Building Envelope Renewal — The Short Version

SGM 10 November 2026 · VR2613 (1000 Beach) · Full details in the Owner Information document

What you are voting on

- **Resolution 1 — amend the window bylaw.** Removes two clauses saying owners are responsible for window glass and seals. Legal advice is that they are already unenforceable, because the strata is responsible for exterior windows. This needs ¾ of residential lots and, separately, ¾ of commercial lots.
- **Resolution 2 — additional levy of $2.5 million to replace every IGU (sealed glass unit).** Paid in three July instalments, 2027–2029. Your February instalments do not change.

Why the extra money

- The $15 million approved in December 2025 was an estimate made before any tender. It was scaled from the east wall of 990, which has more cladding and less glass than most buildings. Glass is the expensive part, so the estimate was too low.
- A tender in March 2026, with six firms invited and five bids, put full replacement at about $22–25 million. Alumni Restorations was the lowest bidder.
- Council separated the glass from the other work, and Alumni now buys IGUs through Glass 3 of Richmond, from an IGCC-certified factory in China, built to Busque's specification and City of Vancouver codes and standards, bringing the whole project cost down to $17.1 million, under a fixed-price contract.
- That leaves a shortfall of $1.79 million. We are asking for $2.5 million, which includes a $706,000 contingency (about 5%). The strata cannot borrow, and the project has no other buffer. Any unspent money is returned to owners, unless owners vote by ¾ at a general meeting to move it to the CRF.

What it costs you

Unit size (sq ft)	New levy (total)	Each July payment 2027–29	Per year 2027–29 (both levies)	Whole project, both levies
700	$5,077	$1,692	$7,095	$32,092
1,400	$10,154	$3,385	$14,191	$64,184
1,800	$13,055	$4,352	$18,245	$82,523

Across all owners: the approved project is $15.34 million (the 2025 levy plus $2 million from the CRF). With Resolution 2 it becomes $17.84 million, about 19% more levy for each owner.

Same sample sizes as the December 2025 information pack. Scale by your unit entitlement for your exact amount. Commercial lots also pay 5% GST on their share. You can pay in full at any time.

If Resolution 2 fails

- All wall work still goes ahead on every building, within the approved budget.
- Every window still gets new gaskets and hardware, and its frame corners sealed. Where the glass is replaced, the corners are sealed from inside the frame, which fixes leaks at the source; where it

is kept, they can only be sealed from the outside, a less durable fix (see section 10.2 of the detailed version).

- Only IGUs that testing shows have failed or are at high risk are replaced. Units under covered balconies and those reachable later from a boom lift (roughly the 6th floor and below) would mostly be left in place.
- Construction would total about $13.5 million instead of $15.9 million, saving roughly $2.5 million with GST, about the same as the levy. The units left in place will keep failing, and replacing them later is estimated at about $3.5–4 million. Any IGUs not replaced now remain the strata's responsibility and will be replaced later as a common expense, whether or not Resolution 1 passes. Future IGU failures will be paid by the strata as a common expense. If the old units are left in place, that is estimated at roughly $350,000–400,000 a year over the next decade, which means higher strata fees or CRF contributions.

How many IGUs have failed? (September 2026 testing)

Tower exposed faces: about 69% of units tested · 990: 46% · 988: 26% · low-rise exposed faces: 18% · covered balconies: almost none. The glass is about 35 years old, and more units are expected to fail each year. Failed units are not just foggy. In one unit, a leaking window has already caused corrosion and mould inside the wall.

Why everything at once

There is one set of swing stages and lifts, one disruption per suite and one fixed price. Alumni charges extra if the glass is done separately, and waiting two years adds an estimated $0.9–1.0 million in escalation. Every frame is opened, inspected and sealed from the inside.

Protections for owners

The contract is a CCDC 2 fixed price, and the price changes only by change orders the strata approves. Busque Engineering works for the strata, inspects the work and certifies every payment. Ten percent is held back until after completion. Alumni provides 50% performance and payment bonds and a two-year workmanship warranty. Dow inspects the coating for its 10-year warranty, and the IGUs carry a 10-year manufacturer's warranty.

Recently replaced your glass?

You can ask to keep it, but only if Busque tests it and confirms in writing that it is sound and compatible with the new work. The levy is not reduced, and any liability you took on for those units stays with you.

Council is split

Some council members favour replacing all IGUs now, on grounds of fairness, thermal efficiency, what owners were told in 2025, and lower lifetime cost. Others favour replacing only what has failed and not raising more than is needed now. Both are reasonable positions. The levy needs your ¾ vote either way. The split is noted because this is a close call that deserves careful thought.

Questions: 1000beachber@gmail.com · Documents: https://drive.google.com/drive/folders/1nfUHpfRKI0RfFYF7YYZ1GduzTf9T922u · Town hall: 27 October 2026 (time and place to be confirmed in the meeting notice) · SGM: 10 November 2026, held electronically at 6:00 pm