DEPRECIATION REPORT
FOR
FOREST'S EDGE 3 & 4
768 AND 788 ARTHUR ERICKSON PLACE, WEST VANCOUVER

PREPARED FOR:
The Owners, Strata Plan EPS 5625
c/o The Wynford Group
815 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5

Attention: Tom Agnew, CPRPM, RCM
Strata Manager

PREPARED BY:
Sense Engineering Ltd.
104 – 788 Copping Street
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Attention: Clement Asiedu-Antwi, EIT

August 11, 2025

Sense's Project No. 20vA016E

sense engineering

EXECUTIVE SUMMARY

Forests Edge 3 & 4 consists of two midrise apartment buildings and townhouses housing a total of 67 suites/units. The buildings are constructed over a three-level parking garage. Construction of the buildings was completed in 2019.

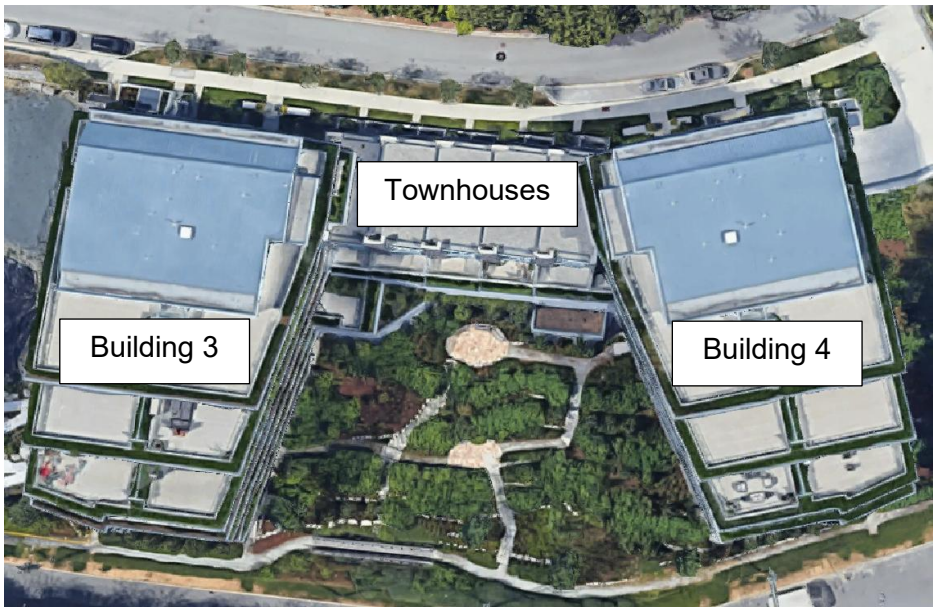


Figure 1: Forest's Edge 3 & 4, aerial image (image via Google)

The buildings are relatively new and have been well maintained since construction.

You will note that the following projects and investigations are recommended in the next three years:

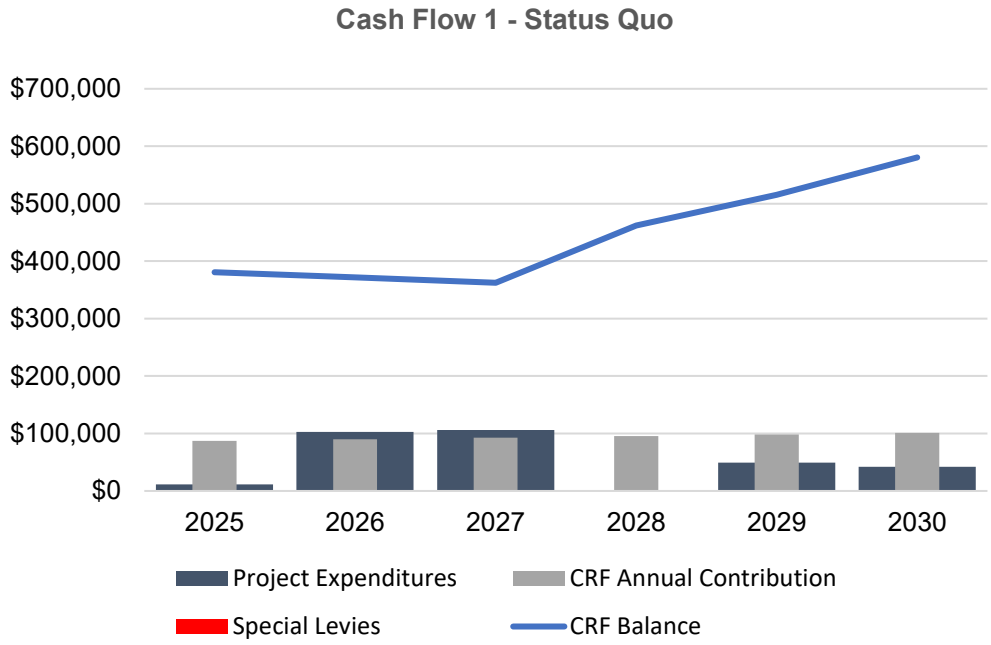
Our analysis shows that an increase to the Contingency Reserve Fund above current contribution levels is required to meet future anticipated expenditures.

The following tables show six-year snapshots for three possible funding scenarios. Full expenditure and cash flow tables are included in Appendices B to E.

Cash Flow Analysis 1: Status Quo

This funding scenario assumes future contributions to the Contingency Reserve Fund at the present level. You will note that there are several future years where the amount in the Reserve Fund will be insufficient to cover the costs of required repairs and renewals, as well as the resultant Special Levy required in those particular years to cover costs.

The table below shows the first six-year snapshot for this scenario. See Appendix C for both 10-year and full 30-year tables and graphs.



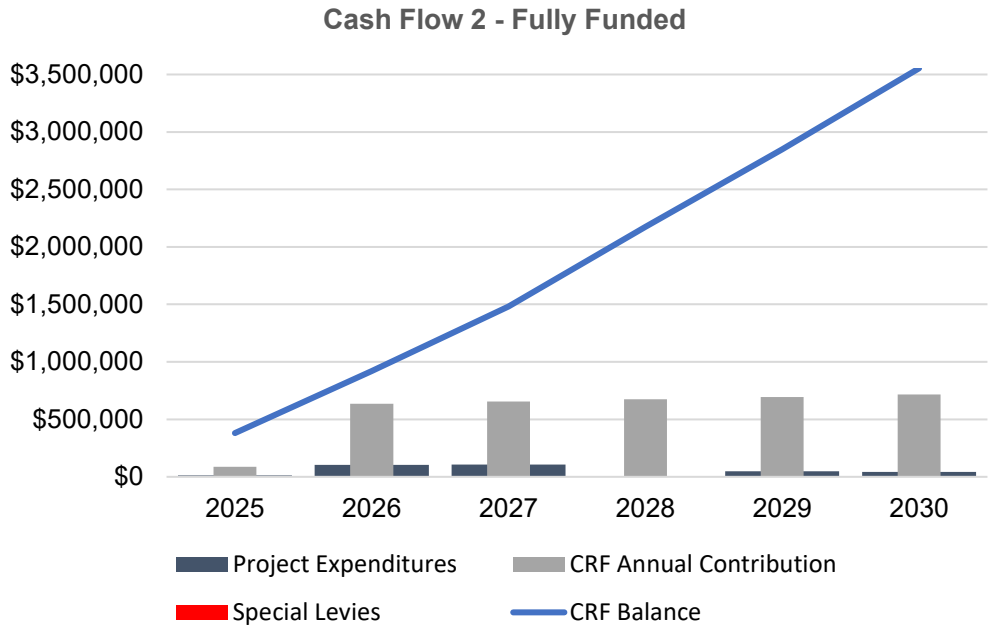
Year	2025	2026	2027	2028	2029	2030
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**
CRF Annual Contribution	**$87,244**	**$89,861**	**$92,557**	**$95,334**	**$98,194**	**$101,140**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$371,681**	**$362,385**	**$461,877**	**$515,722**	**$580,510**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**
YOY% Contribution Increase		**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$1,341.21**	**$1,381.45**	**$1,422.89**	**$1,465.58**	**$1,509.55**

Cash Flow Analysis 2: Fully Funded (No Special Levies)

This funding scenario shows an increase in contributions to the Contingency Reserve Fund in the next fiscal year to cover the cost of future repairs and replacements with no Special Levies.

Following this increase, annual contributions would only increase by the amount of inflation.

The table below shows the first six-year snapshot for this scenario. See Appendix D for both 10-year and full 30-year tables and graphs.

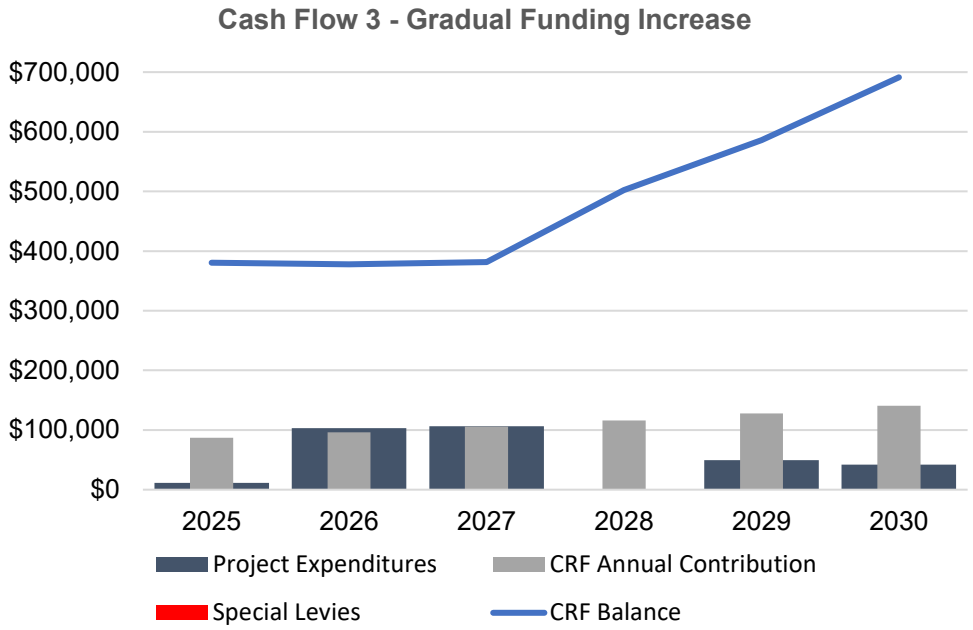


Year	2025	2026	2027	2028	2029	2030
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**
CRF Annual Contribution	**$87,244**	**$636,097**	**$655,180**	**$674,835**	**$695,080**	**$715,933**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$920,884**	**$1,482,785**	**$2,176,183**	**$2,847,379**	**$3,553,725**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**
YOY% Contribution Increase		**629.1%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$9,493.99**	**$9,778.80**	**$10,072.17**	**$10,374.33**	**$10,685.56**

Cash Flow Analysis 3: Gradual Funding Increase

This funding scenario shows steady increases in contributions to the Contingency Reserve Fund, and to eventually (after 2050) bring the contributions to a level where the Reserve Fund is fully funded and annual contributions only needing to be increased by the amount of inflation.

The table below shows the first six-year snapshot for this scenario. See Appendix E for both 10-year and full 30-year tables and graphs.



Year	2025	2026	2027	2028	2029	2030
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**
CRF Annual Contribution	**$87,244**	**$95,968**	**$105,565**	**$116,122**	**$127,734**	**$140,507**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$377,821**	**$381,665**	**$502,252**	**$586,203**	**$691,281**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**
YOY% Contribution Increase		**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$1,432.36**	**$1,575.60**	**$1,733.16**	**$1,906.48**	**$2,097.12**

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APPENDICES

1.0 INTRODUCTION

The Owners of Strata Plan EPS 5625 retained *Sense Engineering* to prepare this Depreciation Report for Forest's Edge 3 & 4 located at 768 and 788 Arthur Erickson Place, West Vancouver.

This report satisfies the requirements of the BC *Strata Property Act* and Regulations.

2.0 DESCRIPTION OF THE STRATA CORPORATION

Forest's Edge 3 & 4 consists of two midrise apartment buildings and townhouses housing a total of 67 suites/units. The buildings are constructed over a three-level parking garage. Amenities include a party room, fitness centre, sauna and steam room. Construction of the buildings was completed in 2019.

For the purposes of this report the 2025 Fiscal Year runs from July 1, 2024 to June 30, 2025.

Photo 1: Typical building entrance.

Photo 2: Typical site features and paving.

Photo 3: Entrance lobby (Building 3).

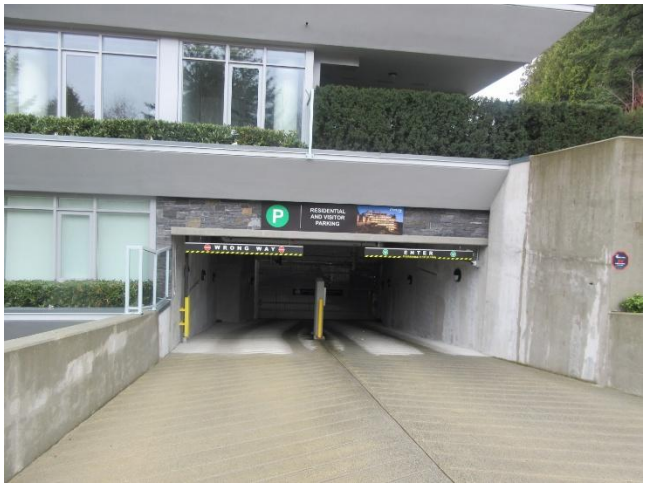

Photo 4: Garage entrance.

Our interpretation of the documents provided and how we understand the Strata Corporation to be operating is that the following property assets (building components and systems) are the common assets which must be addressed as part of this Depreciation Report:

- structural frame, including exclusive use balconies;
- roofs, including exclusive use roof decks;
- exterior cladding, windows and doors;
- interior finishes in common areas;
- site finishes; and
- common mechanical, electrical and plumbing facilities.

We understand that the components and systems which are not common assets and therefore the responsibility of the individual owners include:

- interior suite/unit finishes;
- in-suite/unit-specific plumbing and electrical fixtures and associated piping and wiring; and
- in-suite/unit HVAC units.

The Strata by-laws were not provided to confirm the above.

For the purposes of this study, we have assumed that the Builder will satisfactorily correct all deficiencies identified by the previous Warranty Reviews so that life expectancies of the building components are not adversely affected.

3.0 SENSE'S SCOPE OF WORK

3.1 BC *Strata Property Act* and Regulation Requirements

As per Part 6 of the Regulations to the BC *Strata Property Act*:

> Depreciation reports help strata corporations plan for the repair, maintenance and replacement of common property, limited common property and common assets over a 30 year period.
>
> The report must contain:
>
> - a physical component inventory and evaluation of the common property and assets;
> - a summary of anticipated maintenance, repair and replacement costs for common expenses that usually occur less often than once a year or that do not usually occur, projected over 30 years;
> - A financial forecasting section with at least three cash flow funding models.
>
> Depreciation reports provide useful information to strata lot owners, prospective purchasers, mortgage providers and insurance companies.

Our Depreciation Report provides information satisfying the above requirements. In response to other requirements of the Regulations:

- The employees at *Sense Engineering* have prepared Depreciation-type reports across Canada since the early '90s, and our Team is familiar with virtually all building systems, failure mechanisms and required maintenance, repair and replacement needs.

- *Sense Engineering* was retained by the Strata Corporation, and at the time of writing this report, no employees of *Sense Engineering* have any ownership interest (present or prospective) in the Strata Corporation or its management company, thereby solely providing independent 3rd party consulting services to the Strata Corporation.

- *Sense Engineering* carries $2,000,000 in errors and omissions insurance.

Our intent in preparing this Depreciation Report for the Strata Corporation was to:

- meet the requirements of the BC *Strata Property Act* and Regulations;

- make the report easy to understand and be a useful document to assist in managing the buildings; and

- include a sensible plan for managing costs to maintain, repair and renew the buildings over both the short and long term.

3.2 Preparation, Site Review and Reporting

In preparing this report, we:

- Reviewed the information made available (see Appendix F) and had discussions with Tom Agnew (Strata Manager) to:

  - verify which components of the Strata Corporation are common assets;
  - understand the extent of the Strata Corporation's interests with respect to shared facilities;
  - understand the general construction of the buildings and property;
  - understand the type and level of maintenance and repairs carried out in the past and planned for the future; and
  - understand the financial status of the Strata Corporation.

- Clement Asiedu-Antwi, B.A.Sc., EIT visited the site on March 11, 2025, and visually reviewed representative samples of the common assets to assess existing conditions. As part of this review, we:

  - observed common assets from the ground, accessible roofs, suites and townhouse unit (see below) and common and service areas; and
  - gained access to Suite 505 (Building 4), 507 (Building 3) and the Townhouse Unit at 778 Arthur Erickson Place.

  We were not made aware of any issues with the elevator pits or hoistways, so no access was coordinated to review these areas.

  Brennan Vollering, M.A.Sc., P. Eng., LEED AP reviewed this report.

- We also contacted the KONE Elevator (elevator service contractor) to help us understand the type of elevators and their performance history – we did not receive a response prior to issuing this report.

This report is subject to the Limitations forming Appendix G.

4.0 PROJECTED EXPENDITURES

Using the information gathered, we created an inventory of the Strata Corporation's common assets and the timeframe and cost expected for major repairs and replacement.

The estimated timing of repair/replacement projects is based on typical service lives, adjusting for current conditions and past performance history. Please note that project timing may also depend on material and contractor availability. We assume good maintenance practices are followed. Actual timing depends on many factors, including the frequency or intensity of future building maintenance. Under strict maintenance regimens, the timing of repairs and renewal projects could possibly extend beyond what is presented in this report. Conversely, if essential and timely maintenance is not carried out, it may be necessary to undertake repairs and renewal projects years sooner than what is presented in this report.

As per the *Strata Property Act*, the Depreciation Report includes anticipated maintenance, repair and replacement costs for common expenses that usually occur less than once a year. In general, this Depreciation Report includes any repair or renewal project greater than $5,000. Not included in the report are: smaller repairs and replacement work, routine building maintenance items or items that we understand would typically be addressed as part of regular maintenance using funds from the operating budget (based on how the Strata is currently operating).

The budgets provided in this Depreciation Report are our recommended budgets for the remedial work described in this report. The budgets are calculated using quantities obtained from the building drawings and Strata Plan provided and information we have obtained from similar projects. Quantities are multiplied against unit rates taken from an internal cost database to provide the budgets in the report. Our internal cost database is updated regularly with pricing received from remedial work *Sense Engineering* is involved in within the Lower Mainland. As *Sense Engineering* has no control over contractor pricing, actual costs will vary depending upon the time of tender, availability of supplies, schedule of work and conditions under which the work must be carried out. Final construction costs may vary as concealed conditions may differ from assumptions made at the time of our evaluation.

Cost estimates shown are inflated and include contingencies (typically 10% to 20%) and allowances for design/project management (5% to 15%), where appropriate. GST (5%) has also been included.

The budgets provided in this Depreciation Report are also based on current Code requirements. Future Code updates may have an impact on the scope of recommended work and associated cost estimates.

5.0 FINANCIAL ANALYSIS AND ASSUMPTIONS

As per the BC *Strata Property Act* Regulations, the Contingency Reserve Fund expenditures were projected over a 30-year period to develop various funding scenarios that accommodate anticipated repair/replacement needs. There are repair and replacement projects which will be required beyond the 30-year window of this report. Eventually, in updates to your Depreciation Report, these projects will come into play and affect the future funding requirements of the Contingency Reserve Fund (either negatively or positively).

Our analysis shows that an increase to the Contingency Reserve Fund is required above current contribution levels to meet future anticipated expenditures. The 30-year expenditure table and three possible funding scenarios in the form of cash flows tables are included in Appendices B to E.

Our financial analysis includes the following assumptions:

Fiscal Year End:	June 30th
Reserve Fund Starting Balance (on July 1, 2024):	$301,264, from the June 2024 financial statement provided + a one-time $105,000 CRF Contribution as directed by the Strata
2025 Contribution to Reserve:	$87,244, based on the 2024/2025 Approved Budget provided
Minimum Balance:	$218,000
2025 Operating Fund:	$871,267
Annual Interest Rate:	1.0%
Inflation Rate:	3.0%

Notes:

In our cash flow analysis for 2025, we have used a minimum balance of $220,000. This is roughly 25% of the annual operating fund. We recommend that the Contingency Reserve Fund have a minimum balance equivalent to at least 25% of the annual operating fund to help safeguard against certain situations, such as:

- components performing worse than expected;
- unexpected problems or conditions; or
- new requirements becoming necessary as a result of changes in Codes or local Bylaws.

The minimum balance increases yearly to match inflation.

As of November 1, 2023, the Regulations of the *Strata Property Act* require that annual contributions to the Contingency Reserve Fund are at minimum equivalent to 10% of the annual operating fund. In our cash flow analysis for 2025, we have used an annual contribution to the reserve of $87,244 based on financial information you have provided.

The inflation rate of 3.0% is based on weighted historical construction indices for the Vancouver area, and an interest rate of 1.0% based on historical investment returns for strata corporations of this type and the current investment opportunities available in the marketplace.

6.0 CLOSURE

We trust this report meets the immediate needs of the Strata and other users of the report.

Yours truly,
Sense Engineering

Permit to Practice No. 1002213

2025-08-11

Clement Asiedu-Antwi, B.A.Sc., EIT
Project Manager

Brennan Vollering, M.A.Sc., P.Eng., LEED AP
Project Principal

APPENDIX A – COMMON ASSETS

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1. STRUCTURE

1.1 STRUCTURAL FRAME

BRIEF DESCRIPTION:

The buildings are concrete-framed with cast-in-place reinforced concrete slabs, supported by reinforced concrete columns and walls. The Structural Drawings indicate that the floors slabs from the 2nd floor up have post-tensioning (PT) at the south side of the midrise buildings. The PT strands are shown to be encased in a continuous extruded polyethylene tubing with the voids completely filled with rust inhibiting grease.

The lowest level of the parking garage (Level 1) is a 4" thick reinforced concrete slab-on-grade cast over a polyethylene vapour barrier and compacted granular free draining fill.

The below-grade foundation walls are cast-in-place concrete. The Structural Drawings indicate that the buildings are primarily founded on concrete strip and pad footings.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the structural frames of the buildings.

PRESENT CONDITIONS AND RECOMMENDATIONS:

Most of the structural components are concealed from view. We did not see any evidence of unusual settlement, displacement or structural cracking in the areas we reviewed.

The interior portions of the structures are generally protected from weather and are not expected to require major repair within the report term. Expected repairs to the structural elements exposed to weather are discussed in other sections of this report.

Photo 1: Typical structure in the parking garage.

Post-tensioned (PT) slabs incorporate high-strength cables placed in concrete under high tension. In some types of systems, the cables (and in particular, the anchor ends) are vulnerable to corrosion, either from moisture introduced at the time of construction and/or through exposure to water leakage over the life of the structure. PT cables can also be damaged by drilling and coring in the slabs, so care needs to be taken, including checking for cable locations before completing such work.

Based on the drawings, we understand the PT system is a fully encapsulated system; however, we have not confirmed this through tests. A fully encapsulated system means the cables are coated in protective grease and encapsulated in a tight-fitting (extruded) plastic sheathing during the manufacturing process. Extruded systems are more robust and resistant to deterioration than earlier stuffed systems, though early generations of extruded systems are sometimes susceptible to deterioration at anchorage locations. Because the cables are under high tension, cable failure can be sudden, potentially resulting in significant loss of structural capacity. Given the lack of reported or noted issues and the likelihood of modern encapsulation methods being used, we have not budgeted for an evaluation or repair of the PT system. However, conditions should be monitored and evaluations and/or repair projects brought into future updates to this Depreciation Report, if and when required.

The buildings are in an area with a relatively high risk of strong seismic activity. We have not completed a structural analysis to confirm whether the buildings meet current earthquake resistance requirements. However, the buildings are relatively new, and we expect that they were designed and constructed to meet today's requirements for earthquake resistance.

There is a 10-year structural defects warranty on the buildings. The warranty was provided by Aviva Insurance Company of Canada, represented by its Agent, National Home Warranty Group Inc. (Warranty Policy Number: 10043-B01). We have budgeted for a 10-year warranty review to determine whether there are any defects in the building structures that may justify a claim against the warranty.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Complete 10 Year Structural Warranty Review	$7,000	2029	N/A

1. STRUCTURE

1.2 BALCONIES, ROOF DECKS AND EYEBROWS

BRIEF DESCRIPTION:

There are concrete-framed balconies and roof decks on all elevations of the midrise buildings, and concrete-framed balconies on the south side of the townhouse units. Roof decks are similar to balconies but are located over occupied space. The balconies and roof decks are typically formed by cantilevered extensions of the concrete floor slabs and are supported by the building walls and/or concrete columns. The Structural Drawings indicate that the balconies and roof decks at the south side of the midrise buildings are reinforced with PT cables embedded in the concrete framing (see the *Structural Frame* section of this report for further discussion).

The concrete floor slabs extend beyond the face of the exterior walls at some locations to form eyebrows.

The suite balconies and roof decks are protected with concrete pavers. The Architectural Drawings indicate that there is a modified bitumen waterproofing membrane underneath the pavers. There is a pedestrian grade traffic deck coating on the top surface and edges of the townhouse unit balconies and the eyebrows throughout the buildings. The undersides of the balcony, roof deck and eyebrow slabs are painted.

The balcony and roof deck guards are prefinished aluminum railings with glass in-fill panels that are mounted to the inside faces of perimeter concrete guard walls. The townhouse balconies have similar guards, but these guards are mounted to the vertical faces of the concrete floor slabs (i.e. face-mounted). There are similar divider panels with frosted glass in-fill panels between the adjacent balconies and roof decks.

Drainage for the balconies and roof decks is typically provided by internal area drains and scuppers. The townhouse balconies and eyebrows are sloped to drain over the edges.

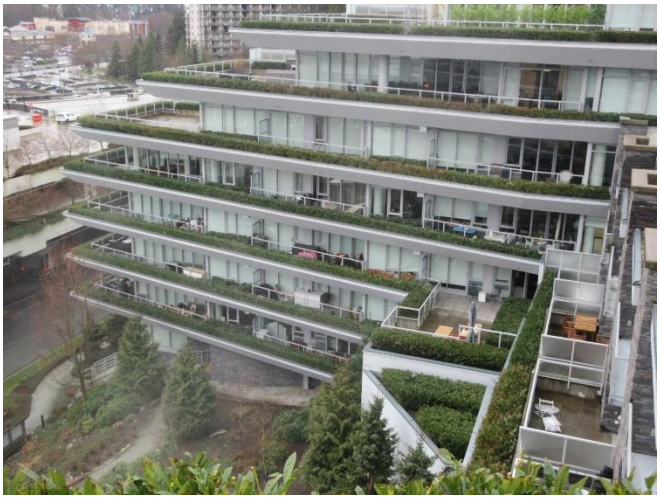


Photo 2: Typical balconies, roof decks and planters.

Photo 3: Typical townhouse unit balconies.

Photo 4: Typical eyebrow.

There are also concrete-framed planters at the perimeter of the midrise buildings at each level. The outer planter wall is inclined at 45° from the horizontal, and the inner planter wall either forms part of the perimeter guard wall at balconies and roof decks, or part of the building enclosure where located under windows. According to the drawings provided, the planters are constructed similarly to the roof decks and balconies but covered with soft landscaping. The outer surfaces of the outer planter walls are painted. There is prefinished sheet metal cap flashing covering the top surfaces of the planter walls.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the balconies, roof decks or eyebrows.

PRESENT CONDITIONS AND RECOMMENDATIONS:

Several conditions related to the roof decks and planters (i.e. conditions which should be addressed), were noted as part of *Sense Engineering's* 5 Year Warranty Review Report. We assume that the conditions identified will be addressed by the Builder and/or Warranty Provider under warranty or as part of future repairs.

As part of this review we noted stains on the balcony and eyebrow slab edges at some locations. We expect that this can be addressed using funds from operating budgets.

The balconies, roof decks, eyebrows and planters are waterproofed to protect the concrete and prevent leakage to the areas below. If water is allowed to leak through the assemblies, then, depending on the extent of carbonation, the moisture in the concrete will cause the steel reinforcing embedded in the concrete to corrode. This eventually causes the concrete to delaminate/spall, resulting in costly repairs in the future.

We have budgeted to rewaterproof the balconies, roof decks, eyebrows and planters. The budget allocated for this includes allowances for local repairs to the concrete. We assume that any local areas that require repairs in the interim or between general repair/replacement projects will be funded out of operating budgets.

We have also budgeted for evaluations of the balconies, roof decks, eyebrows and planters before the planned projects to better define the scope of required repairs, timing and potential phasing options.

The balcony, roof deck, eyebrow and planter rewaterproofing projects are timed to occur in conjunction with exterior wall repair projects to reduce access and mobilization costs. Therefore, access/mobilization costs for the rewaterproofing projects are included as part of exterior wall repairs (see the *Exterior Walls* section of this report for related budgets). Should the projects proceed separately, additional costs will apply.

The top and inner surfaces of the perimeter concrete guard walls at balconies and roof decks are generally not protected, contrary to the Architectural Drawings. This increases the potential for water leakage through cracks in the walls. In order to protect the concrete from leakage and prevent future deterioration, we have budgeted for waterproofing the top surfaces of the walls with a traffic deck coating, and painting the inner face of the walls, followed by similar programs of rewaterproofing and repainting in the future. The project budget is based on a quote received by the Strata and may not include engineering fees and contingencies.

The outer surfaces of the concrete planters, and the undersides of the balconies, roof decks and eyebrows will require periodic repainting to maintain aesthetics. We assume that this work will be completed as part of general exterior wall repair projects and have included budgets accordingly (see the *Exterior Walls* section of this report for further discussion and related budgets).

Unlike steel and wood railings, the aluminum and glass balcony railings could technically be maintained for the life of the buildings with local repair and recoating. However, we assume that the railings will eventually be replaced (likely for aesthetic reasons) after about 50 years. As this would be beyond the report term, replacement projects will need to be considered and brought into future updates to this Depreciation Report.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Evaluate Balconies, Roof Decks, Eyebrows and Planters	$15,000	2029 2041 2053	12
Waterproof Top Surface and Paint Inside Surface of Perimeter Concrete Guard Walls, including Local Repairs (Phased Over Two Years)	$100,000	2026 2027	N/A
Recoat Townhouse Balconies, Eyebrows and Perimeter Concrete Guard Walls, including Local Repairs	$260,000	2031 2043	12
Rewaterproof Balconies, Roof Decks and Planters, including Local Concrete Repairs (Phased Over Two Years)	$2,410,000	2043 2044	25

1. STRUCTURE

1.3 FALL PROTECTION SYSTEM

BRIEF DESCRIPTION:

The buildings have a permanent tie-back anchor and static line system for fall protection. Fall protection drawings were produced by Hilltrust Services Inc., are dated November 4, 2018, and are signed by B. Smit, P.Eng. The drawings indicate that D-bolt anchorage connectors and horizontal lifelines are installed throughout the buildings, along the perimeters of the balconies/ roof decks and at the main roofs.

According to the drawings provided, the system is intended to be used for fall protection only and shall not be used to suspend workers or to hoist materials or equipment. Therefore, if the exterior of the building requires more extensive repairs (for example the walls need repairing and repainting), it may be necessary to install additional anchors to allow suspended swing stage access or use an alternative means of access.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the fall protection system.

PRESENT CONDITIONS AND RECOMMENDATIONS:

No major concerns were reported by Management or in the latest annual inspection report provided (dated December 20, 2023).

The system is required to be annually inspected, and the D-bolt anchors load-tested every five years as per the original installer's instructions.

Minor repairs arising from the annual inspections are expected to be completed on an as-needed basis and funded out of operating budgets. The cost of annual inspections as well as mandatory 5-year testing of the anchors are assumed to be operating expenses. Based on the age of the system and the absence of major concerns to date, capital expenditures are not expected within the report term.

Photo 5: Typical anchor and horizontal lifeline.

We have not budgeted for the installation of additional anchors to permit suspended swing stage access to the exterior of the buildings. Instead, the projected costs of exterior repairs include higher costs to accommodate an alternative means of access.

1. STRUCTURE

1.4 PARKING GARAGE

BRIEF DESCRIPTION:

There is a three-level, conventionally reinforced, underground parking garage below the buildings. There are several storage and service rooms on the garage levels.

The garage is accessed by an on-grade concrete paved ramp at the north-east end of the property. The street that runs north of the buildings (Arthur Erickson Place) provides access to the ramp.

The suspended slab levels (Levels 2 and 3) are protected by vehicular traffic deck coating. The lowest level of the garage (Level 1) has a 4" thick concrete slab-on-grade.

The garage extends beyond the footprints of the buildings to varying degrees on the north and south sides of the property, which results in there being a buried garage roof slab at these areas. Landscaping, patios and walkways are located on top of the garage roof slab. According to the Architectural Drawings, the roof slab is protected by a two-ply modified bitumen waterproofing membrane.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the parking garage.

PRESENT CONDITIONS AND RECOMMENDATIONS:

Several conditions related to the suspended slabs, roof slab and foundation walls (i.e. conditions which should be addressed), were noted as part of *Sense Engineering's* 5 Year Warranty Review Report. We assume that the conditions identified will be addressed by the Builder and/or Warranty Provider under warranty or as part of budgeted repair projects.

Suspended Slabs

We completed a visual review of sample areas of the suspended parking slabs and noted the following:

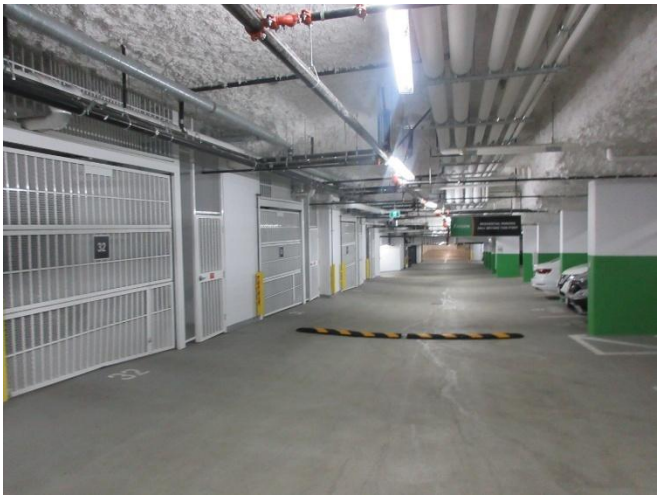


Photo 6: Parking garage.

- There is evidence of leakage in the form of efflorescence and/or water staining through cracks in the suspended slabs at some locations.
- The traffic deck coating is generally in good condition except at a few locations (typically around drains) where it has prematurely failed/peeled.

The suspended parking slabs are waterproofed to protect the concrete and prevent leakage to the parking levels below. If water is allowed to leak through worn or damaged parts of the traffic coating system, then, depending on the extent of carbonation and/or chlorides within the concrete, the moisture in the concrete will cause the steel reinforcing embedded in the concrete to corrode. This eventually causes the concrete to delaminate/spall, resulting in costly repairs in the future.

We have budgeted for periodic phased application of a new wear course of waterproofing over the existing suspended slab waterproofing. The budget allocated for this includes allowances for local repairs to the concrete and base course of waterproofing. Before undertaking a garage re-waterproofing project, the traffic coatings should be evaluated. This would involve making test cuts to check the thickness of the base coat and that the bond of the system is adequate. We have budgeted for these evaluations.

Isolated leaks through the suspended slabs are expected to be addressed on an as-needed basis funded out of operating budgets.

Garage Roof Slab

At a few locations, we noted evidence of water ingress in the form of staining/efflorescence at cracks and joints in the garage roof slab.

Buried waterproofing membranes under landscaped areas typically have a service life of 30 to 40 years depending on the type of waterproofing installed, but about 5 years less in areas where there is vehicular or pedestrian traffic due to exposure to de-icing chemicals, temperature cycling and traffic loading on waterproofing materials. These life expectancies assume proper materials were installed at the time of construction and proper application procedures were followed. There are a few locations of water leakage at the perimeter of the garage, which may be associated with the roof slab waterproofing and/or perimeter foundation walls (see below).

We have budgeted for eventual re-waterproofing of the garage roof slab, as well as for local interim repairs after about 20 years of service. The timing and phasing of these projects will be based on performance and tolerance to leakage and should be further considered as part of the recommended garage evaluations and future updates to this Depreciation Report.

Isolated leaks through the garage roof slab are expected to be addressed on an as-needed basis funded out of operating budgets.

Garage Perimeter Foundation Walls

We noted evidence of water ingress in the form of staining/efflorescence at cracks and joints in the foundation walls. We expect that these leaks will be addressed through crystalline waterproofing or injection-type repairs, and we have budgeted periodic allowances for this.

Slab-On-Grade

There are some cracks in the concrete slab-on-grade. However, we did not note any excessive cracking or differential settlement that would suggest there are sub-grade problems. As the cracking is not affecting use, we have not included projects for repair.

Garage remediation projects may trigger the need to install/replace oil interceptors at the property. The costs associated with oil interceptors vary greatly depending on location (i.e. exposure to elements or indoors) and size (i.e. gpm – flow rate). Before undertaking garage repair projects, the need to install/replace oil interceptors at the property should be considered as part of future building evaluations. We have not allowed for installation or replacement costs at this time. However, budgets should be included if found to be necessary.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Evaluate Parking Garage	$12,000	2030 2042 2053	N/A
Apply New Wear Course to Suspended Slab Drive Aisles	$290,000	2031 2043	12
Apply New Wear Course to Suspended Slab Parking Stalls	$205,000	2043	24
Repair Garage Roof Slab	$160,000	2037	35
Rewaterproof Garage Roof Slab	$1,420,000	2054	35
Crystalline Waterproofing/ Injection-Type Repairs at Foundations Walls and Roof Slab (Allowance)	$12,000	2029 2034 2039 2044 2049 2054	5

2. BUILDING ENVELOPE

2.1 EXTERIOR WALLS

BRIEF DESCRIPTION:

The exterior walls are primarily clad in a combination of stone veneer and window wall assemblies. There are curtain wall assemblies at the main entrances to the midrise buildings, and prefinished sheet metal clad walls at roof level. There are also localized areas of painted, cast-in-place concrete walls throughout the buildings.

See the *Windows and Balcony, Roof Deck and Patio Doors* section of this report for further discussion and budgets relating to the window wall and curtain wall assemblies.

The stone veneer walls are designed as drained systems, meaning that a drainage cavity has been incorporated to drain water which penetrates through the cladding back to the exterior. As a result, the outer surface does not need to be perfectly watertight to perform satisfactorily.

The construction of the sheet metal clad walls is not described in the Architectural Drawings. However, we expect that the siding is installed over some form of sheathing protection (e.g. building paper), insulation is installed within the stud cavities and there is a vapour barrier on the warm side of the insulation.

Cracks and joints in concrete walls can provide a path for water leakage to the interior, so they need to be treated to protect against water ingress. Proactive maintenance is imperative for long term performance.

The joints at the perimeter of windows and doors, and between changes in cladding types, are typically sealed with a flexible caulking material.

There are metal canopies with laminated glazing panels above the townhouse entrance doors. The canopies are secured to the building walls and slope to drain into eavestroughs along the back edges. The eavestroughs are connected to downpipes that discharge below grade.

Photo 7: Typical exterior walls.

Photo 8: Typical metal canopy over townhouse unit entrance.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the exterior walls.

PRESENT CONDITIONS AND RECOMMENDATIONS:

There are some defects related to the exterior walls (i.e. conditions which should be addressed), that were noted as part of *Sense Engineering's* 5 Year Warranty Review Report. We assume that these conditions will be addressed by the Builder and/or Warranty Provider under warranty or as part of the budgeted repair projects.

Aside the conditions referenced above, we were not made aware of any reports or evidence of active water leakage through the exterior walls.

We have budgeted for a program of exterior wall repairs to maintain aesthetics and prevent deterioration. The repairs will include:

- recoating/repainting the concrete walls, columns, soffits and planters;
- routing and sealing cracks in concrete walls;
- local stone veneer and metal cladding repair/replacement;
- repainting the metal canopies;
- local sealant replacement; and
- local replacement of exterior light fixtures.

Thin stone veneer cladding typically has a service life of about 30 years if properly installed and reasonable quality materials are used. The stone veneer clad walls will likely require replacement within the report term. Therefore, we have budgeted for their replacement.

We have also budgeted for evaluations of the exterior walls prior to the planned repair and replacement projects to better define the scope of required repairs, timing and potential phasing options.

With diligent repairs and maintenance, we expect that the concrete walls can be maintained for the life of the buildings without major remediation.

The metal cladding at the buildings is limited. We expect that local replacement of the cladding, if needed, can be completed as needed as part of the general exterior wall repair projects. Therefore, we have included allowances accordingly. Broadscale replacement of the metal cladding is not expected within the report term.

We assume that any broken canopy glass will be replaced on an as-needed basis funded out of operating budgets.

We also assume that repairs to address local leakage or deterioration between periods of general wall repairs will be carried out on an as-needed basis funded out of operating budgets.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Evaluate Exterior Walls	$14,000	2030 2042	12
Repair Exterior Walls	$520,000	2031 2043	12
Reclad Stone Veneer Walls	$970,000	2049	30

2. BUILDING ENVELOPE

2.2 WINDOWS AND BALCONY, ROOF DECK AND PATIO DOORS

BRIEF DESCRIPTION:

There is a combination punched windows, vertically continuous window walls, curtain walls and floor-to-ceiling window assemblies. The windows are aluminum-framed with both fixed and operable double-glazed insulating glass units (IGUs). The operable windows typically consist of casement windows with rubber compression gasket weatherstripping.

The window wall systems have opaque glass spandrels across the floor slabs and at some wall areas.

The curtain wall systems are located at the main entrances to the midrise buildings. The curtain wall systems incorporate double-glazed IGUs in aluminum frames. The glass is installed from the exterior and is retained by pressure plates concealed below decorative metal snap covers.

The balcony, roof deck and patio doors consist of aluminum-framed sliding doors with full-height IGUs. Single sash sliding doors typically have plastic fin and fibrous pile type weatherstripping and double sliding doors have rubber gasket-type weatherstripping, where checked.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the windows or balcony, roof deck and patio doors.

PRESENT CONDITIONS AND RECOMMENDATIONS:

There are some defects related to the windows and balcony, roof deck and patio doors (i.e. conditions which should be addressed), that were noted as part of *Sense Engineering's* 5 Year Warranty Review Report. We assume that these conditions will be addressed by the Builder and/or Warranty Provider under warranty.

Photo 9: Typical exterior windows.

Photo 10: Typical single sash sliding door.

Aside the conditions referenced above, we were not made aware of any other issues or reports of water or excessive air leakage through the windows or balcony, roof deck and patio doors, and we noted no evidence of water leakage in the areas we reviewed. The weatherstripping, where seen is in good condition and no failed IGUs were reported or identified.

IGUs can be expected to start failing after about 10 to 15 years of service and the frequency typically increases with age. We expect that failed units will be replaced on an as-needed basis funded out of operating budgets in the early years of the buildings. We also expect that the window/door weatherstripping and hardware will be replaced on an as-needed basis funded out of operating budgets.

We have budgeted for a future program of biennial replacement of failed IGUs, when failure rates are expected to start increasing. Failure rates and locations should be closely monitored, and budgets and timing modified as part of future updates to this Depreciation Report.

Window wall systems are prone to leakage because there are many joints and interfaces within the system, and operable windows are integrated within them. Over time, the internal drainage paths can become blocked, and the seals can fail, resulting in localized leakage. As the drainage provisions and internal seals within the window walls are concealed, it is difficult to review their condition and even more difficult to repair. Performance is typically checked by pressurized air and water testing. In the absence of further information, we assume that any repairs required to address local areas of leakage will be carried out as part of regular maintenance funded out of operating budgets. Leakage and repairs should be closely monitored. Should costs become significant, consideration should be given to bringing projects into future updates to this Depreciation Report.

The curtain wall assemblies are generally protected by building overhangs. We do not anticipate their replacement being required within the report term. We assume that any required local repairs will be carried out on an as-needed basis funded out of operating budgets.

Modern window and door assemblies have a service life of about 40 to 50 years. Based on age, we do not anticipate general replacement of the windows and balcony, roof deck and patio doors being required within the report term. However, replacement projects will need to be added to Depreciation Report Updates, which will likely result in significant increases to the required contributions to the Contingency Reserve Fund.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Failed IGUs	$25,000	2036 2038 2040 2042 2044 2046 2048 2050 2052 2054	2

2. BUILDING ENVELOPE

2.3 EXTERIOR DOORS

BRIEF DESCRIPTION:

The exterior doors include the following:

- *Main Building Entrances:* There are aluminum-framed double swing doors, installed in a vestibule configuration and integrated within the curtain wall system.
- *Townhouse Unit Entrances:* There are aluminum-framed swing doors with full-height IGUs, and transoms and sidelites.
- *Parking Garage:* There is a metal picket overhead door with a power operator.
- *Private Parking Stalls:* There are metal picket overhead doors with power operators, and adjoining pedestrian swing doors.
- *Building Exits:* There are metal doors in metal frames.

The balcony, roof deck and patio doors are discussed in the *Windows and Balcony, Roof Deck and Patio Doors* section of this report.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the exterior doors.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the exterior doors.

Based on age, we do not anticipate general replacement of the main entrance and townhouse unit entrance doors being required within the report term. However, replacement projects will need to be added to Depreciation Report Updates. We assume that any local repairs will be carried out on an as-needed basis funded out of operating budgets.

We have budgeted for replacement of the parking garage and private parking stall overhead doors.

Photo 11: Typical main building entrance doors.

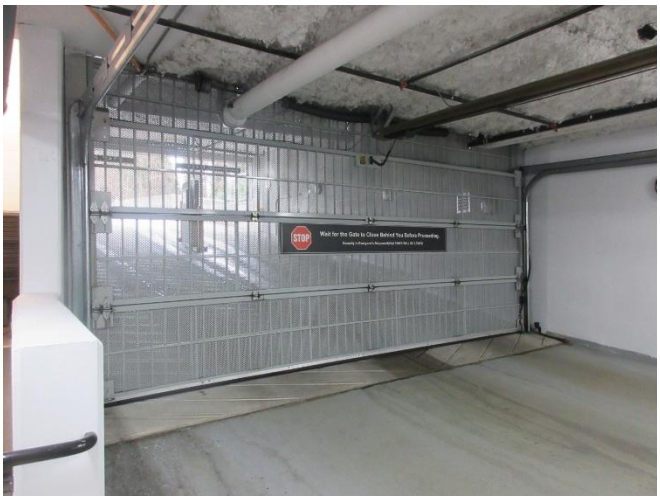


Photo 12: Garage overhead door.

Replacing the few remaining doors will be less costly. Therefore, we expect them to be repaired or replaced on an individual and as-needed basis funded out of operating budgets.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Garage Overhead Door	$8,000	2044	25
Replace Private Parking Stall Overhead Doors	$55,000	2049	30

2. BUILDING ENVELOPE

2.4 ROOFING

BRIEF DESCRIPTION:

The roofs at the buildings include (from the top, down):

- main sloped roofs;
- 8th floor (Building 3) and 7th floor (Building 4) flat roofs;
- roof decks and planters over suites and parking garage that are discussed in other sections of this report;
- flat roofs over the townhouse units; and
- flat roofs above the main entrances.

According to the Architectural Drawings, and confirmed where possible by our site observations, the roofing assemblies typically consist of protected waterproofing systems with standing seam metal panels, ballast, concrete pavers or growing medium installed over a two-ply modified bitumen waterproofing membrane.

There are small flat roofs at the north and south sides of the main sloped roofs. These roofs are protected by an exposed modified bitumen membrane.

The membrane flashings at the perimeter of the roofs are covered with sheet metal flashing. Internal area drains typically provide drainage for the roofs.

The roof decks and planters are further discussed in the *Balconies, Roof Decks and Eyebrows* section of this report.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the roofs.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any reports of active water leakage through the roofs or roof decks.

Photo 13: Typical sloped metal and exposed bitumen roof.

Photo 14: Ballasted roofs over the townhouses.

Exposed modified bitumen roofs in the Lower Mainland climate tend to have a serviceable life of about 20 years before they need to be replaced. Protected roof assemblies (such as with gravel ballast or concrete pavers) have an expected service life of about 25 to 30 years. These life expectancies assume proper materials were installed at the time of construction and proper application procedures were followed. The roofs are still relatively new and assuming proactive annual maintenance, we expect that they can be maintained in a serviceable condition to their expected service lives, possibly longer. However, their conditions should be monitored and replacement timing reconsidered as part of future updates to this Depreciation Report.

We have budgeted for replacing the flat roofs at the end of their expected service lives. We assume that the exposed modified bitumen roofs will be replaced in conjunction with the ballasted roofs to save on access and mobilization costs.

We have budgeted for an evaluation of the roofs before replacement. This will provide a more accurate estimate for the replacement timing and budget as roofing prices can fluctuate significantly from year to year.

Metal roofs tend to have a serviceable life of 50+ years if well sloped. However, the metal roofs at Forest's Edge have low slope, so service life will likely be more similar to other protected modified bitumen flat roofs. Given the slope of the metal roofs, we have estimated a service life of 40 years. Based on age, we do not anticipate general replacement of the sloped metal roofs being required within the report term. However, replacement projects will need to be added to future updates to this Depreciation Report. We assume that repainting/repairs to the metal roofs prior to general repairs can be completed as part of maintenance or the ballasted roof replacement project.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Evaluate Roofs	$10,000	2043	25
Replace Flat Roofs	$860,000	2044	25

3. FIRE SAFETY

3.1 GENERAL

BRIEF DESCRIPTION:

The buildings are protected by a Mircom fire alarm system. A dry sprinkler system serves the parking garage levels and a wet sprinkler system serves the above-grade portions of the buildings. An emergency generator provides power to essential building systems. Emergency lighting is provided throughout the common areas and exit paths. Refer to the following sections of this report for further discussion on the fire alarm, suppression and emergency power systems.

The fire separations are generally formed by rated drywall assemblies, and concrete walls and floor slabs. There are magnetic operated double fire doors in the Level 1 Amenity Corridor with pull stations on both sides of the doors.

Egress from the buildings is provided by stairwells and exit doors.

3. FIRE SAFETY

3.2 DETECTION / ALARM

BRIEF DESCRIPTION:

The buildings each equipped with a single-stage Mircom fire alarm system with integrated voice communication. The control and booster panels are located in Electrical Rooms on Level 1 West and Level 3 East. There are remote annunciator panels in each front entrance lobby.

The fire alarm system monitors smoke and heat detectors located throughout the buildings, supervised valves in the suppression systems and manual pull stations at exits. Signaling devices (speakers and strobe lights) are located throughout the buildings and within the individual suites/townhouse units. Firefighters' handsets are located at the annunciator panels and within the common corridors.

Hard-wired, battery back-up smoke alarms locally sound within the apartment suites and townhouse units.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the fire detection/alarm systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

DSN Safety presently maintains the detection/ alarm system. We were not made aware of any major issues with the system.

Minor repairs and required replacement of individual components/devices, as identified by ongoing inspections, are expected to be funded from operating budgets.

Photo 15: Typical fire alarm control and booster panels.

Photo 16: Typical remote annunciator panel.

While the systems are still relatively new and presently performing well, we have budgeted for eventual replacement of the control panels and front-end systems. The project assumes that the panels will be replaced with similar, compatible systems such that the majority of the existing field devices and wiring can be reused. The replacement timing will depend on the performance of the systems and the service contractor's ability to continue to find replacement parts. The replacement cost will depend on what system components require replacing and what upgrades are necessary to meet Code requirements at the time. This should be re-evaluated as part of future updates to this Depreciation Report as further information from the service contractor and/or a life safety consultant are available.

Elevator upgrades/modernization may trigger mandatory (and costly) upgrades to the fire alarm systems to meet the current Elevator Code. Before replacing the fire alarm panels, the Strata should confirm with a building official, the BC Safety Authority and/or fire/electrical/code consultants whether additional work with regards to the fire alarm systems will be needed to meet the current Elevator Code. As the timing, extent and cost of the upgrade requirements cannot be reasonably predicted in advance, no allowances for additional upgrades have been budgeted for.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Fire Alarm Control and Annunciator Panels	$160,000	2039	20

3. FIRE SAFETY

3.3 SUPPRESSION

BRIEF DESCRIPTION:

The suppression systems include:

- dry sprinkler system serving the parking garage and garage-level service and storage rooms;
- wet sprinkler system serving the suites, townhouse units, common corridors and common areas;
- standpipe system serving the main stairwells; and
- portable fire extinguishers throughout the buildings.

A combined incoming water service splits to supply the domestic and fire suppression systems. The incoming service line and main suppression system equipment are located in the Water Entry/Sprinkler Room on Level 3 East.

Fire department connections are located on stone-clad site walls at the main entrances to the midrise buildings.

There is a fire hydrant at the north side of the property by the entrance to Building 3. Based on its location, we assume that the hydrant is the sole responsibility of the District to repair/ maintain.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the fire suppression systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

DSN Safety presently maintains the suppression systems. We were not made aware of any major problems with the suppression systems.

Dry-pipe systems are vulnerable to corrosion from the inside out. As such, we cannot determine the condition of the piping from a visual review alone.

Photo 17: Fire suppression equipment.

Photo 18: Typical fire department connections.

Repair and eventual replacement of the various individual components (e.g. valves, piping, sprinkler heads, etc.) should be expected. We assume this work, as well as other minor repairs identified by the annual testing and the testing itself, will be funded out of operating budgets.

We have budgeted for a periodic allowance to address the more significant problems which are likely to arise as the systems age, including local replacement of suppression system components as required. The required repairs should be closely tracked, and budgets and timing of the allowance should be adjusted as required as part of future updates to this Depreciation Report.

Representative samples of the sprinkler heads must be removed for periodic testing as per Fire Code and NFPA 25 requirements. If the sample heads pass the testing, the remaining heads can remain in place until testing is required again. Should any of the heads fail testing, all heads within the sample area of the failed type will require replacement, while the heads that passed the testing can remain in place until testing is required again. If there are known leaks at the time of the required testing, it will be necessary to replace heads and some piping. Depending on the types of sprinkler heads installed at the buildings, the timing and frequency of testing may vary. The Strata should confirm what sprinkler heads are installed at the buildings and the associated testing requirements with their fire service contractor. We have included an allowance for testing as part of the repair and testing allowance budgeted below.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Suppression System Repair/ Testing Allowance	$25,000	2039 2044 2049 2054	5

3. FIRE SAFETY

3.4 EMERGENCY POWER

BRIEF DESCRIPTION:

Emergency power is provided by a diesel-fired Blue Star 300kW generator. The generator is located in the Level 3 East Generator Room and provides power through an automatic transfer switch to supply essential systems such as exit signs, emergency lighting, the fire alarm system, elevators, etc. The transfer switch is rated for 400A and is located in the Generator Room.

There is a fuel storage tank next to the generator with a capacity of 1035L.

There are individual emergency light fixtures in some service rooms.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the emergency power systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

Anser Power Systems presently maintains the emergency power generator. We were not made aware of any significant issues with the generator. The unit had logged 58 hours and 39 minutes at the time of the last annual inspection.

Major manufacturers will typically not support older equipment, and we cannot predict how long replacement parts will remain available as components begin to fail. Based on the age of the unit, we have budgeted for an overhaul of the generator followed by eventual replacement of the generator, fuel tank and transfer switch.

We assume that the emergency lighting units will be repaired and replaced on an as-needed basis funded out of operating budgets.

Photo 19: Emergency power generator.

Photo 20: Typical emergency lighting unit.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Overhaul Generator	$25,000	2036	35
Replace Generator, Fuel Tank and Transfer Switch	$200,000	2054	35

4. INTERIOR

4.1 FF&E (FURNITURE, FIXTURES AND EQUIPMENT)

BRIEF DESCRIPTION:

The common areas are finished as follows:

- *Main Entrance Lobbies:* There are tiled floors with carpet inlays, a combination of laminate paneled and wallpapered walls, and painted ceilings. There are metal inset mailboxes. Furnishings include chairs, tables, benches, planter boxes and wall-hung art. There is a Concierge desk and chair in the Building 4 lobby.
- *Common Corridors:* There are typically carpeted floors, wallpapered walls and painted ceilings. At the parking levels, there are tiled floors in front of the elevators.
- *Stairwells:* There are painted concrete floors, walls and ceilings and prefinished aluminum handrails.
- *Parking Level Lobbies:* There are tiled floors and painted walls and ceilings.
- *Party Room:* There is a combination of carpeted and tiled floors, painted, wallpapered and tiled walls, and a painted ceiling. Furniture includes couches, chairs and tables. There is a kitchenette with a dishwasher, range, oven, refrigerator, double basin sink and wall-mounted cabinets.
- *Party Room Washroom:* There is a tiled floor, a combination of tiled and wallpapered walls, and a painted ceiling. There is a ceramic toilet and sink.
- *Fitness Centre:* There is a rubber-tiled floor, a combination of painted, mirrored and tiled walls, and a painted ceiling. Equipment includes two multifunction pulley machines, four treadmills, two ellipticals, one power rack weight station, three upright bicycles, one rowing machine and four TV sets.

Photo 21: Main entrance lobby (Building 4).

Photo 22: Party Room.

Photo 23: Fitness Centre.

- *Amenity Corridor:* There is a tiled floor and painted walls and ceiling.
- *Changerooms:* There are tiled floors and walls, and painted ceilings. There are wood benches and cabinets, ceramic sinks in laminate vanities and ceramic toilets.
- *Sauna:* There is a tiled floor, and wood plank walls and ceiling. There are wood benches and an electric heater.
- *Steam Room:* There are tiled finishes throughout. Steam for the room is generated by a Relax-A-Mist (Model SG-18) steam generator located in the space between the Steam Room and Female Changeroom on Level 1 West.
- *Service and Storage Rooms:* There are typically painted concrete finishes. Some rooms have bare concrete/concrete blocks. Storage rooms have metal cage lockers.
- *Parking Garage:* There is waterproofing applied to the floor at the suspended slabs (Levels 2 and 3) and bare concrete at the lowest level of the garage (Level 1). There are typically painted walls, columns and ceilings. There is spray applied insulation on the underside of the ceiling below the buildings at the upper parking level. See the *Parking Garage* section of this report for further discussion and budgets.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the finishes, furniture, fixtures or equipment.

PRESENT CONDITIONS AND RECOMMENDATIONS:

The common area finishes are generally in good condition. We did not see any excessive wear or tear in the areas reviewed.

The timing and scope of interior finish renewal generally depends on owner objectives. We assume that minor renovations of less finished areas will be funded from operating budgets. We have budgeted for:

- main entrance lobby renovation;
- common corridor refurbishment and carpet replacement,
- stairwell repainting;
- parking level lobby refurbishment;
- party room and washroom refurbishment;
- fitness centre refurbishment and equipment replacement allowance;
- changeroom, sauna and steam room refurbishment; and
- parking garage repainting.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Renovate Main Entrance Lobbies	$90,000	2044	25
Refurbish Corridors, including Carpet Replacement	$215,000	2039	20
Repaint Stairwells	$18,000	2054	35
Refurbish Parking Level Lobbies and Amenity Corridor	$30,000	2045	25
Refurbish Party Room and Washroom	$35,000	2040	20
Refurbish Fitness Centre	$75,000	2040	20
Fitness Centre Equipment Replacement Allowance	$15,000	2034 2039 2044 2049 2054	5
Refurbish Changerooms, Sauna and Steam Room	$80,000	2043	25
Repaint Parking Garage	$50,000	2054	35

5. SITE

5.1 SITE FEATURES AND PAVING

BRIEF DESCRIPTION:

The site features and paving include the following:

- *Building Address Signage:* There are metal building address signs mounted to stone-clad site walls and piers at the main entrances to the midrise buildings and townhouse units.
- *Soft Landscaping:* There are trees, shrubs and grass areas throughout the property. There is an in-ground irrigation system for the landscaped areas.
- *Retaining Walls:* There are cast-in-place concrete and stone boulder retaining walls throughout the property. The retaining walls typically enclose soft landscaping to form planters.
- *Railings and Guards:* There are various exterior railings and guards at stairs and changes in elevation throughout the property. Railings and guards are typically prefinished aluminum, with glass in-fill panel at some locations.
- *Stairs:* There are cast-in-place concrete stairs at various locations on the property. The stairs leading to the parking garage at the north-east and north-west ends of the buildings are exposed at grade and therefore protected with a liquid applied traffic deck coating.
- *Metal Canopy:* There is a metal framed canopy with laminated glazing over the stairs at the north-east side of the property.
- *Site Walls:* There are stone-clad site walls with concrete caps at the north side of the property, by the main entrances to the midrise buildings.
- *Planters:* There are planter pots on concrete pedestals at the main building entrances.

Photo 24: Typical building address sign.

Photo 25: Concrete stairs, railings and soft landscaping.

Photo 26: Pedestrian bridge.

- *Fencing and Piers:* There are metal swing gates at the entrances to the townhouse units. The gates are mounted to stone-clad concrete piers. There is also a small, metal picket style enclosure at the north-west side of the property.

- *Benches:* There are metal-framed benches with wood plank seating at the south side of the buildings.

- *Bridges:* There are two wooden pedestrian bridges with wood rails and guards at the south side of the property. The larger bridge also has metal mesh in-fills.

- *Water Features:* There are two concrete-framed water features with river rock ballast at the main entrances to the midrise buildings. There are sand filters and circulation pumps serving the water features. This equipment is located in the Level 3 East Water Entry Room and the Level 3 West Water Feature Mechanical Room.

- *Patios:* There are concrete pavers at patios.

- *Walkways:* There are gravel and concrete-paved walkways throughout the property.

- *Driveway:* There is a concrete-paved driveway at the north-east side of the property that provides access to the garage entrance ramp.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the site features or paving.

PRESENT CONDITIONS AND RECOMMENDATIONS:

The site features and paving are in good condition.

The majority of the site features and paving are located above the parking garage and will be replaced as part of the garage roof slab rewaterproofing project (see the *Parking Garage* section of this report for further discussion and related budgets).

We assume that maintenance of the soft landscaping will continue to be funded out of operating budgets. Similarly, we assume that local repairs or replacement of site features and paving will be funded out of operating budgets. We have budgeted for a periodic allowance for more significant repair and replacement work which may be required or desired (e.g. repainting the railings and guards, local repairs to concrete paving, local replacement of planters, etc.) between garage roof slab rewaterproofing projects.

We do not anticipate replacement of the building signage being required within the report term, and therefore, we have not budgeted for replacement.

We do not expect significant expenses in relation to the aluminum fencing, gates, metal canopy, railings or guards within the report term; however, capital projects should eventually be budgeted in future updates to this Depreciation Report.

The exterior garage access stairs (Stairs P1 and P2) are waterproofed to protect the concrete and prevent leakage into the parking garage levels below. Therefore, we have budgeted for periodic recoating of these stairs.

We have also budgeted an allowance to periodically repair the water features. Full replacement of the waterproofing membrane is expected to be completed as part of the garage roof slab rewaterproofing project. Subsequent repair/rewaterproofing of the water features is not expected within the report term. We assume that equipment serving the water features will be replaced on an individual and as-needed basis funded out of operating budgets.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Site Feature and Paving Repair Allowance	$15,000	2034 2039 2044 2049	5
Recoat Stairs P1 and P2	$15,000	2031 2043	12
Repair Water Features (Allowance)	$50,000	2039	20

6. HVAC

6.1 GENERAL

BRIEF DESCRIPTION:

The suites, townhouse units and common areas are heated and cooled by individual heat pump units. Electrical baseboard heaters provide heating for the stairwells, service rooms and townhouse basements. Central heating is provided by two gas-fired condensing boilers. Cooling/heat rejection is provided by a cooling tower.

The common corridors are ventilated by two indoor make-up air units located in storage rooms on Level 2.

There are various exhaust systems throughout the property.

See the following sections of the report for further discussion and budgets related to the HVAC systems at the buildings.

PRESENT CONDITIONS AND RECOMMENDATIONS:

National Hydronics presently maintains the HVAC systems at the property. We were not made aware of any issues with the HVAC systems.

6. HVAC

6.2 CENTRAL HEATING

BRIEF DESCRIPTION:

The central heating plant is located in the Level 2 East Boiler Room. The plant consists of two natural gas-fired, high efficiency condensing boilers that were manufactured by Camus Hydronics (Model # DRNH-2000-MSI). Each boiler has a rated heating input of 2,000,000 BTUH and a rated heating output of 1,896,000 BTUH.

There are two circulation pumps serving the boilers.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the central heating system.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the boilers.

We have budgeted for overhauling the boilers, followed by eventual replacement. An overhaul is recommended at about the half-life of the boilers. This will help ensure a full/longer service life before the units have to be replaced. An overhaul would typically include taking the boiler apart, replacing any components that require replacement (including the burners, heat exchangers and/or gaskets, etc.), then rebuilding the boilers.

We assume that routine maintenance, local repairs and replacements of smaller components, e.g. pumps, would be carried out on an as-needed basis funded out of operating budgets.

Photo 27: Heating boilers.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Overhaul Boilers	$30,000	2034	30
Replace Boilers (one per occurrence)	$85,000	2049 2050	30

6. HVAC

6.3 CENTRAL COOLING

BRIEF DESCRIPTION:

Cooling is generated by a central cooling plant located in the Level 1 East Cooling Tower Room. The plant consists of an EVAPCO closed-circuit cooling tower (Model # LRWB8-4L9) which serves as a heat removal device to transfer waste heat to the atmosphere. The Mechanical Drawings indicate that the cooling tower has a rated cooling capacity of 153 tons. The cooling tower is installed with a chemical treatment system.

There is a circulation pump serving the cooling loop.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the central cooling system.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any issues with the cooling tower.

Cooling towers have a typical service life of about 25 to 30 years, although they can run much longer with diligent maintenance. We have budgeted for overhauling the cooling tower (which may include rebuilding of circulation pumps, repair/replacement of fans or other internal components like motors, compressors and spray nozzles, etc.), followed by eventual replacement.

We assume that routine maintenance and local repairs/replacement of smaller components will be carried out on an as-needed basis funded out of operating budgets.

Photo 28: Cooling tower.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Overhaul Cooling Tower	$20,000	2034	30
Replace Cooling Tower	$100,000	2049	30

6. HVAC

6.4 MAKE-UP AIR UNITS

BRIEF DESCRIPTION:

The common corridors are ventilated by two, indoor, hydronic (i.e. equipped with hot water heating coils) make-up air units, one for each building, that are located in the ceiling spaces of storage rooms on Level 2. The make-up air units are manufactured by Engineered Air (Model # LM4/C and LM3/C) and have supply capacities of 4,000 CFM (Building 3) and 2,600 CFM (Building 4).

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the make-up air units.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the make-up air units.

This type of equipment has an expected service life of about 25 years. However, with proper maintenance, they can last much longer as many of the components can be changed without replacing the units outright, as long as the casings protect the interior components from getting wet. As the two units are located indoors, we expect that they can be maintained indefinitely by replacing individual components; therefore we have only budgeted for periodic overhauls.

We assume that routine maintenance and minor repairs of the units will continue to be carried out as needed using funds from operating budgets.

Photo 29: Typical make-up air unit.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Overhaul Make-Up Air Units	$30,000	2031 2043	12

6. HVAC

6.5 TERMINAL UNITS

BRIEF DESCRIPTION:

Terminal units include the following:

- Water source heat pump units serving the residential suites and townhouse units.
- Four water source heat pump units serving the fitness centre, party room and entrance lobbies.
- One wall-mounted air conditioning unit (and associated condenser) serving the Level 3 East electrical room.
- One electric wall heater for each entrance lobby.
- Electrical baseboard heaters in the service corridors, service/storage rooms and other common areas.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the terminal units.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the terminal units.

We understand that the repair and replacement of the heat pumps serving the suites/townhouse units are the responsibility of the individual owners. Therefore, we have not included budgets.

We have budgeted for replacement of the common heat pump and air conditioning units serving the amenity areas, lobbies and electrical room.

We assume that repair/replacement of the wall and baseboard heaters will be completed on an individual and as-needed basis funded out of operating budgets.

Photo 30: Typical in-suite/unit heat pump unit.

Photo 31: Air conditioning unit in electrical room.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Common Heat Pump Units (one per occurrence)	$7,000	2038 2039 2040 2041	20
Replace Electrical Room Split Air Conditioning Unit	$20,000	2039	20

6. HVAC

6.6 SUPPLY / EXHAUST FANS

BRIEF DESCRIPTION:

Suite/unit bathrooms, kitchens and dryers are ventilated by individual exhaust fan units, which vent through the balcony/roof deck soffits or the main roofs.

The parking garage is ventilated by several wall-mounted, propeller-type supply and exhaust fan units. The fans are controlled by an Armstrong gas detection monitoring system.

There is a large exhaust fan for the Level 1 Transformer Room. There are small individual fans for various storage and service rooms.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the supply/exhaust fans.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues in relation to the supply/exhaust fans.

The in-suite/unit exhaust fans and controls are the responsibility of individual owners, so no budgets have been included.

We assume that the smaller exhaust fans serving the storage and service rooms will be repaired and replaced on an individual basis funded out of operating budgets.

We have budgeted for replacement of the garage and transformer room supply/exhaust fans. We have also budgeted for broadscale replacement of the gas detection sensors and control units at the end of their typical service lives.

Photo 32: Typical garage exhaust fan.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Garage Supply/Exhaust Fans	$30,000	2044	25
Replace Transformer Room Exhaust Fan	$5,000	2045	25
Replace Gas Detection Monitoring System	$22,000	2044	25

6. HVAC

6.7 HVAC DISTRIBUTION

BRIEF DESCRIPTION:

The hydronic heating/cooling distribution system includes the following:

- distribution piping from the central plants to the terminal units;
- two circulation pumps serving the heat pump loop, each rated at 5hp;
- one circulation pump for the heat rejection/ cooling loop rated at 5hp;
- variable frequency drives (VFDs) serving the pumps for the heat pump and cooling loops;
- two expansion tanks serving the heat pump loop; and
- a chemical water treatment system.

The make-up air distribution system includes metal ductwork and diffusers.

The Mechanical Drawings indicate that the hydronic distribution piping is typically wrought steel; however, this could not be confirmed.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the HVAC distribution systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues in relation to the HVAC distribution system.

We have budgeted to replace the circulation pumps (including associated VFDs) and the large expansion tanks. The project timing should be adjusted based on performances and budgets refined with the mechanical service contractor as the projects approach.

We assume that smaller isolation and control valves, chemical pot feeders and smaller horsepower circulation pumps can be maintained or replaced as needed as part of regular maintenance funded from operating budgets.

Photo 33: Heat pump and cooling loops circulation pumps.

The hydronic water distribution piping is mostly concealed behind interior finishes, so we are unable to determine the type of piping. In addition, the condition of the internal pipe walls cannot be determined without destructive cut tests or ultrasonic testing. With diligent regular maintenance and continued water treatment, these systems can often last the life of the buildings without capital repairs. Given that there have been no reports of major concerns to date, general replacement of the hydronic piping is not expected within the report term. We assume minor issues and isolated replacements will be managed as part of regular maintenance.

We do not anticipate significant expenditures in relation to the metal ductwork and diffusers serving the make-up air distribution system within the report term.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Heat Pump and Cooling Tower Loop Circulation Pumps	$15,000	2044	25
Replace Heat Pump and Cooling Tower Loop Circulation Pump VFDs	$10,000	2029 2039 2049	10
Replace Expansion Tanks	$20,000	2054	35

7. PLUMBING

7.1 DOMESTIC HOT WATER

BRIEF DESCRIPTION:

Domestic hot water is generated from the building heating boilers via a double wall plate heat exchanger manufactured by Bell & Gossett and is located in the Level 2 East Boiler Room. According to the drawings provided the heat exchanger is rated for 560,000 BTUH. Hot water is stored in four Bradford White storage tanks.

There is also an expansion tank and smaller circulation pump serving the domestic hot water and hot water recirculation systems. The equipment serving these systems are located in the Level 2 East Boiler Room.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the domestic hot water system.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the domestic hot water system at the complex.

We have budgeted for replacing the heat exchanger and hot water storage tanks at the end of their typical service lives. The actual timing of the projects will depend on performance and should be adjusted in future updates to this Depreciation Report.

We assume that maintenance, local repairs and replacement of smaller components (e.g. circulation pumps, expansion tank, valves, etc.) will be carried out on an as-needed basis as part of routine maintenance.

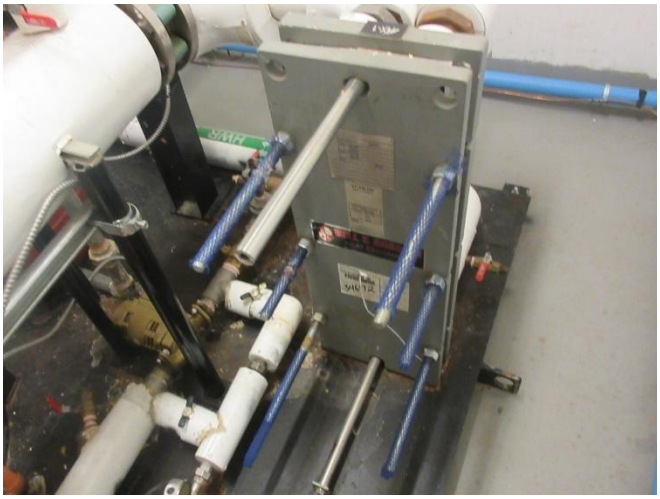


Photo 34: Heat exchanger.

Photo 35: Hot water storage tanks.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Heat Exchanger	$10,000	2044	25
Replace Hot Water Storage Tanks (two per occurrence)	$15,000	2031 2032 2043 2044	12

7. PLUMBING

7.2 DOMESTIC WATER PIPING/VALVES

BRIEF DESCRIPTION:

The main water service to the buildings is located in Water Entry Room on Level 3 East. A combined incoming water service splits to supply the domestic and fire suppression systems. There are backflow preventers on the domestic water (6") and fire suppression (6") lines. There are smaller backflow preventers for the irrigation system and the water features.

Domestic water is distributed through the buildings through a series of risers connected to headers. Based on the Mechanical Drawings provided, the main distribution piping is primarily plastic (either cross-linked polyethylene (PEX) or CPVC). The main incoming cold water piping is stainless steel. There is PEX piping in the suites and townhouse units.

There are pressure reducing valve (PRV) stations that reduce water pressure prior to distribution.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the domestic water piping or valves.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the domestic water piping or valves.

We assume that the distribution piping in the suites and townhouse units is the responsibility of the individual owners, so no projects are included in this report.

We have budgeted for replacement of the larger backflow preventers on the domestic water and fire suppression lines.

We assume that minor repairs, including replacement or rebuilding of smaller backflow preventers, pumps, PRVs, valves, etc. will be carried out on an as-needed basis funded out of operating budgets.

Photo 36: Combined incoming service.

The lifespan of plastic piping can vary based on frequency of use, water quality and water temperature. Most PEX piping on the market today comes with a 25 year warranty, or more. PEX has been extensively used in Europe and the USA, giving it a 50 year track record of strong performance and reliability. Based on this, we have not included budgets to replace the plastic piping within the report term.

Stainless steel piping is typically regarding in the industry to be durable, reliable and to have a long service life. If properly maintained, we assume that the piping can last the life of the buildings. As such, we do not expect general replacement to be required within the report term.

The performance of the piping systems will be based on quality of installation. This should be monitored and replacement projects brought into future updates of this Depreciation Report as needed.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Backflow Preventers (one per occurrence)	$20,000	2044 2045	25

7. PLUMBING

7.3 DRAINAGE

BRIEF DESCRIPTION:

The drainage systems include the following:

- *Roofs and Roof Decks:* There are internal area drains and scuppers.
- *Parking Garage:* There are internal drains on Levels 2 and 3, catch basins on Level 1 and a trench drain at the bottom of the garage entrance ramp.
- *Site:* There are catch basins on grade and bi-level drains over the garage roof.
- *Storm and Sanitary Drainage:* There are main storm and sanitary drainage risers serving the buildings. Based on our site observations, the drainage piping, where seen in the parking garage, is cast iron. We could not confirm the condition of the buried or concealed piping.

There are sump pits for the storm, sanitary and footing drainage systems.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the drainage systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any problems with the drainage systems, and we did not identify any signs of leakage or flooding.

Allowances for replacing the roof and roof deck drains are carried in the associated roof and roof deck replacement projects (see the *Balconies, Roof Decks and Eyebrows* and *Roofing* sections of this report for further discussion and budgets).

Garage internal drains, catch basins and trench drains are reasonably durable. We have budgeted for periodic replacement of the drains as part of suspended slab and garage roof slab waterproofing replacement projects (see the *Parking Garage* section of this report for further discussion and related budgets).

Photo 37: Typical catch basin.

Storm and sanitary lines typically last the life of the buildings. Localized repairs to the piping are expected to be completed and funded out of operating budgets or out of the periodic repair allowance (see below)

The condition of the buried and concealed piping cannot be evaluated visually. We recommend that the drains and piping be cleaned, flushed and scoped routinely. This maximizes the service life of the piping and helps identify repair needs. We assume this will be done as part of ongoing maintenance.

We have budgeted for periodic repairs that will inevitably be required. Actual repairs and related costs should be closely tracked, and budgets modified, as required, in future updates to this Depreciation Report.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Drainage Systems Repair Allowance	$15,000	2044 2051	7

8. ELECTRICAL

8.1 GENERAL

BRIEF DESCRIPTION:

Electricity is supplied to the property by BC Hydro via underground services to the Level 1 East Transformer Room.

The main incoming service, rated at 12.47kV/ 25kV, is supplied to a 600A, 27kV load break switch, located in the Level 1 East Transformer Room. The service is then fed to a 1,500kVA dry transformer that steps the power down to 347/600V.

The transformer then feeds a 1,600A, 347/600V three-phase, four wire switchgear unit. The Electrical Drawings indicate that electricity from this switchgear is supplied to following disconnect switches:

- 125A disconnect that serves the townhouse units for the adjacent Strata. There is a 112.5kVA transformer that steps the power down to 120/208V before supplying the units.
- 400A disconnect that serves the meter centres in Building 3. There is a 300kVA transformer that steps the power down to 120/208V before supplying one 600A and two 400A disconnect switches for the meter centres.
- 400A disconnect that serves the townhouse units and the meter centres in Building 4. There is a 300kVA transformer that steps the power down to 120/208V before supplying one 300A and two 600A disconnect switches for the townhouses and suite meter centres.
- 1,200A disconnect that serves the house equipment. There are three 75kVA transformers that step the power down to 120/208V for localized low-voltage distribution.
- 175A disconnect that serves the fire pump control.

The electrical equipment is stored in various electrical rooms throughout the parking garage.

Photo 38: Electrical equipment.

Photo 39: Typical suite meters.

Each suite and townhouse unit has a circuit-breaker-type panel and is provided with a 125A or 200A service, where checked.

According to the Electrical Drawings provided, we understand that copper wiring is installed throughout.

There are four electric vehicle (EV) charging stations on Level 3 in the parking garage.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

2024:	Completed an electrical planning report, based on discussions with the Strata.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any problems with electrical performance or service capacity.

Major electrical equipment has an average service life of 40 to 50 years or more. Given the age of the electrical equipment, we do not anticipate capital renewal within the report term. Replacement projects will need to be considered and brought into future updates to this Depreciation Report.

Replacement of smaller transformers and panels. and minor repairs are expected to be funded out of operating budgets.

We assume that replacing the individual charging stations will be carried out as needed funded out of operating budgets. We suspect that over time, there will be a desire/need to install additional charging stations along with electrical upgrades to the power to support the EV installations, but as the extent of this work is not known we have not included budgets at this time. The need for additional charging stations and upgrades should be considered as part of future updates to this Depreciation Report.

We recommend that all electrical panels and major equipment, including the electric charging station distribution panels and switches, be thermally scanned every three years as a minimum. This is to identify hot spots that require repair. The scans and related required repairs (such as minor tightening, etc.) are assumed to be funded out of the operating budgets.

The Strata completed an Electrical Planning Report in 2024, consistent with mandates set out by the BC Government. The findings from the report indicate that the current electrical capacity at Forest's Edge 3&4 is 1,140kW, with a peak load of 129kW and available capacity of 1,011kW.

8. ELECTRICAL

8.2 LIGHTING

BRIEF DESCRIPTION:

The common area lighting systems include the following:

- *Entrance Lobbies:* There are typically recessed pot lights (lamp type not confirmed).
- *Common Corridors:* There are wall sconces throughout (lamp type not confirmed).
- *Stairwells:* There are ceiling-mounted strip light fixtures (lamp type not confirmed).
- *Common Areas:* There is a combination of recessed pot lights and ceiling- and wall-mounted light fixtures, typically with LED lamps.
- *Parking Garage:* There are ceiling-mounted strip light fixtures with LED lamps.
- *Service and Storage Rooms:* There are wall- and ceiling-mounted strip lights fixtures, typically with LED lamps.
- *Exterior:* There are recessed pot lights at the main entrances, and wall- and ceiling-mounted lights throughout the exterior of the buildings (lamp types not confirmed).
- *Site:* There are cast-in-wall and bollard lights throughout the site.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the lighting systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

The lighting fixtures are in good condition, where reviewed. The current interior lighting levels appeared to meet minimum by-law requirements.

Photo 40: Typical exterior wall-mounted light.

We assume that replacement of the lighting systems will be carried out as needed as part of other projects, such as exterior wall repairs/ replacement, corridor and stairwell renovations, etc. We have included allowances accordingly in related projects.

We have budgeted for replacement of the lighting fixtures within the parking garage.

We assume that any remaining lighting will be replaced or upgraded as needed funded out of operating budgets.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Parking Garage Lighting	$20,000	2039	20

9. CONVEYANCE

9.1 ELEVATORS

BRIEF DESCRIPTION:

There is one machine-room-less (MRL) gearless traction elevator with digital controls in each midrise building. The elevators were manufactured by KONE and have front and rear doors with infrared door detectors.

The elevator cab finishes consist of tiled floors with carpet, stainless steel and laminate walls, and stainless steel ceilings.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the elevators.

PRESENT CONDITIONS AND RECOMMENDATIONS:

The elevators are currently maintained under a comprehensive maintenance contract with KONE. We were not made aware of any significant issues with the elevators.

The design of MRL type elevators causes additional wear and tear to elevator hoist ropes. The elevator hoist location (at the top of the hoistway rather than in a separate elevator machine room) leads to additional bending stresses on the hoist ropes which can cause fatigue and eventual failure. Hoist rope wear is typically monitored as per elevator code requirements for minor strand breaks, loss of diameter tolerance and rouging. However, these signs are typically not present with MRL elevators, and wear is generally discovered as broken rope strands that make it necessary to replace all the hoist ropes. Hoist rope replacement is typically covered in the elevator contractor's service contract. However, replacement may lead to delays and longer periods of elevator downtime if the ropes are not proactively monitored and replaced.

Photo 41: Typical elevator button panel.

Based on the age of the systems, control modernization is likely to be required within the report term. Therefore, we have budgeted for modernization of the elevator controls. The budget includes an allowance for additional work that may be required as part of modernization, such as electrical, mechanical or fire alarm system upgrades. Costs may be higher depending on the extent of electrical, mechanical or fire alarm system upgrades required at the time of modernization.

We have also budgeted for elevator cab refurbishing.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Modernize Elevators (one building per occurrence)	$275,000	2038 2039	20
Refurbish Elevator Cabs	$40,000	2049	30

10. WASTE

10.1 GENERAL

BRIEF DESCRIPTION:

Garbage, organic waste and recycling containers are stored in the Level 3 East Garbage/Recycling Room.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the waste systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We assume that the garbage, recycling and organic waste bins are the responsibility of the District and/or service contractor, so we have not budgeted for their replacement.

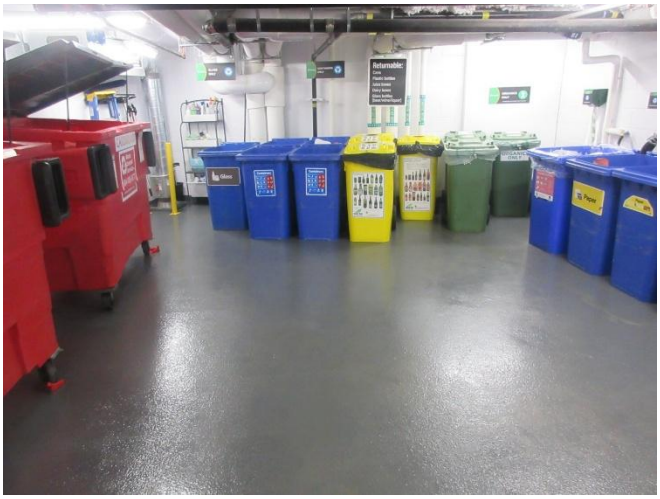


Photo 42: Typical waste and recycling bins.

11. SECURITY SYSTEMS

11.1 GENERAL

BRIEF DESCRIPTION:

The buildings have the following security/access control systems:

- *Enterphone:* There is a Viscount enterphone system with panels at the main building entrances and the garage entrance, which control visitor access.
- *CCTV:* There is a CCTV system with cameras monitoring vulnerable locations throughout the buildings.
- *Fob System:* There is an access control key fob system with readers located at various locations.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

There are no reports of significant capital projects having been completed in relation to the security/access control systems.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any significant issues with the security or access control systems.

Replacement of, or upgrades to, security and access control systems are relatively discretionary items, and largely dependent on owner objectives. We assume that maintenance and repair of these systems, including replacement of individual CCTV and fob system components, will be completed on an as-needed basis funded out of operating budgets.

We have budgeted for replacement of the enterphone panels at the end of their expected service life and upgrading the CCTV and fob systems. The replacement and upgrade timings are somewhat discretionary if the systems are still functioning, so this will need to be reconsidered as part of future updates to this Depreciation Report.

Photo 43: Typical enterphone panel and fob access reader.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Replace Enterphone Panels	$15,000	2039	20
Upgrade CCTV System (Allowance)	$25,000	2044	25
Upgrade Fob System (Allowance)	$20,000	2044	25

12. CONSULTING SERVICES

12.1 DEPRECIATION REPORTS

BRIEF DESCRIPTION:

We have budgeted for this Depreciation Report as well as future updates every five years as per requirements of the *Strata Property Act*.

CAPITAL PROJECTS:

Description	Present Cost	Timing (Year)	Cycle (Years)
Depreciation Report	$11,500	2025	N/A
Depreciation Report Updates	$10,300	2030 2035 2040 2045 2050	5

Projected Expenditures

Inflation Rate (%) = 3.0%
Analysis Timeframe (yrs) = 10

Item No.	Component	Project Description	Present Cost	Occurrences	Cycle	Projected Expenditures 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	**STRUCTURE**														
1.1	Structural Frame	Complete 10 Year Structural Warranty Review	$7,000	2029	N/A					$7,879					
1.2	Balconies, Roof Decks and Eyebrows	Evaluate Balconies, Roof Decks, Eyebrows and Planters	$15,000	2029, 2041, 2053	12					$16,883					
		Waterproof Top Surface and Paint Inside Surface of Perimeter Concrete Guard Walls, including Local Repairs (Phased Over Two Years)	$100,000	2026, 2027	N/A		$103,000	$106,090							
		Recoat Townhouse Balconies, Eyebrows and Perimeter Concrete Guard Walls, including Local Repairs	$260,000	2031, 2043	12							$310,454			
		Rewaterproof Balconies, Roof Decks and Planters, including Local Concrete Repairs (Phased Over Two Years)	$2,410,000	2043, 2044	25										
1.4	Parking Garage	Evaluate Parking Garage	$12,000	2030, 2042, 2053	N/A						$13,911				
		Apply New Wear Course to Suspended Slab Drive Aisles	$290,000	2031, 2043	12							$346,275			
		Apply New Wear Course to Suspended Slab Parking Stalls	$205,000	2043	24										
		Repair Garage Roof Slab	$160,000	2037	35										
		Rewaterproof Garage Roof Slab	$1,420,000	2054	35										
		Crystalline Waterproofing/ Injection-Type Repairs at Foundations Walls and Roof Slab (Allowance)	$12,000	2029, 2034, 2039, 2044, 2049, 2054	5					$13,506					$15,657
2	**BUILDING ENVELOPE**														
2.1	Exterior Walls	Evaluate Exterior Walls	$14,000	2030, 2042	12						$16,230				
		Repair Exterior Walls	$520,000	2031, 2043	12							$620,907			
		Reclad Stone Veneer Walls	$970,000	2049	30										
2.2	Windows and Balcony, Roof Deck and Patio Doors	Replace Failed IGUs	$25,000	2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054	2										
2.3	Exterior Doors	Replace Garage Overhead Door	$8,000	2044	25										
		Replace Private Parking Stall Overhead Doors	$55,000	2049	30										
2.4	Roofing	Evaluate Roofs	$10,000	2043	25										
		Replace Flat Roofs	$860,000	2044	25										
3	**FIRE SAFETY**														
3.2	Detection / Alarm	Replace Fire Alarm Control and Annunciator Panels	$160,000	2039	20										
3.3	Suppression	Suppression System Repair/ Testing Allowance	$25,000	2039, 2044, 2049, 2054	5										
3.4	Emergency Power	Overhaul Generator	$25,000	2036	35										
		Replace Generator, Fuel Tank and Transfer Switch	$200,000	2054	35										
0.4	INTERIOR														
4.1	FF&E (Furniture, Fixtures and Equipment)	Renovate Main Entrance Lobbies	$90,000	2044	25										
		Refurbish Corridors, including Carpet Replacement	$215,000	2039	20										
		Repaint Stairwells	$18,000	2054	35										
		Refurbish Parking Level Lobbies and Amenity Corridor	$30,000	2045	25										
		Refurbish Party Room and Washroom	$35,000	2040	20										
		Refurbish Fitness Centre	$75,000	2040	20										

	Fitness Centre Equipment Replacement Allowance	$15,000	2034, 2039, 2044, 2049, 2054	5				$19,572
	Refurbish Changerooms, Sauna and Steam Room	$80,000	2043	25				
	Repaint Parking Garage	$50,000	2054	35				
5 SITE								
5.1 Site Features and Paving	Site Feature and Paving Repair Allowance	$15,000	2034, 2039, 2044, 2049	5				$19,572
	Recoat Stairs P1 and P2	$15,000	2031, 2043	12		$17,911		
	Repair Water Features (Allowance)	$50,000	2039	20				
6 HVAC								
6.2 Central Heating	Overhaul Boilers	$30,000	2034	30				$39,143
	Replace Boilers (one per occurrence)	$85,000	2049, 2050	30				
6.3 Central Cooling	Overhaul Cooling Tower	$20,000	2034	30				$26,095
	Replace Cooling Tower	$100,000	2049	30				
6.4 Make-Up Air Units	Overhaul Make-Up Air Units	$30,000	2031, 2043	12		$35,822		
6.5 Terminal Units	Replace Common Heat Pump Units (one per occurrence)	$7,000	2038, 2039, 2040, 2041	20				
	Replace Electrical Room Split Air Conditioning Unit	$20,000	2039	20				
6.6 Supply / Exhaust Fans	Replace Garage Supply/Exhaust Fans	$30,000	2044	25				
	Replace Transformer Room Exhaust Fan	$5,000	2045	25				
	Replace Gas Detection Monitoring System	$22,000	2044	25				
6.7 HVAC Distribution	Replace Heat Pump and Cooling Tower Loop Circulation Pumps	$15,000	2044	25				
	Replace Heat Pump and Cooling Tower Loop Circulation Pump VFDs	$10,000	2029, 2039, 2049	10	$11,255			
	Replace Expansion Tanks	$20,000	2054	35				
7 PLUMBING								
7.1 Domestic Hot Water	Replace Heat Exchanger	$10,000	2044	25				
	Replace Hot Water Storage Tanks (two per occurrence)	$15,000	2031, 2032, 2043, 2044	12		$17,911	$18,448	
7.2 Domestic Water Piping/Valves	Replace Backflow Preventers (one per occurrence)	$20,000	2044, 2045	25				
7.3 Drainage	Drainage Systems Repair Allowance	$15,000	2044, 2051	7				
8 ELECTRICAL								
8.2 Lighting	Replace Parking Garage Lighting	$20,000	2039	20				
9 CONVEYANCE								
9.1 Elevators	Modernize Elevators (one building per occurrence)	$275,000	2038, 2039	20				
	Refurbish Elevator Cabs	$40,000	2049	30				
11 SECURITY SYSTEMS								
11.1 General	Replace Enterphone Panels	$15,000	2039	20				
	Upgrade CCTV System (Allowance)	$25,000	2044	25				
	Upgrade Fob System (Allowance)	$20,000	2044	25				
12 CONSULTING SERVICES								

Projected Expenditures

12.1 Depreciation Reports	Depreciation Report	$11,500	2025	N/A	$11,500									
	Depreciation Report Updates	$10,300	2030, 2035, 2040, 2045, 2050	5						$11,941				
				Total:	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**

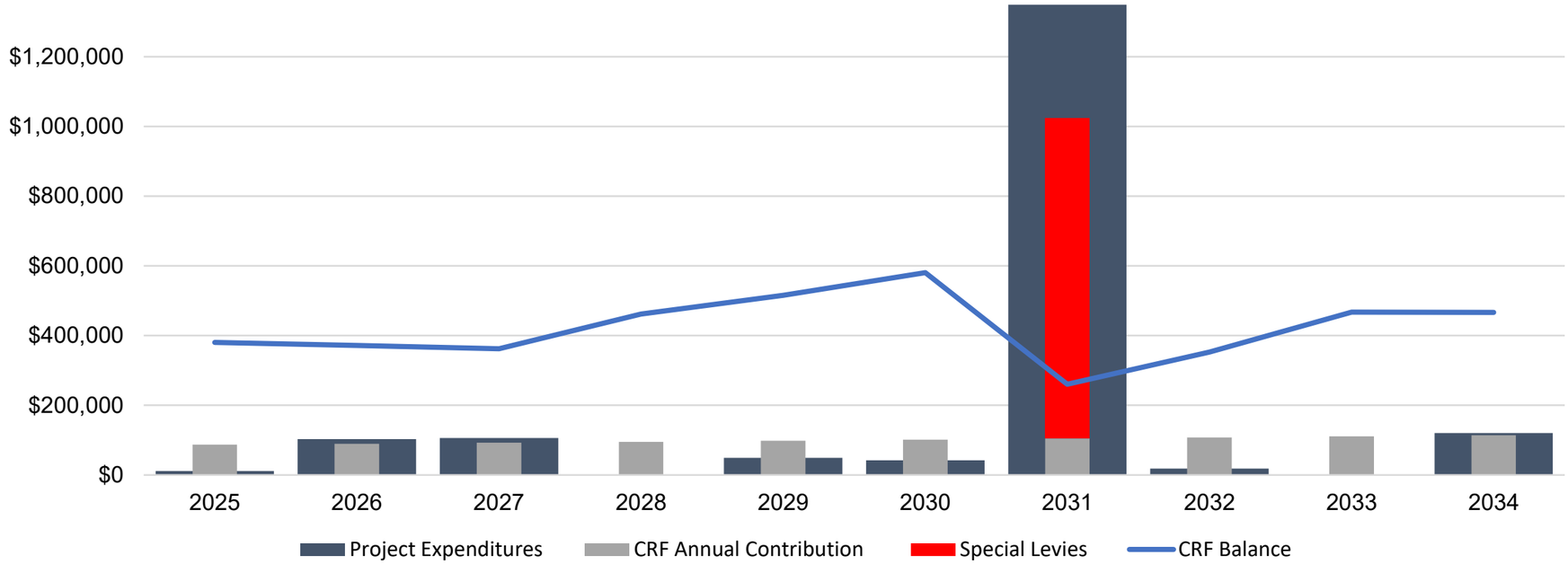
Projected Expenditures

Inflation Rate (%) = 3.0%
Analysis Timeframe (yrs) = 30

Item No.	Component	Project Description	Present Cost	Occurrences	Cycle	Projected Expenditures 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
1	**STRUCTURE**																																		
1.1	Structural Frame	Complete 10 Year Structural Warranty Review	$7,000	2029	N/A					$7,879																									
1.2	Balconies, Roof Decks and Eyebrows	Evaluate Balconies, Roof Decks, Eyebrows and Planters	$15,000	2029, 2041, 2053	12					$16,883												$24,071													$34,319	
		Waterproof Top Surface and Paint Inside Surface of Perimeter Concrete Guard Walls, including Local Repairs (Phased Over Two Years)	$100,000	2026, 2027	N/A		$103,000	$106,090																											
		Recoat Townhouse Balconies, Eyebrows and Perimeter Concrete Guard Walls, including Local Repairs	$260,000	2031, 2043	12							$310,454												$442,633											
		Rewaterproof Balconies, Roof Decks and Planters, including Local Concrete Repairs (Phased Over Two Years)	$2,410,000	2043, 2044	25																			$4,102,864	$4,225,950										
1.4	Parking Garage	Evaluate Parking Garage	$12,000	2030, 2042, 2053	N/A						$13,911												$19,834											$27,455	
		Apply New Wear Course to Suspended Slab Drive Aisles	$290,000	2031, 2043	12							$346,275												$493,706											
		Apply New Wear Course to Suspended Slab Parking Stalls	$205,000	2043	24																			$348,999											
		Repair Garage Roof Slab	$160,000	2037	35													$228,122																	
		Rewaterproof Garage Roof Slab	$1,420,000	2054	35																														$3,346,323
		Crystalline Waterproofing/ Injection-Type Repairs at Foundations Walls and Roof Slab (Allowance)	$12,000	2029, 2034, 2039, 2044, 2049, 2054	5					$13,506					$15,657					$18,151					$21,042					$24,394					$28,279
2	**BUILDING ENVELOPE**																																		
2.1	Exterior Walls	Evaluate Exterior Walls	$14,000	2030, 2042	12						$16,230												$23,140												
		Repair Exterior Walls	$520,000	2031, 2043	12							$620,907												$885,265											
		Reclad Stone Veneer Walls	$970,000	2049	30																									$1,971,810					
2.2	Windows and Balcony, Roof Deck and Patio Doors	Replace Failed IGUs	$25,000	2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054	2												$34,606		$36,713		$38,949		$41,321		$43,838		$46,507		$49,340		$52,344		$55,532		$58,914
2.3	Exterior Doors	Replace Garage Overhead Door	$8,000	2044	25																				$14,028										
		Replace Private Parking Stall Overhead Doors	$55,000	2049	30																									$111,804					
2.4	Roofing	Evaluate Roofs	$10,000	2043	25																			$17,024											
		Replace Flat Roofs	$860,000	2044	25																				$1,508,015										
3	**FIRE SAFETY**																																		
3.2	Detection / Alarm	Replace Fire Alarm Control and Annunciator Panels	$160,000	2039	20															$242,014															
3.3	Suppression	Suppression System Repair/ Testing Allowance	$25,000	2039, 2044, 2049, 2054	5															$37,815					$43,838					$50,820					$58,914
3.4	Emergency Power	Overhaul Generator	$25,000	2036	35												$34,606																		
		Replace Generator, Fuel Tank and Transfer Switch	$200,000	2054	35																														$471,313
0.4	INTERIOR																																		
4.1	FF&E (Furniture, Fixtures and Equipment)	Renovate Main Entrance Lobbies	$90,000	2044	25																				$157,816										
		Refurbish Corridors, including Carpet Replacement	$215,000	2039	20															$325,207															
		Repaint Stairwells	$18,000	2054	35																														$42,418
		Refurbish Parking Level Lobbies and Amenity Corridor	$30,000	2045	25																					$54,183									
		Refurbish Party Room and Washroom	$35,000	2040	20																$54,529														
		Refurbish Fitness Centre	$75,000	2040	20																$116,848														
		Fitness Centre Equipment Replacement Allowance	$15,000	2034, 2039, 2044, 2049, 2054	5										$19,572					$22,689					$26,303					$30,492					$35,348
		Refurbish Changerooms, Sauna and Steam Room	$80,000	2043	25																			$136,195											
		Repaint Parking Garage	$50,000	2054	35																														$117,828
5	**SITE**																																		
5.1	Site Features and Paving	Site Feature and Paving Repair Allowance	$15,000	2034, 2039, 2044, 2049	5										$19,572					$22,689					$26,303					$30,492					
		Recoat Stairs P1 and P2	$15,000	2031, 2043	12							$17,911												$25,536											
		Repair Water Features (Allowance)	$50,000	2039	20															$75,629															
6	**HVAC**																																		
6.2	Central Heating	Overhaul Boilers	$30,000	2034	30										$39,143																				
		Replace Boilers (one per occurrence)	$85,000	2049, 2050	30																									$172,787	$177,971				
6.3	Central Cooling	Overhaul Cooling Tower	$20,000	2034	30										$26,095																				
		Replace Cooling Tower	$100,000	2049	30																									$203,279					
6.4	Make-Up Air Units	Overhaul Make-Up Air Units	$30,000	2031, 2043	12							$35,822												$51,073											
6.5	Terminal Units	Replace Common Heat Pump Units (one per occurrence)	$7,000	2038, 2039, 2040, 2041	20														$10,280	$10,588	$10,906	$11,233													
		Replace Electrical Room Split Air Conditioning Unit	$20,000	2039	20															$30,252															
6.6	Supply / Exhaust Fans	Replace Garage Supply/Exhaust Fans	$30,000	2044	25																				$52,605										
		Replace Transformer Room Exhaust Fan	$5,000	2045	25																					$9,031									
		Replace Gas Detection Monitoring System	$22,000	2044	25																				$38,577										
6.7	HVAC Distribution	Replace Heat Pump and Cooling Tower Loop Circulation Pumps	$15,000	2044	25																				$26,303										
		Replace Heat Pump and Cooling Tower Loop Circulation Pump VFDs	$10,000	2029, 2039, 2049	10					$11,255										$15,126										$20,328					
		Replace Expansion Tanks	$20,000	2054	35																														$47,131
7	**PLUMBING**																																		
7.1	Domestic Hot Water	Replace Heat Exchanger	$10,000	2044	25																				$17,535										
		Replace Hot Water Storage Tanks (two per occurrence)	$15,000	2031, 2032, 2043, 2044	12							$17,911	$18,448											$25,536	$26,303										
7.2	Domestic Water Piping/Valves	Replace Backflow Preventers (one per occurrence)	$20,000	2044, 2045	25																				$35,070	$36,122									
7.3	Drainage	Drainage Systems Repair Allowance	$15,000	2044, 2051	7																				$26,303							$32,349			
8	**ELECTRICAL**																																		
8.2	Lighting	Replace Parking Garage Lighting	$20,000	2039	20															$30,252															
9	**CONVEYANCE**																																		
9.1	Elevators	Modernize Elevators (one building per occurrence)	$275,000	2038, 2039	20														$403,847	$415,962															
		Refurbish Elevator Cabs	$40,000	2049	30																									$81,312					
11	**SECURITY SYSTEMS**																																		

11.1 General	Replace Enterphone Panels	$15,000	2039	20															$22,689															
	Upgrade CCTV System (Allowance)	$25,000	2044	25																				$43,838										
	Upgrade Fob System (Allowance)	$20,000	2044	25																				$35,070										
12 CONSULTING SERVICES																																		
12.1 Depreciation Reports	Depreciation Report	$11,500	2025	N/A	$11,500																													
	Depreciation Report Updates	$10,300	2030, 2035, 2040, 2045, 2050	5						$11,941					$13,842					$16,047					$18,603					$21,566				
				Total:	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**	**$13,842**	**$69,212**	**$228,122**	**$450,840**	**$1,269,063**	**$237,278**	**$35,304**	**$84,295**	**$6,528,831**	**$6,368,734**	**$117,939**	**$46,507**	**$0**	**$49,340**	**$2,697,518**	**$251,881**	**$32,349**	**$55,532**	**$61,774**	**$4,206,469**

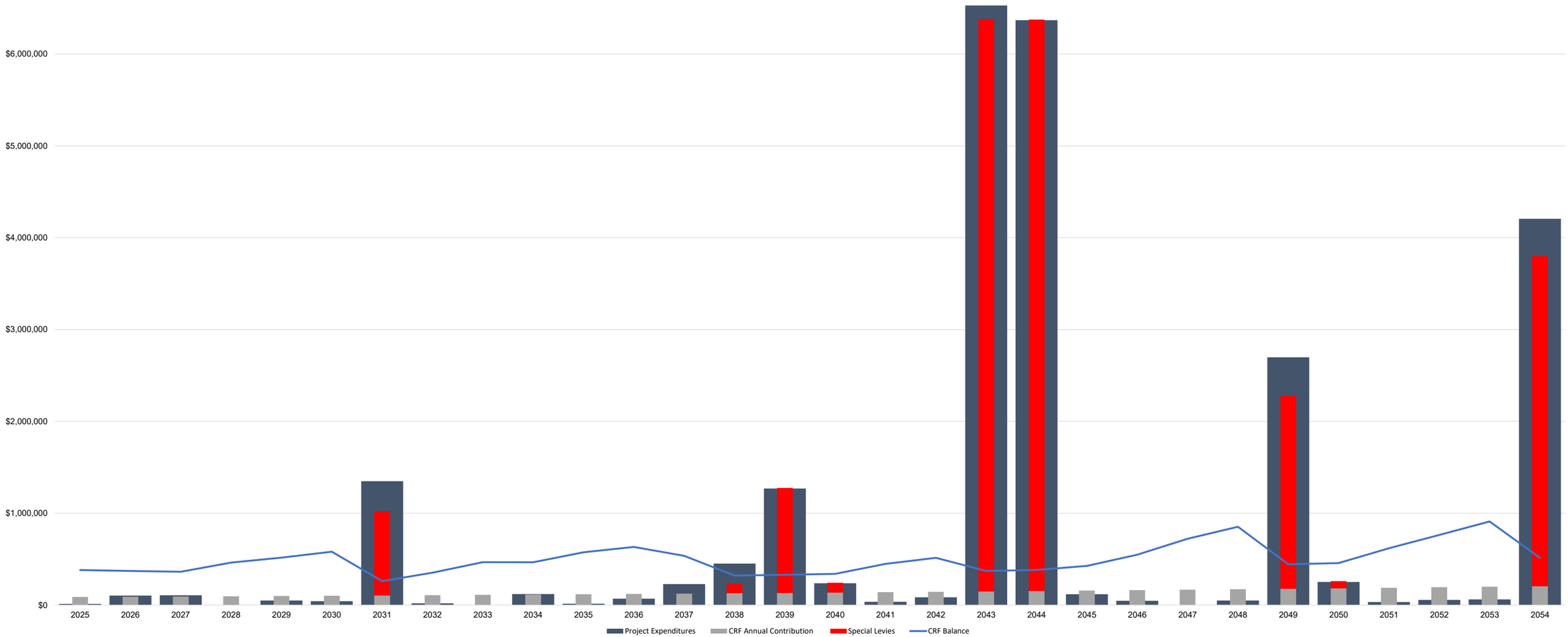
Cash Flow 1 - Status Quo



1st Year Minimum Balance =	**$218,000**
Starting Balance =	**$301,264**
1st Year Contribution =	**$87,244**
Contribution Increase Rate =	**3.0%**
Interest Rate =	**1.0%**
Inflation Rate =	**3.0%**

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**
CRF Annual Contribution	**$87,244**	**$89,861**	**$92,557**	**$95,334**	**$98,194**	**$101,140**	**$104,174**	**$107,299**	**$110,518**	**$113,834**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$918,500**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$371,681**	**$362,385**	**$461,877**	**$515,722**	**$580,510**	**$260,303**	**$352,352**	**$467,011**	**$466,115**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**	**$260,303**	**$268,113**	**$276,156**	**$284,441**
YOY% Contribution Increase		**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$1,341.21**	**$1,381.45**	**$1,422.89**	**$1,465.58**	**$1,509.55**	**$1,554.83**	**$1,601.48**	**$1,649.52**	**$1,699.01**

Cash Flow 1 - Status Quo

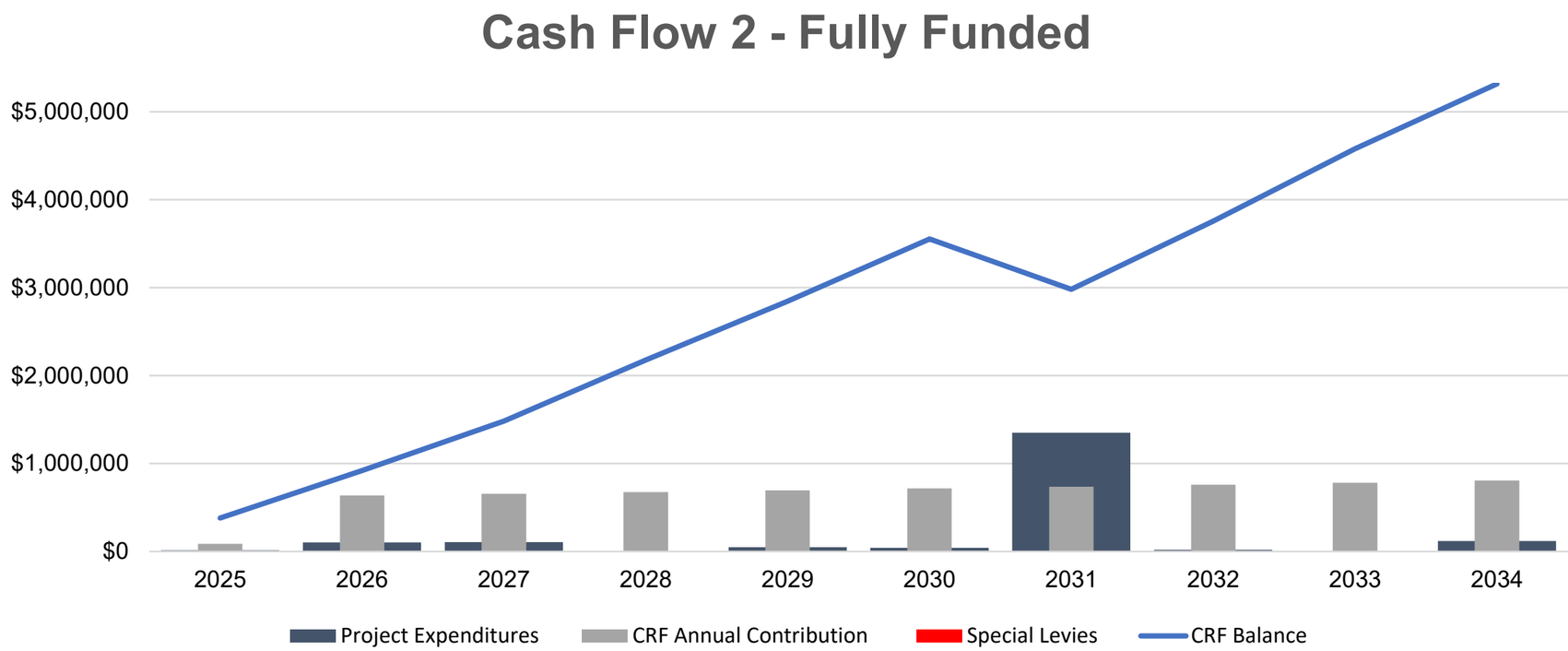


1st Year Minimum Balance =	**$218,000**
Starting Balance =	**$301,264**
1st Year Contribution =	**$87,244**
Contribution Increase Rate =	**3.0%**
Interest Rate =	**1.0%**
Inflation Rate =	**3.0%**

Notes:

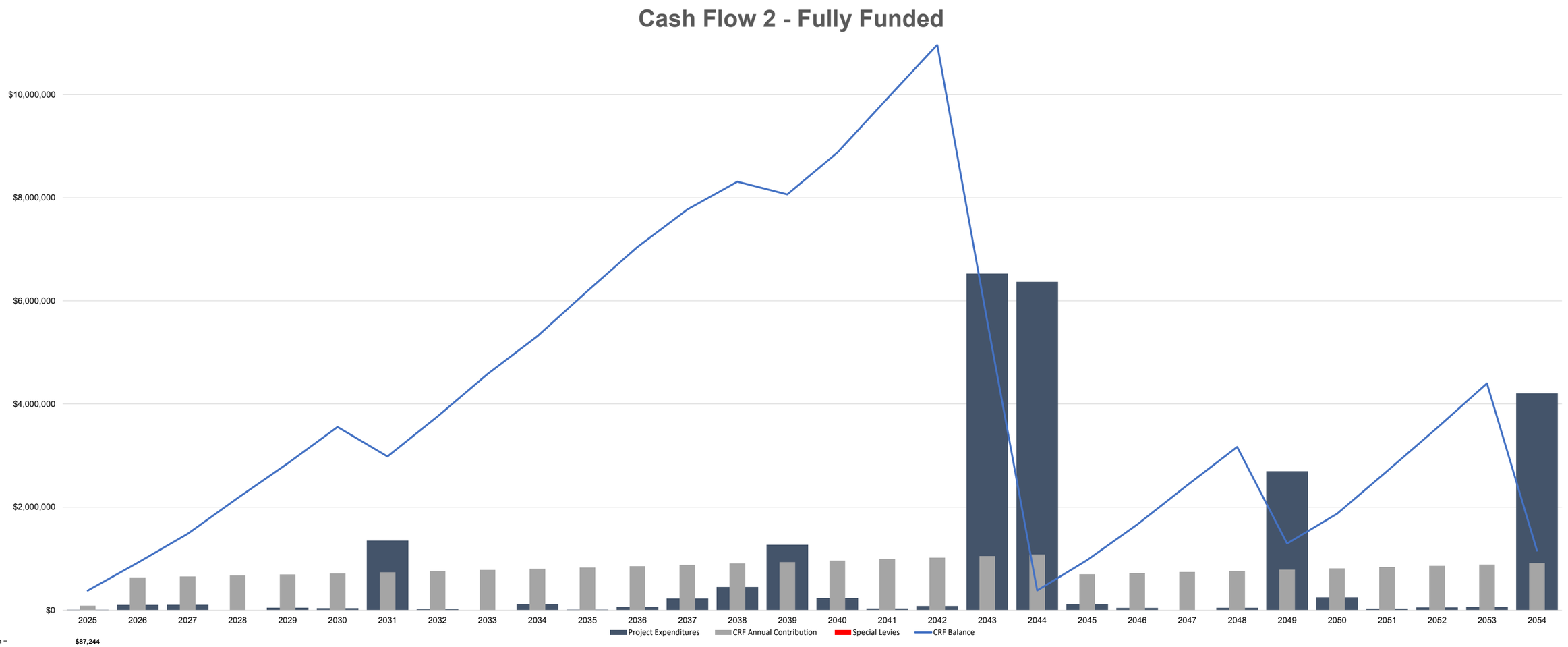
- No interest is collected from special levies as it is assumed funds will be collected just before expenditures.
- Project expenditures occur at the end of the year allowing interest to be accrued on the CRF balance.
- CRF balances are for end of year.

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**	**$13,842**	**$69,212**	**$228,122**	**$450,840**	**$1,269,063**	**$237,278**	**$35,304**	**$84,295**	**$6,528,831**	**$6,368,734**	**$117,939**	**$46,507**	**$0**	**$49,340**	**$2,697,518**	**$251,881**	**$32,349**	**$55,532**	**$61,774**	**$4,206,469**
CRF Annual Contribution	**$87,244**	**$89,861**	**$92,557**	**$95,334**	**$98,194**	**$101,140**	**$104,174**	**$107,299**	**$110,518**	**$113,834**	**$117,249**	**$120,766**	**$124,389**	**$128,121**	**$131,964**	**$135,923**	**$140,001**	**$144,201**	**$148,527**	**$152,983**	**$157,572**	**$162,300**	**$167,169**	**$172,184**	**$177,349**	**$182,670**	**$188,150**	**$193,794**	**$199,608**	**$205,596**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$918,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100,650**	**$1,142,769**	**$107,196**	**$0**	**$0**	**$6,231,765**	**$6,222,325**	**$0**	**$0**	**$0**	**$0**	**$2,101,639**	**$77,062**	**$0**	**$0**	**$0**	**$3,594,385**
CRF Balance	**$380,509**	**$371,681**	**$362,385**	**$461,877**	**$515,722**	**$580,510**	**$260,303**	**$352,352**	**$467,011**	**$466,115**	**$574,841**	**$632,827**	**$536,127**	**$320,140**	**$329,745**	**$339,637**	**$448,507**	**$513,702**	**$371,130**	**$382,264**	**$426,594**	**$547,554**	**$721,131**	**$852,155**	**$443,149**	**$456,444**	**$617,852**	**$763,374**	**$909,961**	**$513,731**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**	**$260,303**	**$268,113**	**$276,156**	**$284,441**	**$292,974**	**$301,763**	**$310,816**	**$320,140**	**$329,745**	**$339,637**	**$349,826**	**$360,321**	**$371,130**	**$382,264**	**$393,732**	**$405,544**	**$417,711**	**$430,242**	**$443,149**	**$456,444**	**$470,137**	**$484,241**	**$498,768**	**$513,731**
YOY% Contribution Increase		**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$1,341.21**	**$1,381.45**	**$1,422.89**	**$1,465.58**	**$1,509.55**	**$1,554.83**	**$1,601.48**	**$1,649.52**	**$1,699.01**	**$1,749.98**	**$1,802.48**	**$1,856.55**	**$1,912.25**	**$1,969.62**	**$2,028.71**	**$2,089.57**	**$2,152.25**	**$2,216.82**	**$2,283.33**	**$2,351.83**	**$2,422.38**	**$2,495.05**	**$2,569.90**	**$2,647.00**	**$2,726.41**	**$2,808.20**	**$2,892.45**	**$2,979.22**	**$3,068.60**



1st Year Minimum Balance =	**$218,000**
Starting Balance =	**$301,264**
Starting Contribution =	**$636,097**
Contribution Increase Rate =	**3.0%**
Interest Rate =	**1.0%**
Inflation Rate =	**3.0%**

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**
CRF Annual Contribution	**$87,244**	**$636,097**	**$655,180**	**$674,835**	**$695,080**	**$715,933**	**$737,411**	**$759,533**	**$782,319**	**$805,789**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$920,884**	**$1,482,785**	**$2,176,183**	**$2,847,379**	**$3,553,725**	**$2,981,564**	**$3,756,728**	**$4,581,038**	**$5,317,186**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**	**$260,303**	**$268,113**	**$276,156**	**$284,441**
YOY% Contribution Increase		**629.1%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$9,493.99**	**$9,778.80**	**$10,072.17**	**$10,374.33**	**$10,685.56**	**$11,006.13**	**$11,336.31**	**$11,676.40**	**$12,026.70**

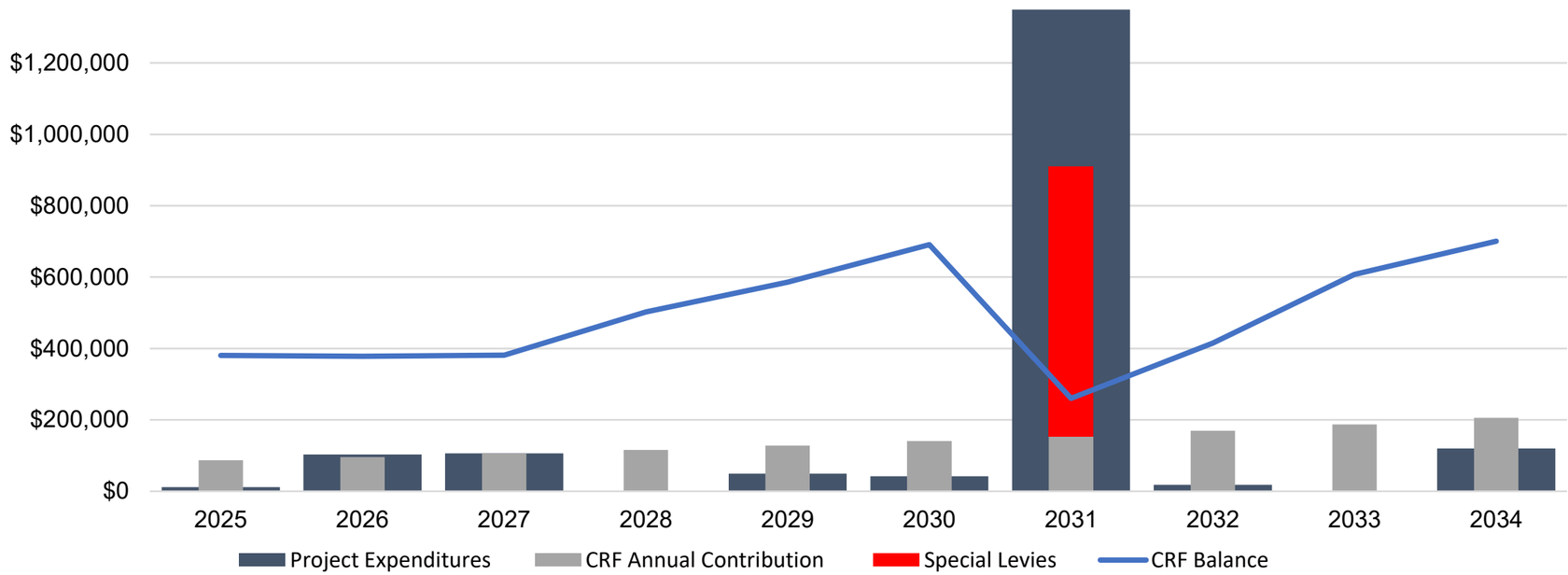


1st Year Contribution =	**$87,244**		
1st Year Minimum Balance =	**$218,000**	**1st Year of Revised Contribution =**	**2045**
Starting Balance =	**$301,264**	**Revised 1st Year Contribution =**	**$700,000**
		Revised Contribution Increase Rate =	**3.0%**
Contribution Increase Rate =	**3.0%**		
Interest Rate =	**1.0%**		
Inflation Rate =	**3.0%**		

Notes:
- This funding model assumes that contributions are large enough that there are no special levies.
- No interest is collected from special levies as it is assumed funds will be collected just before expenditures.
- Project expenditures occur at the end of the year allowing interest to be acrued on the CRF balance.
- CRF balances are for end of year.

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**	**$13,842**	**$69,212**	**$228,122**	**$450,840**	**$1,269,063**	**$237,278**	**$35,304**	**$84,295**	**$6,528,831**	**$6,368,734**	**$117,939**	**$46,507**	**$0**	**$49,340**	**$2,697,518**	**$251,881**	**$32,349**	**$55,532**	**$61,774**	**$4,206,469**
CRF Annual Contribution	**$87,244**	**$636,097**	**$655,180**	**$674,835**	**$695,080**	**$715,933**	**$737,411**	**$759,533**	**$782,319**	**$805,789**	**$829,962**	**$854,861**	**$880,507**	**$906,922**	**$934,130**	**$962,154**	**$991,018**	**$1,020,749**	**$1,051,371**	**$1,082,913**	**$700,000**	**$721,000**	**$742,630**	**$764,909**	**$787,856**	**$811,492**	**$835,837**	**$860,912**	**$886,739**	**$913,341**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$920,884**	**$1,482,785**	**$2,176,183**	**$2,847,379**	**$3,553,725**	**$2,981,564**	**$3,756,728**	**$4,581,038**	**$5,317,186**	**$6,191,232**	**$7,043,723**	**$7,771,653**	**$8,310,737**	**$8,064,368**	**$8,875,486**	**$9,925,748**	**$10,967,461**	**$5,605,893**	**$382,272**	**$971,976**	**$1,660,151**	**$2,423,493**	**$3,167,565**	**$1,294,005**	**$1,871,024**	**$2,697,849**	**$3,535,009**	**$4,400,304**	**$1,156,344**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**	**$260,303**	**$268,113**	**$276,156**	**$284,441**	**$292,974**	**$301,763**	**$310,816**	**$320,140**	**$329,745**	**$339,637**	**$349,826**	**$360,321**	**$371,130**	**$382,264**	**$393,732**	**$405,544**	**$417,711**	**$430,242**	**$443,149**	**$456,444**	**$470,137**	**$484,241**	**$498,768**	**$513,731**
YOY% Contribution Increase		**629.1%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**-35.4%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$9,493.99**	**$9,778.80**	**$10,072.17**	**$10,374.33**	**$10,685.56**	**$11,006.13**	**$11,336.31**	**$11,676.40**	**$12,026.70**	**$12,387.50**	**$12,759.12**	**$13,141.90**	**$13,536.15**	**$13,942.24**	**$14,360.50**	**$14,791.32**	**$15,235.06**	**$15,692.11**	**$16,162.87**	**$10,447.76**	**$10,761.19**	**$11,084.03**	**$11,416.55**	**$11,759.05**	**$12,111.82**	**$12,475.17**	**$12,849.43**	**$13,234.91**	**$13,631.96**

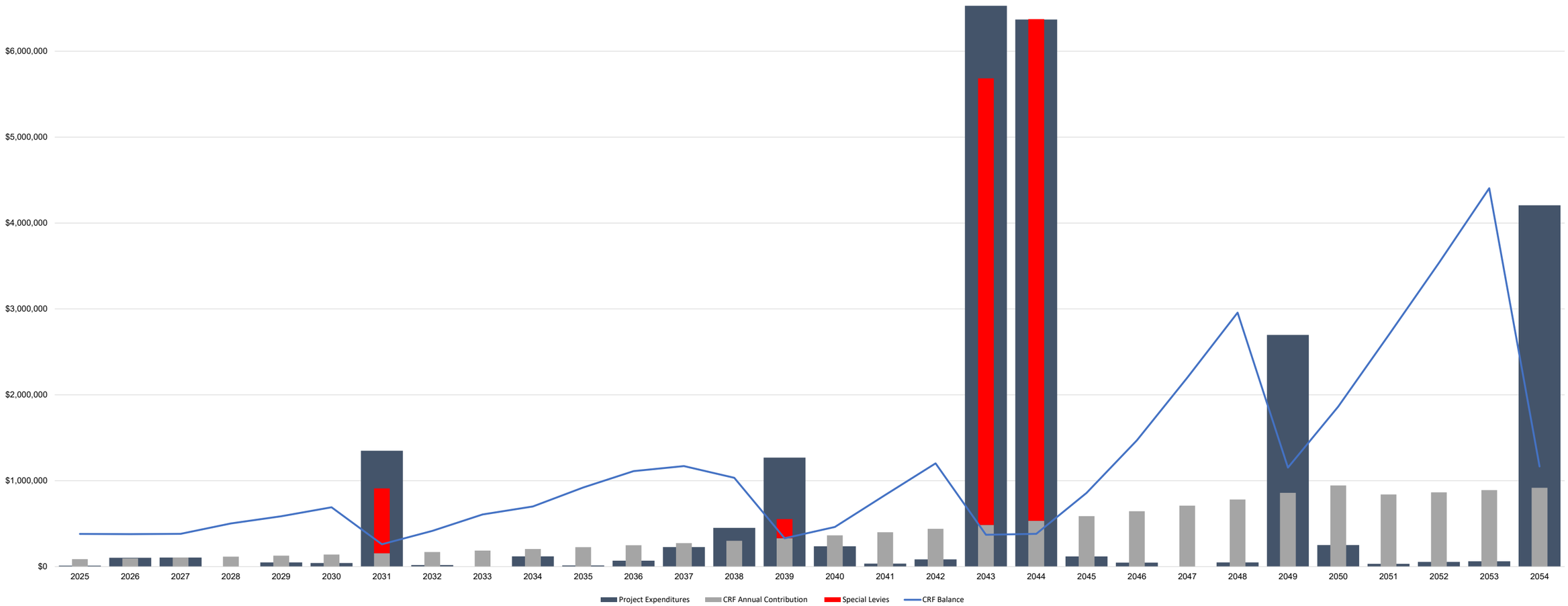
Cash Flow 3 - Gradual Funding Increase



1st Year Minimum Balance =	**$218,000**
Starting Balance =	**$301,264**
1st Year Contribution =	**$87,244**
Contribution Increase Rate =	**10.0%**
Interest Rate =	**1.0%**
Inflation Rate =	**3.0%**

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**
CRF Annual Contribution	**$87,244**	**$95,968**	**$105,565**	**$116,122**	**$127,734**	**$140,507**	**$154,558**	**$170,014**	**$187,015**	**$205,717**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$755,959**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$377,821**	**$381,665**	**$502,252**	**$586,203**	**$691,281**	**$260,303**	**$415,408**	**$607,612**	**$700,512**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**	**$260,303**	**$268,113**	**$276,156**	**$284,441**
YOY% Contribution Increase		**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$1,432.36**	**$1,575.60**	**$1,733.16**	**$1,906.48**	**$2,097.12**	**$2,306.84**	**$2,537.52**	**$2,791.27**	**$3,070.40**

Cash Flow 3 - Gradual Funding Increase



1st Year Minimum Balance =	**$218,000**	**1st Year Revised Contribution =**	**2051**
Starting Balance =	**$301,264**	**Revised 1st Year Contribution =**	**$840,000**
1st Year Contribution =	**$87,244**	**Revised Contribution Increase Rate =**	**3.0%**
Contribution Increase Rate =	**10.0%**		
Interest Rate =	**1.0%**		
Inflation Rate =	**3.0%**		

Notes:
- This funding model incorporates customized funding objectives into a baseline funding model (i.e., this model assumes a minimum reserve balance and a lower dependency on special levies than Cash Flow 1).
- No interest is collected from special levies as it is assumed funds will be collected just before expenditures.
- Project expenditures occur at the end of the year allowing interest to be acrued on the CRF balance.
- CRF balances are for end of year.

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Project Expenditures	**$11,500**	**$103,000**	**$106,090**	**$0**	**$49,522**	**$42,082**	**$1,349,279**	**$18,448**	**$0**	**$120,039**	**$13,842**	**$69,212**	**$228,122**	**$450,840**	**$1,269,063**	**$237,278**	**$35,304**	**$84,295**	**$6,528,831**	**$6,368,734**	**$117,939**	**$46,507**	**$0**	**$49,340**	**$2,697,518**	**$251,881**	**$32,349**	**$55,532**	**$61,774**	**$4,206,469**
CRF Annual Contribution	**$87,244**	**$95,968**	**$105,565**	**$116,122**	**$127,734**	**$140,507**	**$154,558**	**$170,014**	**$187,015**	**$205,717**	**$226,288**	**$248,917**	**$273,809**	**$301,190**	**$331,309**	**$364,440**	**$400,884**	**$440,972**	**$485,069**	**$533,576**	**$586,934**	**$645,627**	**$710,190**	**$781,209**	**$859,330**	**$945,263**	**$840,000**	**$865,200**	**$891,156**	**$917,891**
Special Levies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$755,959**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$221,697**	**$0**	**$0**	**$0**	**$5,198,123**	**$5,839,664**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CRF Balance	**$380,509**	**$377,821**	**$381,665**	**$502,252**	**$586,203**	**$691,281**	**$260,303**	**$415,408**	**$607,612**	**$700,512**	**$921,225**	**$1,111,537**	**$1,169,879**	**$1,033,618**	**$329,745**	**$462,199**	**$834,600**	**$1,202,058**	**$371,130**	**$382,264**	**$858,288**	**$1,469,539**	**$2,198,350**	**$2,956,549**	**$1,152,732**	**$1,862,829**	**$2,693,758**	**$3,535,188**	**$4,404,926**	**$1,165,587**
Min Required CRF Balance	**$218,000**	**$224,540**	**$231,276**	**$238,214**	**$245,361**	**$252,722**	**$260,303**	**$268,113**	**$276,156**	**$284,441**	**$292,974**	**$301,763**	**$310,816**	**$320,140**	**$329,745**	**$339,637**	**$349,826**	**$360,321**	**$371,130**	**$382,264**	**$393,732**	**$405,544**	**$417,711**	**$430,242**	**$443,149**	**$456,444**	**$470,137**	**$484,241**	**$498,768**	**$513,731**
YOY% Contribution Increase		**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**-11.1%**	**3.0%**	**3.0%**	**3.0%**
Avg. Annual Contribution per Unit	**$1,302.15**	**$1,432.36**	**$1,575.60**	**$1,733.16**	**$1,906.48**	**$2,097.12**	**$2,306.84**	**$2,537.52**	**$2,791.27**	**$3,070.40**	**$3,377.44**	**$3,715.18**	**$4,086.70**	**$4,495.37**	**$4,944.91**	**$5,439.40**	**$5,983.34**	**$6,581.67**	**$7,239.84**	**$7,963.83**	**$8,760.21**	**$9,636.23**	**$10,599.85**	**$11,659.84**	**$12,825.82**	**$14,108.40**	**$12,537.31**	**$12,913.43**	**$13,300.84**	**$13,699.86**

APPENDIX F – INFORMATION MADE AVAILABLE

The Strata Corporation made available various documents for our review, to assist in preparing this Depreciation Report, including:

- Strata Plan, dated March 1, 2019;
- Warranty Certificate prepared by National Home Warranty, dated March 28, 2019;
- Preventive Maintenance Proposal prepared by National Hydronics Ltd., dated April 3, 2019;
- Building Envelope Maintenance Guideline prepared by BC Building Science, dated June 2019;
- Generator Maintenance Agreement prepared by Anser Power Systems, dated January 10, 2023;
- Roof Anchor Review Report prepared by aDB Engineering, dated March 2, 2023;
- Quote for Horizontal Lifeline and Anchor System Installation prepared by Suspended Stages Inc., dated April 28, 2023;
- Generator Transfer Test Log Sheet prepared by Anser Power Systems, dated June 20, 2023;
- Fall Protection Equipment Repair Certificate prepared by BRT Consulting, dated October 16, 2023;
- Electrical Planning Report prepared by EVE Design Ltd., dated July 2, 2024;
- Deficiency Quotation prepared by DSN Safety Inc., dated April 29, 2025;
- General Ledger for the period of July 2023 to May 2025;
- Financial statements for 2024 and a portion of 2025; and
- Approved Budget for the 2024/2025 Fiscal Year.

The Strata Corporation also made various drawings available for our review, including:

- Landscape Drawings prepared by Durante Kreuk Ltd., dated February 15, 2017;
- Mechanical Drawings prepared by SRC Engineering Consultants Ltd., dated May 2, 2017;
- Fall Protection Drawings prepared by Hilltrust Services Inc, dated November 4, 2018;
- Electrical Drawings prepared by SRC Engineering Consultants Ltd., dated October 26, 2021;
- Structural Drawings prepared by Glotman Simpson, dated December 3, 2021; and
- Architectural Drawings prepared by Ciccozzi Architecture, dated March 11, 2022.

APPENDIX G – LIMITATIONS

The scope of work for this report and related responsibilities are defined in the Consultant's (*Sense Engineering Ltd.*) proposal and Conditions of Assignment.

The work reflects the Consultant's best judgement given the specific information provided. The Consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information.

Only conditions actually seen during examination of representative samples have been appraised. Comments on the balance of the conditions are assumptions based upon extrapolation. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing, but not observed or recorded, were not apparent given the level of study undertaken.

The Consultant was not engaged to investigate or provide advice about pollutants, contaminants or hazardous materials, and is not currently investigating or providing advice on pollutants, contaminants, hazardous materials or communicable diseases/viruses.

The Client and other users of this report expressly deny any right to any claim, including personal injury claims, which may arise out of pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.

Unless the Consultant otherwise agrees in writing, this report shall not be used to explicitly or implicitly warrant as to the fitness of the property for a particular purpose. This is not a certification of compliance with past or present regulations.

This work does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. We can perform further investigations on items of concern, if so directed.

No portion of this report may be used as a separate entity; it is intended to be read in its entirety.

The budget figures presented are our opinion of the probable cost and are provided for approximate budget purposes only. The budgets are presented in today's dollars and do not account for extraordinary changes in material and/or labour costs (e.g., such as caused by supply chain disruptions, changes in law/Code, labour shortages, etc.). Accurate figures can only be obtained by completing a detailed design and tendering it to receive multiple prices from suitable contractors closer to the time of construction.

Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

Decisions made, or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions. No party other than the Client shall rely on the Consultant's work without the Consultant's express written consent.

Any use which a third party makes of this work, or any reliance on or decisions to be made based on it, is the responsibility of such third parties. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including sub-consultants, their officers, agents and employees).

The liability of *Sense Engineering* is limited to the Client in contract and tort to the amount and duration identified in the Conditions of Assignment related to this project. The Client expressly agrees that the individuals engaged by the Consultant shall have no personal liability to the Client in respect of a claim, whether in contract, tort and/or any other cause of action in law. The Client expressly agrees that it will bring no proceedings and take no action in any court of law against any of the individuals in their personal capacity.