email: inspections@newwestcity.ca

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



August 27th, 2024

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1

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

Re:
1021 4th Avenue, New Westminister, BC
Progress Draw No. 4
PO No. 8502340
Our Reference No: CCC-224718-22

As requested, we have reviewed the attached Invoice No#42, dated April 16th, 2024, submitted by Atlantic Pacific Construction Ltd (received August 27th, 2024). This letter will serve to confirm that the amount of **\$93,762.00** listed in Invoice No#42 accurately represents the work done for balcony repairs at 1021 4th Avenue, New Westminister, BC

We therefore recommend payment **\$88,605.09 including GST**, arrived at as follows:

Draw #4- Invoice#42:	\$93,762.00
Less: 10% Holdback	\$9,376.20
Sub-Total:	\$84,385.80
Plus: 5% G.S.T.	\$4,219.29
Total Payment Due:	\$88,605.09

If you have any questions please call us at 604-553-4774.

Yours truly,
McIntosh Perry Limited

Reviewed by:

Quinton Daem
Project Coordinator

Gavin Johnson, B.Arch. SC., BSS, CET
Senior Project Manager

Atlantic Pacific Construction Ltd.

600-1285 West Broadway
Vancouver, BC, V6H 3X8

Invoice

Date	Invoice #
4/16/2024	42

Invoice To
Capreit Limited Partnership 11 Church St. Suite 401 Toronto, ON M5E 1W1

P.O. No.	Terms	Project
8502340	Net 30	23-1021 4th Ave, New Westm...

Qty	Description	Rate	Amount
	Project: 1021 4th Ave, New Westminster, BC	93,762.00	93,762.00
	Balconies		
	Draw 4		
	10% Holdback	-9,376.20	-9,376.20

Sales Tax Summary			
GST@5.0%		4,219.29	
Total Tax		4,219.29	

Phone #		E-mail	Total
778-371-3554 893399923		info@atlanticpacific.construction	\$88,605.09
GST/HST No.			

Project: 1021 4th Ave, New Westminster, BC
Scope: Balcony Repairs

Item No.	Description	Unit	Estimated Quantity	Unit Price	Contract Amount	Draw-d1	Remaining	Draw-d2	Remaining	Draw-d3	Remaining	Draw-d4	Remaining	Draw-d5	Remaining	
Corner Balcony Areas - B																
1	Remove the existing balcony vinyl clad parapets and dispose of all material and debris.	Square meter	160	\$200.00	\$ 32,000.00	\$ -	\$ 32,000.00	8000	\$ 24,000.00	8000	\$ 16,000.00	8000	\$ 8,000.00	\$8,000.00	\$ -	
2	Remove existing balcony soffits at all work areas (some already removed). Supply and install new aluminum soffit assembly at all balconies following completion of repairs.	Square meter	120	\$300.00	\$ 36,000.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00	9000	\$ 18,000.00	9000	\$ 9,000.00	\$9,000.00	\$ -	
3	Remove the existing vinyl membrane material on the top surface of all the balcony decks down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns and all sealants including caps. Membrane applicator must be qualified and approved by Manufacturer.	Square meter	120	\$400.00	\$ 48,000.00	\$ 1,600.00	\$ 46,200.00	12000	\$ 34,200.00	\$ 12,000.00	\$ 22,200.00	\$ 12,000.00	\$ 10,200.00	\$10,200.00	\$ -	
4	Remove the existing sheathing board on the top surface of all balcony decks down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the Consultant. New sheathing shall be marine grade plywood, no less than 5/8" in thickness.	Square meter	120	\$300.00	\$ 36,000.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00	\$ 9,000.00	\$ 18,000.00	\$ 9,000.00	\$ 9,000.00	\$9,000.00	\$ -	
5	Remove and replace rim joists on the existing balcony assemblies, a dual 2 x 10 rim joist is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include installation of painted fascia. This work shall include the cutting of the existing joists as required to facilitate the rim joist installation.	Linear Meter	160	\$300.00	\$ 48,000.00	\$ -	\$ 48,000.00	12000	\$ 36,000.00	\$ 12,000.00	\$ 24,000.00	\$ 12,000.00	\$ 12,000.00	\$12,000.00	\$ -	
6	Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be cut and double sided, and includes all fasteners and through bolts, including Simpson Strong Tie joist hangers.	Linear Meter	100	\$200.00	\$ 20,000.00	\$ -	\$ 20,000.00	5000	\$ 15,000.00	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ -	
7	Install a new face mounted (wood decks) and top-mounted (concrete decks) aluminum post and picket railing assembly across the balcony including all fasteners and through bolt connections, following completion of the deck repairs detailed above, where the existing balcony railing has been removed.	Linear Meter	100	\$60.00	\$ 60,000.00	\$ -	\$ 60,000.00	30000	\$ 30,000.00		\$ 30,000.00	15000	\$ 15,000.00	\$15,000.00	\$ -	
8	Grind surface of suspended concrete slabs forming the balconies at the first floor along the north elevation to remove existing liquid applied membrane.	Square meter	22	\$200.00	\$ 4,400.00	\$ -	\$ 4,400.00	2200	\$ 2,200.00		\$ 2,200.00	2200	\$ -	\$ -	\$ -	
9	Repair concrete delamination/loosening at suspended concrete slabs forming the balconies on the first floor along west and north elevations. Minor top surface are included up to 20mm depth.	Square meter	24	\$250.00	\$ 6,000.00	\$ -	\$ 6,000.00		\$ 6,000.00		\$ 6,000.00	4000	\$ 2,000.00	\$2,000.00	\$ -	
10	Prepare surface of suspended concrete slab above garage for application of new liquid waterproofing membrane. Apply new liquid waterproofing membrane.	Square meter	24	\$150.00	\$ 3,600.00	\$ -	\$ 3,600.00		\$ 3,600.00		\$ 3,600.00	2000	\$ 1,600.00	\$1,600.00	\$ -	
Exterior Walls						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11	Remove stucco cladding up 12", upturn deck membrane 12", and installation of Hardie siding with rainscreen system. 24ga dripedge flashing to be installed at top of Hardie siding.	Linear Meter	50	\$100.00	\$ 5,000.00	\$ -	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$2,500.00	\$ -	
12	Repair stucco cladding at balcony saddles after balcony repair work.	Square meter	50	\$200.00	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 10,000.00		\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ -	
13	Install 6"x6" support posts at all corner balconies. Installation at Unit 112 must be done with support on the ground. Remove and re-install the CMU parapet to accommodate installation of post.	Each	8	\$1,300.00	\$ 10,400.00	\$ -	\$ 10,400.00		\$ 10,400.00	\$ 2,600.00	\$ 7,800.00	\$ 2,500.00	\$ 5,300.00	\$5,300.00	\$ -	
14	Mobilization/Demobilization of personnel and equipment on site. (General mobilization of all four sites)	Lump sum	N/A	N/A	\$ 20,000.00	\$ 6,800.00	\$ 13,200.00		\$ 13,200.00		\$ 13,200.00		\$ 13,200.00	\$13,200.00	\$ -	
15	Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit.	Cash allowance	N/A	N/A	\$ 20,420.00	\$ -	\$ 20,420.00		\$ 20,420.00	\$ 20,420.00	\$ -		\$ -	\$ -	\$ -	
16	Tree Line Protection	Lump sum	N/A	N/A	\$ 16,000.00	\$ -	\$ 16,000.00		\$ 16,000.00		\$ 16,000.00		\$ 16,000.00	\$ 16,000.00	\$ -	
17	Rear drop cable extension	Lump sum	N/A	N/A	\$ 3,000.00	\$ -	\$ 3,000.00		\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	
18	Removal and trimming of trees	Lump sum	N/A	N/A	\$ 7,562.00	\$ -	\$ 7,562.00		\$ 7,562.00		\$ 7,562.00	\$ 2,562.00	\$ 5,000.00	\$ 5,000.00	\$ -	
19	Tree removal Permit	Lump sum	N/A	N/A	\$ 1,700.00	\$ -	\$ 1,700.00		\$ 1,700.00		\$ 1,700.00		\$ 1,700.00	\$ 1,700.00	\$ -	
20	Engineered shop drawing	Lump sum	N/A	N/A	\$ 5,000.00	\$ -	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ -	
Sub-Total						\$ 393,082.00	\$8,000.00	\$ 384,482.00	\$87,200.00	\$ 287,282.00	\$78,020.00	\$ 219,262.00	\$93,762.00	\$ 125,500.00	\$125,500.00	\$ -
GST 5%						\$ 19,654.10	\$420.00	\$ 19,774.10	\$4,360.00	\$ 14,864.10	\$3,991.00	\$ 10,963.10	\$4,686.10	\$ 8,275.00	\$6,275.00	\$ -
Grand Total						\$ 412,736.10	\$9,030.00	\$ 403,796.10	\$91,560.00	\$ 312,146.10	\$81,911.00	\$ 230,235.10	\$98,448.10	\$ 131,775.00	\$131,775.00	\$ -

Mid-Back																
17		Mid-Back 10%				\$ 860.00		\$ 8,720.00		\$ 7,862.00		\$ 9,376.20		\$ 12,550.00		
18		GST 5%				\$ 43.00		\$ 436.00		\$ 390.10		\$ 469.81		\$ 627.50		
17+18		Mid-Backs Total				\$ 903.00		\$ 9,156.00		\$ 8,192.10		\$ 9,846.01		\$ 13,177.50		
Net Invoice																
15+16		Outdoor - Mid-Back 10%				\$7,840.00	\$384,482.00	\$392,322.00	\$297,282.00	\$10,218.00	\$219,262.00	\$44,185.80	\$175,500.00	\$112,950.00	\$0.00	
16+18		GST 5%				\$387.00	\$10,218.00	\$10,605.00	\$14,864.10	\$3,510.90	\$10,963.10	\$4,219.29	\$6,275.00	\$5,647.50	\$0.00	
						\$ 8,127.00	\$403,796.10	\$ 403,796.10	\$242,484.00	\$ 312,146.10	\$73,728.90	\$ 238,225.10	\$98,605.09	\$ 131,775.00	\$ 118,597.50	\$0.00

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- second and subsequent progress payments; or
- release of holdback.

The last application for progress payment for which the Declarant has received payment is No. _____
dated the _____ day of _____,
in the year _____.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Date of Contract:

Day

Month

Year

Name of Owner

Name of Contractor

Identification of Declarant

Name of Declarant

Position or Title (of office held with Contractor)

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in _____

City/Town and Province

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2001 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC
9
2001

copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A - 2001.

**Assessment Department Location****Mailing Address**

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Capriet Limited Partnership
370 McCowan Road
Regional Office
TORONTO, ON M1J 1J3

April 18, 2024

Person/Business : ATLANTIC PACIFIC CONSTRUCTION LTD.
Account number : 200592787

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2024**.

This firm has had continuous coverage with us since January 01, 2021.

Employer Service Centre
Assessment Department

Clearance Reference # : C134761580
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.



July 18th, 2024

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto, ON M5E 1W1

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

Re:
1021 4th Avenue, New Westminster, BC
Progress Draw No. 5
PO No. 8502340
Our Reference No: CCC-224718-22

As requested, we have reviewed the attached Invoice No#47, dated July 7th, 2024, submitted by Atlantic Pacific Construction Ltd. This letter will serve to confirm that the amount of **\$125,500.00** listed in Invoice No#47 accurately represents the work done for balcony repairs at 1021 4th Avenue, New Westminster, BC

We therefore recommend payment **\$118,597.50 including GST**, arrived at as follows:

Draw #5- Invoice#47:	\$125,500.00
Less: 10% Holdback	\$12,550.00
Sub-Total:	\$112,950.00
Plus: 5% G.S.T.	\$5,647.50
Total Payment Due:	\$118,597.50

If you have any questions please call us at 604-553-4774.

Yours truly,
McIntosh Perry Limited

Reviewed by:

Quinton Daem
Project Coordinator

Gavin Johnson, B.Arch. SC., BSS, CET
Senior Project Manager

Atlantic Pacific Construction Ltd.

600-1285 West Broadway
Vancouver, BC, V6H 3X8

Invoice

Date	Invoice #
7/07/2024	47

Invoice To
Capreit Limited Partnership 11 Church St. Suite 401 Toronto, ON M5E 1W1

P.O. No.	Terms	Project
8502340	Net 30	23-1021 4th Ave, New Westm...

Qty	Description	Rate	Amount
	1021 4th Ave, New Westminster Draw 5	125,500.00	125,500.00
	10% Holdback	-12,550.00	-12,550.00

Sales Tax Summary

GST@5.0%	5,647.50
Total Tax	5,647.50

	Phone #	E-mail	Total
GST/HST No.	778-371-3554 89339923	info@atlanticpacific.construction	\$118,597.50

Project: 1021 4th Ave, New Westminster, BC
Scope: Balcony Repairs

Item No.	1929 4th Ave, New Westminster, BC	Description	Unit	Estimated Quantity	Unit Price	Contract Amount	Draw #1	Draw #2	Draw #3	Draw #4	Draw #5	Draw #6					
							Remaining	Remaining	Remaining	Remaining	Remaining	Remaining					
Corner Balcony Areas - B																	
1		Remove the existing balcony vinyl clad parapets and dispose of all material and debris.	Square meter	180	\$200.00	\$ -	\$ 32,000.00	8000	\$ 24,000.00	8000	\$ 16,000.00	8000	\$ 8,000.00	\$8,000.00	\$ -		
2		Remove existing balcony soffits at all work areas (some already removed). Supply and install new aluminum soffit assembly at all balconies following completion of repairs.	Square meter	120	\$300.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00	9000	\$ 18,000.00	9000	\$ 9,000.00	\$9,000.00	\$ -		
3		Remove the existing vinyl membrane material on the top surface of all the balcony decks down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns and all sealants including joints. Membrane applicator must be qualified and approved by Manufacturer.	Square meter	120	\$400.00	\$ 48,000.00	\$ 1,800.00	\$ 46,200.00	12000	\$ 34,200.00	\$ 12,000.00	\$ 22,200.00	\$ 12,000.00	\$ 10,200.00	\$10,200.00	\$ -	
4		Remove the existing sheathing board on the top surface of all balcony decks down to the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the Consultant. New sheathing shall be marine grade plywood, no less than 5/8" in thickness.	Square meter	120	\$300.00	\$ -	\$ 36,000.00	9000	\$ 27,000.00	\$ 9,000.00	\$ 18,000.00	\$ 9,000.00	\$ 9,000.00	\$9,000.00	\$ -		
5		Remove and replace rim joints on the existing balcony assemblies, a dual 2 x 10 rim joint is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include installation of painted fascia. This work shall include the cutting of the existing joints as required to facilitate the rim joint installation.	Linear Meter	180	\$300.00	\$ 48,000.00	\$ -	\$ 48,000.00	12000	\$ 36,000.00	\$ 12,000.00	\$ 24,000.00	\$ 12,000.00	\$ 12,000.00	\$12,000.00	\$ -	
6		Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist to be cut and double sistered, and includes all fasteners and through bolts, including Simpson Strong Tie joist hangers.	Linear Meter	100	\$200.00	\$ 20,000.00	\$ -	\$ 20,000.00	5000	\$ 15,000.00	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ -	
7		Install a new face-mounted (wood decks) and top-mounted (concrete decks) aluminum post and picket railing assembly across the balcony including all fasteners and through bolt connections, following completion of the deck repairs detailed above, where the existing balcony railing has been removed.	Linear Meter	100	\$600.00	\$ 60,000.00	\$ -	\$ 60,000.00	30000	\$ 30,000.00		\$ 30,000.00	15000	\$ 15,000.00	\$15,000.00	\$ -	
8		Grind surface of suspended concrete slabs forming the balconies at the first floor along the north elevation to remove existing liquid applied membrane.	Square meter	22	\$200.00	\$ 4,400.00	\$ -	\$ 4,400.00	2200	\$ 2,200.00		\$ 2,200.00	2200	\$ -	\$ -	\$ -	
9		Repair concrete delamination/spalling at suspended concrete slabs forming the balconies on the first floor along west and north elevations. Minor top surface are included up to 20mm depth.	Square meter	24	\$250.00	\$ 6,000.00	\$ -	\$ 6,000.00		\$ 6,000.00		\$ 6,000.00	4000	\$ 2,000.00	\$2,000.00	\$ -	
10		Prepare surface of suspended concrete slab above garage for application of new liquid waterproofing membrane. Apply new liquid waterproofing membrane.	Square meter	24	\$150.00	\$ 3,600.00	\$ -	\$ 3,600.00		\$ 3,600.00		\$ 3,600.00	2000	\$ 1,600.00	\$1,600.00	\$ -	
Exterior Walls							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
11		Remove stucco cladding up 12', return deck membrane 12", and installation of hardie siding with rainscreen system. 24ga crimpedge flashing to be installed at top of hardie siding.	Linear Meter	50	\$100.00	\$ 5,000.00	\$ -	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	2,500.00	\$ 2,500.00	\$2,500.00	\$ -	
12		Repair stucco cladding at balcony saddles after balcony repair work.	Square meter	50	\$200.00	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 10,000.00		\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ -	
13		Install 6"x6" support posts at all corner balconies. Installation at Unit 112 must be done with support on the ground. Remove and re-install the CMU parapet to accommodate installation of post.	Each	8	\$1,300.00	\$ 10,400.00	\$ -	\$ 10,400.00		\$ 10,400.00	\$ 2,800.00	\$ 7,600.00	\$ 2,500.00	\$ 5,300.00	\$5,300.00	\$ -	
14		Mobilization/Demobilization of personnel and equipment on site. (General mobilization of all four sites)	Lump sum	N/A	N/A	\$ 20,000.00	\$ 6,800.00	\$ 13,200.00		\$ 13,200.00		\$ 13,200.00		\$ 13,200.00	\$13,200.00	\$ -	
15		Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit.	Cash allowance	N/A	N/A	\$ 20,420.00	\$ -	\$ 20,420.00		\$ 20,420.00	\$ 20,420.00	\$ -		\$ -	\$ -	\$ -	
16		Tree Line Protection	Lump sum	N/A	N/A	\$ 16,000.00	\$ -	\$ 16,000.00		\$ 16,000.00		\$ 16,000.00		\$ 16,000.00	\$ 16,000.00	\$ -	
17		Rear drop cable extension	Lump sum	N/A	N/A	\$ 3,000.00	\$ -	\$ 3,000.00		\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	
18		Removal and trimming of trees	Lump sum	N/A	N/A	\$ 7,842.00	\$ -	\$ 7,842.00		\$ 7,842.00		\$ 7,842.00	\$ 2,542.00	\$ 5,000.00	\$ 5,000.00	\$ -	
19		Tree removal/Felling	Lump sum	N/A	N/A	\$ 1,700.00	\$ -	\$ 1,700.00		\$ 1,700.00		\$ 1,700.00		\$ 1,700.00	\$ 1,700.00	\$ -	
20		Engineered shop drawing	Lump sum	N/A	N/A	\$ 5,000.00	\$ -	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ -	
Sub-Total							\$ 393,082.00	\$4,600.00	\$87,200.00	\$ 297,282.00	\$79,020.00	\$ 219,262.00	\$93,742.00	\$ 125,500.00	\$125,500.00	\$ -	
GST 5%							\$ 19,654.10	\$430.00	\$ 19,224.10	\$4,380.00	\$ 14,844.10	\$3,901.00	\$ 10,943.10	\$4,688.10	\$ 6,275.00	\$6,275.00	\$ -
Grand Total							\$ 412,736.10	\$9,030.00	\$ 403,756.10	\$91,580.00	\$ 312,146.10	\$82,921.00	\$ 230,225.10	\$98,430.10	\$ 131,775.00	\$131,775.00	\$ -

Holdback															
17	Holdback 10%				\$ 160.00		\$ 8,720.00		\$ 7,852.00		\$ 5,916.20		\$ 12,150.00		
18	GST 5%				\$ 43.00		\$ 436.00		\$ 436.00		\$ 436.00		\$ 436.00		\$ 436.00
19	17-19 Holdback Total				\$ 203.00		\$ 9,156.00		\$ 8,288.00		\$ 6,352.20		\$ 12,586.00		\$ 12,586.00
Bar Invoice						Draw #1		Draw #2		Draw #3		Draw #4		Draw #5	
15-16	Subtotal - Holdback 10%				\$7,740.00	\$384,482.00	\$18,480.00	\$197,282.00	\$10,214.00	\$219,262.00	\$84,945.00	\$125,500.00	\$112,950.00	\$0.00	\$0.00
15-16	GST 5%				\$387.00	\$19,224.10	\$3,904.00	\$14,864.10	\$3,510.00	\$10,963.10	\$4,719.20	\$6,275.00	\$5,647.50	\$0.00	\$0.00
						\$ 8,127.00	\$403,756.10	\$ 22,384.00	\$12,146.10	\$ 23,724.00	\$ 89,664.20	\$ 131,775.00	\$ 118,597.50	\$0.00	\$0.00

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

second and subsequent progress payments; or

release of holdback.

The last application for progress payment for which the Declarant has received payment is No. _____

dated the _____ day of _____,

in the year _____.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Date of Contract: _____

Day

Month

Year

Name of Owner

Name of Contractor

Identification of Declarant

Name of Declarant

Position or Title (of office held with Contractor)

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in _____

City/Town and Province

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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2001

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**Assessment Department Location****Mailing Address**

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Capriet LTD
11 Church Street
Suite 401
TORONTO, ON M5E 1W1

July 12, 2024

Person/Business : ATLANTIC PACIFIC CONSTRUCTION LTD
Account number : 200592787

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **October 01, 2024**.

This firm has had continuous coverage with us since January 01, 2021.

Employer Service Centre
Assessment Department

Clearance Reference # : C134968989
CLRAAA

For more information about Section 258 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

Invoice

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 82123 8847

December 30, 2022

Invoice No: 93532

Accounts Payable
CAPREIT
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-224718-22 CAPREIT - 1021 4th Avenue - Balconies
Purchase Order #8502341

Project Management Fee

Trade Amount	8,600.00
Fee Percentage	5.50
CCMS Fee	473.00
% Billable	100.00

CCMS Fee	473.00
-----------------	---------------

Taxes

Harmonized Sales Tax 82123 8847	13.00 % of 473.00	61.49	
Total Taxes		61.49	61.49

Total this Invoice	\$534.49
---------------------------	-----------------

Invoice

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 82123 8847

November 24, 2023

Invoice No: 98602

Accounts Payable
CAPREIT
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-224718-22 CAPREIT - 1021 4th Avenue - Balconies

Purchase Order #8502341

Progress Draw No. 2

Project Management Fee

Trade Amount 87,200.00

Fee Percentage 5.50

CCMS Fee 4,796.00

% Billable 100.00

CCMS Fee 4,796.00**Taxes**

Harmonized Sales Tax 82123 8847

13.00 % of 4,796.00

623.48

Total Taxes**623.48****623.48****Total this Invoice \$5,419.48**

Invoice

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 123348328

April 5, 2024

Invoice No: 100936

Accounts Payable
CAPREIT
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-224718-22 CAPREIT - 1021 4th Avenue - Balconies
Purchase Order #8502341
Progress Draw No. 3

Project Management Fee

Trade Amount	78,020.00
Fee Percentage	5.50
CCMS Fee	4,291.10
% Billable	100.00

CCMS Fee	4,291.10
-----------------	-----------------

Taxes

HST 123348328	13.00 % of 4,291.10	557.84	
Total Taxes		557.84	557.84

Total this Invoice	<u>\$4,848.94</u>
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Invoice

200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 123348328

September 4, 2024

Invoice No: 103050

Accounts Payable
CAPREIT
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-224718-22 CAPREIT - 1021 4th Avenue - Balconies

Professional Services to August 30, 2024

Construction Review/Contract Admin

Purchase Order #8502341

Progress Draw No. 4 - 5.5% of \$93,762.00 = \$5,156.91

Progress Draw No. 5 - 5.5% of \$125,500 = \$6,902.50

Total \$12,059.41

Fee

Estimated Construction Cost 219,262.00

Fee Percentage 5.50

Fee 12,059.41

Percent Complete 100.00 Total Earned 12,059.41

Previous Fee Billing 0.00

Fee 12,059.41**Taxes**

GST 5.00 % of 12,059.41 602.97

Total Taxes 602.97 602.97**Total this Invoice \$12,662.38**

For billing inquiries: Taylor, Floyd