

**Ridgeview Apartments, Langford**  
**Key Messages**

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- My thoughts are with the people who have been displaced.
- Public Safety is the number one priority for our government.
- I'd like to emphasize that this is a private rental building.
- Ministry staff are following up on the situation with Engineers and Geoscientists of BC.
- I understand that the building owner is absorbing costs related to the evacuation and is attempting to provide lodging for the evacuees – but our Ministry as well as Emergency Management is working to confirm what is being offered.
- I've reached out to the Mayor of Langford to offer support.
- I know that the City is in conversation with Emergency Support Services about what supports can be provided to the impacted residents.

**Emergency Management and Climate Readiness Support:**

- Lines of communication are open between EMCR and the City of Langford.

s.13

- Langford's Emergency Operation Centre is activated and Emergency Support Services volunteers have deployed to assist by setting up group lodging in a nearby church.
- EMCR will fund incremental costs to the Emergency Operations Centre

**If asked about remedies through the Residential Tenancy Branch:**

- This may be a situation where cancellation of the occupancy permit has resulted in frustration of the tenancy agreements. (A tenancy agreement is frustrated when an unexpected event beyond anyone's reasonable control occurs making it impossible to meet the original terms of a tenancy agreement)
- I would like to emphasize - that is a legal determination for the RTB or the court to make, should any parties apply for dispute resolution.
- The tenants are entitled to a return of their security deposit(s).
- If tenants have questions, they can contact the RTB for information about the dispute resolution process.
- They can also consult a lawyer, to make sure that they are aware of all their legal options.

## ADVICE TO MINISTER

<p><b>CONFIDENTIAL ISSUES NOTE</b></p> <p><b>Ministry of Post-Secondary Education and Future Skills</b> <b>Dated: April 26, 2023</b> <b>Minister Responsible: Selina Robinson</b></p>	<p><b>Langford high rise structural issues (2770 Claude Road)</b></p>
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### ADVICE AND RECOMMENDED RESPONSE:

- It is concerning anytime people are displaced from their homes and my thoughts are with the people at Ridgeview Place in Langford.
- While the Province sets the technical standards for new construction, building code enforcement is an authority given to local governments.
- We're in discussions with the partners involved to better understand what happened and if anything can be done to prevent a similar situation from occurring again.

### SECONDARY MESSAGING

- The owner of the building is responsible for complying with the BC Building Code and engaging with the appropriate professionals to assure substantial code compliance for the building, via the code's Letters of Assurance.
- Local governments can rely on Letters of Assurance or choose to undertake additional inspections to ensure the building complies with the BC Building Code before issuing an occupancy permit.
- I would encourage you to speak to the City of Langford and the Engineers and Geoscientists of BC about the building's structure.

### IF ASKED ABOUT WHAT SUPPORTS ARE BEING OFFERED TO TENANTS:

- I understand that the City of Langford has told the owner, Centurion Apartment Properties that it's their responsibility to make living arrangements for the tenants.
- The building owner is absorbing all costs related to the evacuation and is attempting to provide lodging for the evacuees.
- Langford Emergency Support Services volunteers have deployed to assist by setting up a small group lodging in a nearby church.

## **ADVICE TO MINISTER**

### **IF ASKED WHO IS AT FAULT FOR THIS SITUATION AND WHAT CAN BE DONE:**

- The Province is engaging with partners including the City of Langford and Engineers and Geoscientists BC on this emerging situation. While the Province sets technical standards for new construction, local governments enforce the BC Building Code in their communities.
- However, the building owner is legally responsible to comply with the Building Code.
- The owner is also responsible to engage the appropriate professionals to assure substantial code compliance for the building, via the code's "Letters of Assurance."
- The Province is continuing to engage with the City of Langford and Engineers and Geoscientists BC on this emerging situation.
- Centurion, the owner, is responsible for supporting the tenants.

### **IF ASKED ABOUT WHY THE SECOND OCCUPANCY PERMIT WAS ISSUED:**

- After the first occupancy permit was revoked from Danbrook One (now RidgeView Place) in 2019, remediation was undertaken and the City of Langford issued a new occupancy permit in April 2022.
- Based on information that came to the regulator's attention and was disclosed to the city last week, the City of Langford has now revoked the second occupancy permit and evacuated the building.
- I would encourage you to speak to the City of Langford about any further questions on the occupancy permits.

### **IF ASKED ABOUT THE ROLE OF ENGINEERS AND GEOSCIENTISTS OF BC:**

- Engineers are regulated by Engineers and Geoscientists BC under the Professional Governance Act administered by the Office of the Superintendent of Professional Governance.
- Engineers and Geoscientists BC's jurisdiction to investigate is limited to concerns about the professional practice of individual registrants, while building code enforcement is an authority given to local governments

### **IF ASKED ABOUT THE COMPLAINT PROCESS FOR ENGINEERS AND GEOSCIENTISTS OF BC:**

- The complaint process is available online through the Engineers and Geoscientists of BC.

## **ADVICE TO MINISTER**

- **The process begins when Engineers and Geoscientists of BC receives a complaint or otherwise becomes aware of information that indicates a registrant may have breached the expected standard of conduct or professional practice.**



## ADVICE TO MINISTER

### BACKGROUND:

Based on information that came to Engineers and Geoscientists BC's attention and was disclosed to the city on April 17, the City of Langford has now revoked the second occupancy permit for RidgeView Place (90-unit rental building at 2770 Claude Rd.)

The city let Centurion know of its obligation to provide an authenticated initial assessment by a third-party Designated Professional Structural Engineer confirming that the building is safe to be occupied; and to conduct a comprehensive Independent Structural Design review and provide timelines for completion.

On April 23, 2023, Centurion notified the City that a third-party engineering firm had completed an initial visual inspection of the building and concluded that the structure is unsafe and, in the interest of public safety, strongly recommend the evacuation of the building until a more detailed analysis can be conducted.

The city made the decision to revoke the occupancy permit and instruct Centurion to notify residents immediately. The building was evacuated on Monday, April 24, 2023.

The building owner is absorbing all costs related to the evacuation and is attempting to provide lodging for the evacuees.

This is not the first time an occupancy permit has been revoked for 2770 Claude Rd. Previous known as Danbrook One, it had its occupancy permit revoked in December 2019 after an independent review conducted by the City of Langford indicated the building was not in compliance with the Building Code and presented several safety concerns.

The City of Langford's review was initiated after Engineers and Geoscientists BC disclosed to the City that it was investigating the conduct of Mr. McClure, the engineer responsible for the building's design, and had concerns that certain aspects of the building's structural design and as-built structure did not meet the Building Code.

Engineers and Geoscientists BC has taken disciplinary action against two registrants in relation to the building:

- Brian McClure's registration was cancelled on May 9, 2022 after he admitted that he demonstrated unprofessional conduct. Mr McClure paid a fine of \$25,000 – the maximum allowable under the legislation in place at the time – and agreed to pay \$32,000 in legal costs to EGBC.
- Ted Sorensen's registration was cancelled on December 31, 2022, after he admitted to unprofessional conduct.

Remediation was undertaken and the City of Langford issued a new occupancy permit in April 2022. The building is now known as RidgeView Place.

## **ADVICE TO MINISTER**

Based on information that came to Engineers and Geoscientists BC's attention and was disclosed to the city last week, the City of Langford has now revoked the second occupancy permit and evacuated the building on Monday, April 24, 2023.

**MEDIA INTEREST:** More than a dozen media articles on the evacuation of residents with questions about who is at fault (building, regulator, City of Langford, Province).

**From:** Scott Goodmanson(sgoodmanson@langford.ca)  
**To:** Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)  
**To:** Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca)  
**Subject:** RE: Ridge View Place update  
**Sent:** 04/26/2023 18:34:49

**Message  
Body:**

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Perfect

Thank you Sian.

Hello Nina,

Pleased to meet you.

From: Madoc-Jones, Sian HOUS:EX  
Sent: April 26, 2023 11:29 AM  
To: Scott Goodmanson  
Cc: Karimi, Nina HOUS:EX  
Subject: RE: Ridge View Place update

Thanks Scott, just cc'ing my colleague Nina in as she'll be the lead on the insurance question.

Sian

From: Scott Goodmanson >  
Sent: Wednesday, April 26, 2023 11:27 AM  
To: Madoc-Jones, Sian HOUS:EX >  
Subject: RE: Ridge View Place update

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Sian,

Scott here, thank you for your reply back.

I would be very happy to speak with Minister Kahlon today.

I am available here at his earliest convenience and am happy to stay at the office to do so.

The two insurance companies we have heard about so far are Square One, and BCAA

I asked the people I spoke with last night to email me with their experiences and they all agreed to do so.

One has already come in and if you think it would be helpful, I will forward their letter on to you, to give an idea of their experience so far.

Three points we need help with are,

#1 What leverage we have with insurance companies who are denying claims on policies people have faithfully been paying into?

#2 What leverage is available to apply on Centurion if they decide to just give the residents and the city the run-around and abandon their residents

#3 If there is a failure in either of the first two points, what different avenues are there to help assure funding so that these residents are not out of pocket, or use up their very last cent trying to find short term accommodations to carry them through until they find new long-term accommodations.

While new long-term accommodations are going to be needed, right now I am concerned for those residents who may not find suitable temporary shelter tonight. to cover them over the next week or so.

Thank you very much for your assistance.

Please feel free to call or write me at any time if you have any questions or need further information.

Have a great day.

Scott

From: Madoc-Jones, Sian HOUS:EX >  
Sent: April 26, 2023 10:57 AM  
To: Scott Goodmanson >  
Cc: Karimi, Nina HOUS:EX >  
Subject: RE: Ridge View Place update

Hello Mayor Goodmanson,

Thanks for reaching out. I'm well thank you and yes I'm so glad you and Minister Kahlon could connect yesterday. Thanks for providing the update, though I'm sorry to hear that residents have been facing even more challenges than they already have been.

I've forwarded your email to the Minister and he's very happy to speak. Unfortunately he has debate on two bills today which we can't reschedule. But he should be available by 6:00pm. Would that work for you and staff? If not we can also do 9am tomorrow morning. Let me know what works best.

Additionally I'm wondering if you have any info as to which insurance companies are declining residents and/or Centurions claims or requests for support? I've cc'd my colleague Nina who has a lot of experience dealing with insurance issues and so she may be able to look into this. We'll also invite a Ministry staffer from Emergency Management to join the call, as they will have additional insights.

Thanks and talk soon,

Siân

Siân Madoc-Jones she/her

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: 778-867-6774

From: Scott Goodmanson >  
Sent: Wednesday, April 26, 2023 10:04 AM  
To: Madoc-Jones, Sian HOUS:EX >  
Subject: Ridge View Place update

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Siân,

Soctt Goodmanson here from Langford.

How are you today?

Thank you for setting up the connection between Minister Kahlon and myself yesterday.

It was great to speak with him.

I am wondering if we can set up a phone conversation with the Minister today?

I was out late speaking with residents who were moving out last night and a few disturbing issues have come up.

One being, more than one insurance company are declining residents claims due to this being a 'Pre-existing condition'. Centurion, the building owner, was relying on private insurance to cover residents expenses and short term accommodation and we are now seeing residents slipping through the cracks after only 2 days.

Some residents have been given the ok for short term financing from their insurance, only to find out that offer was recinded, after the residents have secured short term housing and now are out of pocket for thousands of dollars.

Private insurance policies are outside of our experience and we are wondering what leverage we have in this situation?

Second, after much assurances from Centurion that their ongoing efforts are meeting the needs of the residents, my discussions last night with residents showed numerous people haven't even heard directly from Centurion's staff and have found the efforts from Centurion entirely lacking.

Again, we have limited powers to force a company who does not wish to pony up, to do so.

I would appreciate any information or advice from the Minister that he may have on these topics.

Thank you very much

Have a great day

Scott Goodmanson

**From:** Donna Petrie(dpetrie@langford.ca)  
**To:** Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)  
**Subject:** RidgeView Place Follow Up Information  
**Sent:** 04/26/2023 00:43:37

**Message  
Body:**

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Sian,

I would like to extend a thank you to the Minister for his time today.

Attached and linked below are various documents with details on the situation including the communication from Centurion to residents. Please let me know if the Minister would like further details.

Ridgeview Place - City of Langford

Thank you,

Donna Petrie

Senior Manager of Business Development and Events

City of Langford

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April 24, 2023

## RIDGEVIEW PLACE QUESTIONS AND ANSWERS FACT SHEET

### I am a resident of RidgeView Place who can I contact for help?

- Please click [here](#) to read the letter to tenants of RidgeView Place from Centurion noting the various supports services available.

### How was the City made aware?

- On April 17, 2023, the City and Centurion received a letter from EGBC regarding a second investigation into the structural engineer of record for the remediation work undertaken by Centurion.
- The letter provides details of a variety of potential structural design issues that may not have been addressed by the original remediation and concluded that EGBC “has received no evidence that a comprehensive review of the structural design of the Building, or of the as-built structure of the Building, was ever conducted for the Remediation.”
- On April 23, 2023, Centurion notified the City that a third-party engineering firm had completed an initial visual inspection of the building and concluded that the structure is unsafe and, in the interest of public safety, strongly recommend the evacuation of the building until a more detailed analysis can be conducted.
- As a result, the City made the decision to revoke the occupancy permit and instruct Centurion to notify residents immediately.

### What did the City do when it got the letter? Why didn't the City revoke the occupancy permit immediately?

- On April 17<sup>th</sup>, The City notified Centurion of its obligation to:
  - Provide an authenticated initial assessment by a third-party Designated Professional Structural Engineer confirming that the building is safe to be occupied; and
  - Conduct a comprehensive Independent Structural Design review and provide timelines for completion.
- On April 23, 2023, Centurion notified the City that a third-party engineering firm had completed an initial visual inspection of the building, and concluded that the structure is unsafe and, in the interest of public safety, strongly recommend the evacuation of the building until a more detailed analysis can be conducted.
- As a result, the City made the decision to revoke the occupancy permit and instructed Centurion to notify residents as soon as possible.

### How did this happen again?

- A second EGBC's investigation uncovered a variety of potential structural design issues that may not have been addressed by the original remediation and concluded that it “has received no evidence that a comprehensive review of the structural design of the Building, or of the as-built structure of the Building, was ever conducted for the Remediation.”

- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the standards of EGBC and the BC Building Code.

**Why did the City approve the remediation designs to re-issue the occupancy permit if the work wasn't comprehensive?**

- When the structural engineer of record submits authenticated engineering designs, they are confirming that their plans meet the BC Building Code.
- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the standards of EGBC and the BC Building Code.
- This is the 'Professional Reliance Model' that virtually all municipalities in British Columbia rely upon.
- The City cannot speak to decisions made by Centurion and their structural engineer of record.

**Who ordered the second investigation and why?**

- Investigations are the mandate of EGBC.
- This investigation is still ongoing.
- Questions about when or why an investigation was ordered should be directed to EGBC.

**Did EGBC know there were still outstanding issues with the building before the occupancy permit was issued in 2022? If so, why was there a delay in reporting this to the City and Centurion?**

- The City cannot speak on behalf of EGBC and what they knew or when.
- The City was notified by EGBC on April 17, 2023.

**What role does EGBC have in ensuring buildings are safe for the public?**

- EGBC is the licensing and regulatory body for professional engineers and geoscientists in British Columbia.
- Its role is limited to the investigation and discipline of registrants and former registrants of Engineers and Geoscientists BC.

**Are there other buildings in Langford undertaken by the structural engineer that was contracted for RidgeView Place?**

- The City doesn't have that information at this moment.
- The City has no information that any other buildings are of concern at this time.

**Doesn't the City have professionals whose job it is to review engineering drawings when they are submitted for approval?**

- Under the City of Langford's legal regulatory framework, which is the same for all municipalities in BC, City staff rely upon the project engineer's professional stamp of approval which affirms that their engineering designs as presented and executed abide by all of the requirements under the Professional Governance Act and the BC Building Code.

- Local governments across the region and the province rely upon the professional integrity and competencies guaranteed in the professional engineers' authentication of project design and build submissions.

## **When were residents notified? Why was there a delay?**

- Residents were notified by Centurion on April 24, 2023.
- As soon as Centurion completed the third-party inspection that confirmed ongoing concerns about the building's structure, we began taking steps to revoke the occupancy permit.

## **Why didn't the City notify residents like they did the last time?**

- The building owner is responsible for notifying residents of the ongoing issues related to their building.
- The City informed the building owner on April 20, 2023, of their obligation to notify residents in a timely manner.

## **What is different between 2019 and now?**

- While the building has had significant remediation since 2019, there remain ongoing concerns as a result of a second investigation by EGBC.
- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the professional standards of EGBC and the BC Building Code.
- The City notified Centurion of its obligation to:
  - Inform residents;
  - Provide an authenticated initial assessment by a third-party Designated Professional Structural Engineer confirming that the building is safe to be occupied; and
  - Conduct a comprehensive Independent Structural Design review and provide timelines for completion.

## **Will the City provide the same supports to tenants as in 2019? If not, why?**

- The building owner is responsible for providing services necessary to support residents of RidgeView Place during this time.
- Please click [here](#) to read the letter to tenants of RidgeView Place from Centurion noting the various supports services available.

## **Why did Centurion scope their remediation based on the WSP review?**

- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the professional standards of EGBC and the BC Building Code.
- Those are decisions that were made by Centurion and their structural engineer of record and cannot be answered by the City.

## **Why did the City not request proof of a comprehensive review before they issued the occupancy permit?**

- When the structural engineer of record submits authenticated engineering designs and schedules, they are confirming that their plans meet the BC Building Code.

# Langford

- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the standards of EGBC and the BC Building Code.
- This is the 'Professional Reliance Model' that virtually all municipalities in British Columbia rely upon.

where it all happens.



**t** 250.478.7882  
**e** hello@langford.ca

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Langford, BC V9B 2X8

**Langford.ca**

## MEDIA RELEASE

April 24, 2023

### CITY OF LANGFORD TAKES ACTION TO PROTECT SAFETY OF RESIDENTS AT RIDGEVIEW PLACE

**(Langford, B.C.)** – The City of Langford has revoked the occupancy permit for a rental building located at 2770 Claude Road (RidgeView Place, previously known as Danbrook One) owned by Centurion Apartment Properties Inc. (Centurion) due to ongoing life safety concerns related to the structural design and performance of the building.

This is the second time the City has taken action at this building as a result of serious issues identified by the Association of Professional Engineers and Geoscientists of the Province of BC (EGBC).

On April 17, 2023, the City and Centurion received a letter from EGBC regarding a second investigation into the structural engineer of record for the remediation work undertaken by Centurion. The letter provides details of a variety of potential structural design issues that may not have been addressed by the original remediation and concluded that EGBC “has received no evidence that a comprehensive review of the structural design of the Building, or of the as-built structure of the Building, was ever conducted for the Remediation.”

It is the obligation of the building owner (Centurion) and structural engineer of record to ensure that authenticated engineering designs and schedules meet the professional standards of EGBC and the BC Building Code. Local governments across the region and the province rely upon the professional integrity and competencies guaranteed in the professional engineers’, or architects, sign-off for project design and build submissions, often referred to as the “Professional Reliance Model”.

#### **On April 20, 2023, the City notified Centurion of its obligation to:**

- Inform residents;
- Provide an authenticated assessment from a third party Designated Professional Structural Engineer, registered and in good standing with EGBC, confirming that the building is safe to be occupied pending the completion of any temporary measures; and
- Conduct a comprehensive Independent Structural Design review of the building and provide timelines for completion.

## MEDIA RELEASE

On April 23, 2023, Centurion notified the City that a third-party engineering firm had completed an initial visual inspection of the building and concluded that the structure is unsafe and, in the interest of public safety, strongly recommend the evacuation of the building until a more detailed analysis can be conducted. As a result, the City made the decision to revoke the occupancy permit and instructed Centurion to notify residents immediately.

Had the City been aware that the building structure was unsafe or that the letters of assurance provided by the structural engineer could not be interpreted as assurances of compliance with the Building Code, the occupancy permit for the building, post-remediation would not have been issued.

Centurion began notifying residents of RidgeView Place this afternoon of the latest investigation by EGBC including the potential ongoing life-safety risks at the building. It is recommended that all residents vacate the building immediately. As building owner, Centurion is responsible for ensuring residents have the supports they need during this challenging time.

Residents are encouraged to visit [Langford.ca](https://langford.ca) for ongoing updates.

-30-

## **THE CITY WILL HOLD A MEDIA SCRUM TODAY AT 3:45 P.M. AT CITY HALL 877 Goldstream Avenue, Council Chambers 3rd Floor.**

Mayor Goodmanston will provide a statement and then media will have the opportunity to ask questions.

**(dial in details on next page)**

## MEDIA RELEASE

### Media Dial-in Information:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83888864759>

Or One tap mobile :

+12042727920,,83888864759# Canada

+14388097799,,83888864759# Canada

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 204 272 7920 Canada

+1 438 809 7799 Canada

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+1 780 666 0144 Canada

855 703 8985 Canada Toll Free

833 955 1088 Canada Toll Free

**Webinar ID: 838 8886 4759**

International numbers available: <https://us02web.zoom.us/j/kc6a6tzosm>

### CITY OF LANGFORD MEDIA CONTACT:

Donna Petrie

Senior Manager Business Development

250-391-3403 | [dpetrie@langford.ca](mailto:dpetrie@langford.ca)



**From:** Donna Petrie(dpetrie@langford.ca)  
**To:** Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)  
**Subject:** RE: RidgeView Place Follow Up Information  
**Sent:** 05/11/2023 16:51:57  
**Message Body:**

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Donna Petrie

Senior Manager of Business Development and Events

250.391.3403

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From: Madoc-Jones, Sian HOUS:EX  
Sent: Thursday, May 11, 2023 9:45 AM  
To: Donna Petrie  
Subject: RE: RidgeView Place Follow Up Information  
Importance: High

Hi Donna,

I'm wondering if you can give me a call before 10am?

Thanks,  
Siân

Siân Madoc-Jones she/her

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: 778-867-6774



## MEDIA RELEASE

May 9, 2023

### CITY OF LANGFORD MEETS WITH RESIDENTS AT RIDGEVIEW PLACE

**(Langford, B.C.)** – On Monday May 8, 2023, the City of Langford held a meeting with residents of RidgeView Place to provide an update regarding supports in place, to share updates on the Community Navigator support services, the fundraising campaign, and for Council to have an open dialogue with residents of RidgeView Place. Approximately 30 residents attended in person and virtually. Langford Fire Chief Chris Aubrey provided an update on deployed Emergency Support Services, followed by the Community Social Planning Council Executive Director, Diana Gibson, who provided contact information for the Community Navigator, and how residents can receive support, both financial and to find long-term housing and other wrap around supports.

Questions were raised around building updates including details to why the building was evacuated, how this situation could happen for a second time, and how funds being raised were being disbursed. Mayor Goodmanson Chaired the meeting and reiterated what information the City has to date. Many of the questions asked are detailed below, providing clarification around the complex and evolving situation. Due to the ongoing investigation of the structure, some legal and engineering questions could not be answered. Additional information will be provided as it becomes available.

Residents that require assistance finding long-term accommodation are advised to contact the Community Navigator at 250-383-6166 (ext. 124) or via email [housingnavigator@communitycouncil.ca](mailto:housingnavigator@communitycouncil.ca)

#### How was the City made aware?

- On April 17, 2023, the City and Centurion received a letter from EGBC regarding a second investigation into the structural engineer of record for the remediation work undertaken by Centurion.
- The letter provides details of a variety of potential structural design issues that may not have been addressed by the original remediation and concluded that EGBC “has received no evidence that a comprehensive review of the structural design of the Building, or of the as-built structure of the Building, was ever conducted for the Remediation.”
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## MEDIA RELEASE

### What did the City do when it got the letter? Why didn't the City revoke the occupancy permit immediately?

- On April 17<sup>th</sup>, The City notified Centurion of its obligation to:
  - Provide an authenticated initial assessment by a third-party Designated Professional Structural Engineer confirming that the building is safe to be occupied; and
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- As a result, the City made the decision to revoke the occupancy permit and instructed Centurion to notify residents as soon as possible.

### How did this happen again?

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- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the standards of EGBC and the BC Building Code.

### Why did the City approve the remediation designs to re-issue the occupancy permit if the work wasn't comprehensive?

- When the structural engineer of record submits authenticated engineering designs, they are confirming that their plans meet the BC Building Code.
- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the standards of EGBC and the BC Building Code.
- This is the 'Professional Reliance Model' that virtually all municipalities in British Columbia rely upon.
- The City cannot speak to decisions made by Centurion and their structural engineer of record.

### Who ordered the second investigation and why?

- Investigations are the mandate of EGBC.
- This investigation is still ongoing.
- Questions about when or why an investigation was ordered should be directed to EGBC.

### Did EGBC know there were still outstanding issues with the building before the occupancy permit was issued in 2022? If so, why was there a delay in reporting this to the City and Centurion?

- The City cannot speak on behalf of EGBC and what they knew or when.
- The City was notified by EGBC on April 17, 2023.

## MEDIA RELEASE

### What role does EGBC have in ensuring buildings are safe for the public?

- EGBC is the licensing and regulatory body for professional engineers and geoscientists in British Columbia.
- Its role is limited to the investigation and discipline of registrants and former registrants of Engineers and Geoscientists BC.

### Are there other buildings in Langford undertaken by the structural engineer that was contracted for RidgeView Place?

- The City doesn't have that information at this moment.
- The City has no information that would cause it to believe any other buildings are of concern at this time.

### Doesn't the City have professionals whose job it is to review engineering drawings when they are submitted for approval?

- Under the City of Langford's legal regulatory framework, which is the same for virtually all municipalities in BC, City staff rely upon the project engineer's professional stamp of approval which affirms that their engineering designs, as presented and executed, abide by all of the requirements under the Professional Governance Act and the BC Building Code.
- Local governments across the region and the province rely upon the professional integrity and competencies guaranteed in the professional engineers' authentication of project design and build submissions.

### What is different between 2019 and now?

- While the building has had significant remediation since 2019, there remain ongoing concerns as a result of a second investigation by EGBC.
- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the professional standards of EGBC and the BC Building Code.
- The City notified Centurion of its obligation to:
  - Inform residents.
  - Provide an authenticated initial assessment by a third-party Designated Professional Structural Engineer confirming that the building is safe to be occupied; and
  - Conduct a comprehensive Independent Structural Design review and provide timelines for completion.

### Why did Centurion scope their remediation based on the WSP review?

- Those are decisions that were made by Centurion and their structural engineer of record and cannot be answered by the City.

## MEDIA RELEASE

Why did the City not request proof of a comprehensive review before they issued the occupancy permit?

- When the structural engineer of record submits authenticated engineering designs and schedules, they are confirming that their plans meet the BC Building Code.
- It is the obligation of the building owner and structural engineer of record to ensure that authenticated engineering designs meet the standards of EGBC and the BC Building Code.
- This is the 'Professional Reliance Model' that virtually all municipalities in British Columbia rely upon.

Residents are encouraged to visit [Langford.ca/RidgeView](https://langford.ca/RidgeView) for ongoing updates, documents and more information on the Community Social Planning Council fundraising campaign and support services.

-30-

### CITY OF LANGFORD MEDIA CONTACT:

Donna Petrie  
Senior Manager Business Development  
250-391-3403 | [dpetrie@langford.ca](mailto:dpetrie@langford.ca)



From: Donna Petrie >  
Sent: Tuesday, April 25, 2023 5:44 PM  
To: Madoc-Jones, Sian HOUS:EX >  
Subject: RidgeView Place Follow Up Information

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Sian,

I would like to extend a thank you to the Minister for his time today.

Attached and linked below are various documents with details on the situation including the communication from Centurion to residents. Please let me know if the Minister would like further details.

Ridgeview Place - City of Langford

Thank you,

Donna Petrie

Senior Manager of Business Development and Events

City of Langford

t 250.391.3403

2nd Floor, 877 Goldstream Avenue | Langford, BC V9B 2X8

Langford.ca

Please review our email privacy policy at [Langford.ca/privacypolicy](https://langford.ca/privacypolicy)

**From:** Barrett, Andrew EMCR:EX(Andrew.Barrett@gov.bc.ca)  
**To:** Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)  
**To:** McCorkindale, Mack EMCR:EX (Mack.McCorkindale@gov.bc.ca); Sanderson, Melanie EMCR:EX (Melanie.Sanderson@gov.bc.ca)  
**Subject:** FW: UPDATE: Ridgeview Place - April 27 2023  
**Sent:** 05/01/2023 18:56:46  
**Message Body:**

This is the most updated info we have on this – we'll send anything further over when we have it.

Please let us know if you have any questions.

Thanks,

Andrew

From: Maloughney, Mary Sue EMCR:EX  
Sent: Friday, April 28, 2023 2:46 PM  
To: Sanderson, Melanie EMCR:EX ; Thomson, Krystal GCPE:EX  
Cc: Barrett, Andrew EMCR:EX ; McCorkindale, Mack EMCR:EX ; Richards, Tara R EMCR:EX  
Subject: UPDATE: Ridgeview Place - April 27 2023

Hi Mel:

An end of day summary of where we are at with Langford. Staff will be connecting on Mon regarding extension request.

- \* Location: Ridgeview Place, 2770 Claude Rd, Langford.
- \* 11-storey, 90-unit building
- \* 150 residents displaced
- \* Reception centre opened at 101-877 Goldstream Ave.
- \* 44 Residents have registered for ESS
- \* Press release yesterday (April 27th at 1100) announced additional supports available to residents including \$2500 from the building's owner, Centurion Apartment Properties Inc
- \* City is closing down group lodging as it has not been used
- \* EMCR did not approve an extension of ESS submitted by the City today and has requested that more information be provided - # residents requiring ESS, receipt of \$2500 etc., and understanding of unmet needs- EMCR will be discussing extension request on Monday.
- \* Langford working on hire community navigator contractor – reimbursed by the Province

MS

Mary Sue Maloughney (pronouns she/her) 🇵🇪

Associate Deputy Minister

Ministry Emergency Management and Community Readiness

p:778-698-9086|c: 250-589-0931

24 Hour Emergency Reporting: 1-800-663-3456

Follow EMBC at @EmergencyInfoBC and @PreparedBC

Madeline L. Maley (she/her)

Assistant Deputy Minister Regional Operations

Ministry of Emergency Management and Climate Readiness

Phone: 250 704-3046 | Cell: 250 318-8441

24 Hour Emergency Reporting: 1-800-663-3456

Follow EMCR at @EmergencyInfoBC and @PreparedBC

With gratitude, acknowledging I am working on the traditional territory of Tk'emlups Te Secwepemc people

**From:** Donna Petrie(dpetrie@langford.ca)  
**To:** Thomson, Krystal GCPE:EX (Krystal.Thomson@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)  
**Subject:** Media Release: RidgeView Place  
**Sent:** 04/27/2023 19:32:47

**Message  
Body:**

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Attached is the final release. We did record the scrum and it will be posted shortly on  
Langford.ca/ridgeview

Thank you both for your supports!

Donna Petrie  
Senior Manager of Business Development and Events

250.391.3403



**From:** Schollen, Tasha GCPE:EX(Tasha.Schollen@gov.bc.ca)  
Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Sidhu-Umar, Kiran HOUS:EX (Kiran.Sidhu-Umar@gov.bc.ca); Gervais, Jesse HOUS:EX (Jesse.Gervais@gov.bc.ca); Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca); Shah, Amna HOUS:EX (Amna.Shah@gov.bc.ca)  
**To:** Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca); Schollen, Tasha GCPE:EX (Tasha.Schollen@gov.bc.ca)  
**Subject:** KM: Ridgeview Apartments, Langford  
**Sent:** 04/26/2023 19:49:32  
**Message Body:**

---

Tasha Schollen | Communications Manager  
Government Communications and Public Engagement  
Ministry of Housing  
Cell: 250-889-1121

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
Schollen, Tasha GCPE:EX (Tasha.Schollen@gov.bc.ca); Sidhu-Umar, Kiran HOUS:EX  
(Kiran.Sidhu-Umar@gov.bc.ca); Gervais, Jesse HOUS:EX (Jesse.Gervais@gov.bc.ca); Hosak,  
**To:** Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca);  
Shah, Amna HOUS:EX (Amna.Shah@gov.bc.ca); Hannah, Jeff GCPE:EX  
(Jeff.Hannah@gov.bc.ca)  
Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca); Butler, Liam GCPE:EX  
**To:** (Liam.Butler@gov.bc.ca); Paterson, Travis GCPE:EX (Travis.Paterson@gov.bc.ca); Abellana,  
Kaye GCPE:EX (Kaye.Abellana@gov.bc.ca); Lakshmi, Hari GCPE:EX  
(Hari.Lakshmi@gov.bc.ca)  
**Subject:** RE: 1:28pm HOUS Media Requests  
**Sent:** 04/25/2023 20:38:32  
**Message**  
**Body:**

Masih Khalatbari - approved

From: Schollen, Tasha GCPE:EX  
Sent: Tuesday, April 25, 2023 1:29 PM  
To: Madoc-Jones, Sian HOUS:EX ; Sidhu-Umar, Kiran HOUS:EX ; Gervais, Jesse HOUS:EX ;  
Hosak, Mark HOUS:EX ; Karimi, Nina HOUS:EX ; Shah, Amna HOUS:EX ; Hannah, Jeff  
GCPE:EX  
Cc: Suddaby, Clay GCPE:EX ; Butler, Liam GCPE:EX ; Paterson, Travis GCPE:EX ; Abellana,  
Kaye GCPE:EX ; Lakshmi, Hari GCPE:EX ; Schollen, Tasha GCPE:EX  
Subject: 1:28pm HOUS Media Requests

5 Media Requests

- \* April Lawrence/CHEK – Danbrook One, Langford – due 3pm
- \* Masih Khalatbari/Investigative Journalism Bureau – Radon in homes – due 3pm
- \* JP Squire/Kelowna Daily Courier – Supportive housing study in Kelowna – due 4pm
- \* Winston Zseto/Global – Development Approval Grants (formerly with MUNI) – due 4pm
- \* Elke/Westcoast German News – Vienna House – due 4:30pm

---

IS MRK available to do this interview?

Reporter

April Lawrence, Reporter  
CHEK TV - Victoria  
alawrence@cheknews.ca  
250-480-3700 c: 250-415-8168

Deadline 3 PM

#### Request

Residents at Danbrook One/RidgeView Place were required to move out for a second time due to structural issues with the building in Langford.

I was wondering if Minister Ravi Kahlon would be available for an interview to talk about this situation. We just wanted to hear the minister's reaction to the building having the occupancy permit revoked a second time, and whether the province is considering measures to prevent similar situations happening in future.

#### Background

The City of Langford has revoked the occupancy permit for a troubled apartment building – formerly known as Danbrook One – over safety concerns, the city announced, adding that residents were to vacate their homes immediately. The 11-storey, 90-unit rental building located at 2770 Claude Rd. – renamed as RidgeView Place – is owned by Centurion Apartment Properties Inc. and had the permit revoked "due to ongoing life safety concerns related to the structural design and performance of the building," the city said in a news release. "This is the second time the City has taken action at this building as a result of serious issues identified by the Association of Professional Engineers and Geoscientists of the Province of BC (EGBC)," said the city in a statement.

The building was first evacuated days before Christmas 2019. It was close to full occupancy -- 86 of the 90 units were occupied -- when structural and design flaws were discovered.

On April 20, the city said it notified Centurion of its obligation to inform residents, provide an authenticated assessment from a third party Designated Professional Structural Engineer, registered and in good standing with EGBC, confirming that the building is safe to be occupied pending the completion of any temporary measures, and conduct a comprehensive Independent Structural Design review of the building and provide timelines for completion. On April 23, Centurion notified the city that a third-party engineering firm had completed an initial visual inspection of the building and concluded that the structure is "unsafe" and, in the interest of public safety, "strongly recommend the evacuation of the building until a more detailed analysis can be conducted," said the city.

When Danbrook One was deemed unsafe in 2019 and residents were evacuated, Langford paid for hotel stays for displaced residents via a city emergency fund. Speaking during a press conference on Monday, Langford Mayor Scott Goodman emphasized it was Centurion's responsibility to ensure arrangements are made for its tenants.

#### Recommendation

- \* My thoughts are with the households that have been displaced.
- \* Public Safety is the number one priority for our government.
- \* I'd like to emphasize that this is a private rental building.
- \* Ministry staff are following up on the situation with Engineers and Geoscientists of BC.
- \* I understand that the building owner is absorbing costs related to the evacuation and is attempting to provide lodging for the evacuees – but our Ministry as well as Emergency Management is working to confirm what is being offered.
- \* I've reached out to the Mayor of Langford to offer support.
- \* I know that the City is in conversation with Emergency Support Services about what supports can be provided to the impacted residents.

---

Okay to send background?

Reporter

Masih Khalatbari, Reporter

Investigative Journalism Bureau

masih.khalatbari@gmail.com

Deadline 3 PM

Request

My name is Masih Khalatbari and I'm a reporter with the Investigative Journalism Bureau, a non-profit newsroom based at the University of Toronto's Dalla Lana School of Public Health. We've been working on a series of stories about the health impacts of radon exposure on Canadians. I'm seeking an interview with the appropriate person or comment to address the areas of research below. Our deadline is the end of the day on April 25.

We've already spoken with federal officials and are seeking comment from the ministry on the following issues:

According to the BC Building Code, only some parts of British Columbia follow the national building code's provision of rough-in requirements for radon. There are no provincial radon rough-in requirements for the rest of the province unless a chief building official obtains data indicating high levels. Some in the province say this discrepancy leads to the misconception, including among homebuilders, that radon is isolated to specific parts of the province. Radon awareness advocates in Chilliwack and surrounding areas where rough-ins are not required have discovered high levels of radon in dozens of homes and are calling for rough-in requirements in all areas of the province. Some go further and say that a full mitigation system should be required in all new builds, as the costs at that time are far lower than after the house is built.

Recommendation

We recognize that radon is an invisible, odorless gas that exists in various levels in the ground and is the leading cause of lung cancer in non-smokers in Canada. It can enter buildings through sumps, cracks in foundations, and at construction joints such as around service pipes. High levels of radon are a health risk for building occupants. Further, there are no safe levels of radon exposure. Health Canada has recommended radon mitigation actions for occupants based on levels of radon measured.

Previously, BC data had suggested that there were areas of the Province with low probability to

experience elevated indoor radon levels. Those areas of the Province only required a soil gas barrier to protect homes, and did not have to provide a rough-in for a radon extraction system.

However, new data shows that radon exists in many areas of BC where it was not previously known to be a problem. Hence, there is no longer reliable evidence to justify exempting certain areas from the radon rough-in requirement. As a result, proposed changes to the BC Building Code will be available for public consultation in May. Please note that the BC Building Code is a design and construction code that does not apply post-occupancy. BC Lung, Health Canada, and radon advocates broadly, recommend occupants test the levels of radon in their home in the lived-in condition and follow Health Canada's guidelines for action based on the results.

## Background

- The design and construction of homes is regulated by the British Columbia Building Code which is substantially based on the model National Building Code of Canada (NBCC).
- The Construction Codes Reconciliation Agreement is a harmonization agreement that commits B.C. to minimizing variations to the NBCC and commits the national code development system to be more responsive to provincial priorities.
- B.C. continues to raise the importance of radon and be an active participant in national code development in regard to radon. To follow or become involved with national code development, visit the Codes Canada website.

---

OK for HOUS To respond?

## Reporter

JP Squire, Reporter  
Kelowna Daily Courier  
jp.squire@telus.net  
250-762-4445

Deadline: 4pm

## Request

The study makes a series of recommendations but two stand out: how do you meet the unmet health needs of residents; and additional funding required to provide a wide range of housing options in keeping with the diverse health, social, and other needs of tenants.

Reporter shared academic paper:

Health care in supportive housing facilities

Issue: BCMJ, vol. 65 , No. 4 , May 2023 , Clinical Articles

By: Hannah Gibson, MBChB Malcolm Evans, MPS Kyler Woodmass, MPlA Stephanie Laing, MSW John R. Graham, PhD

Conclusions: We recommend that further research be conducted on the needs of other populations in supportive housing across BC and that additional funding be provided to create a wide range of housing options to address the diverse health, social, and other needs of tenants.

Many health needs are not being sufficiently addressed within supportive housing sites.

Background:

Same KMs sent to MO for use during a CBC Kelowna interview last week. MMHA and BCH have contributed.

Recommended Response: HOUS to respond

- \* The Province is making an historic \$1-billion investment to continue to build an integrated and seamless system of mental health and addiction care that people need and deserve.

- \* All new supportive housing buildings in the province have around-the-clock staffing to help young people, people living with disabilities, seniors and others in critical need of housing.

- \* When it comes to health care supports, BC Housing works with the local Health Authority to secure health-related services for clients as housing staff are not trained medical professionals.

- \* The Province is providing annual operating funding to help those with the highest housing needs to build new beginnings. Experienced housing staff provide support to tenants based on their assessed needs.

- \* Services and supports provided to young people, seniors, people living with disabilities and others who are experiencing or at risk of homelessness, include:

- \* Both on-site supports and connection to additional specialized supports in their community

- \* Supports that are tailored to the needs of the residents, including health and wellness services, including mental health and addiction treatment programs.

## Complex Care Housing

- \* People in need of a level of service beyond supportive housing have the additional option of complex care housing.

- \* Complex care housing is an approach to housing that provides voluntary, culturally safe and trauma-informed enhanced supports to address the needs of people who have overlapping mental health, addiction, or other complex health challenges.

- \* It connects people with the supports they need right in their homes to help establish stability and break the cycle of homelessness.

- \* This program provides an enhanced level of integrated health and social supports that serve

people where they live, for as long as they need it.

\* Complex care housing will see new, enhanced health teams connecting with people right in their homes. Depending on the region, these supports can include:

- \* Team-based primary care
- \* Access to addiction medicine
- \* Overdose prevention and education
- \* Psychiatrist services
- \* Individual and group counselling
- \* Social workers and other supports that can provide case management, system navigation support, and support in meeting appointments
- \* Occupational therapy
- \* Peer support
- \* Nutritionists
- \* Care aides and supports with activities of daily living
- \* Home support and cleaning
- \* Cultural supports.

\* Complex care housing is voluntary and residents are encouraged to access services based on their health needs and personal goals.

\* To date, the Province has announced complex care housing services for 427 people. As of April 1, 2023, CCH services are in place for as many as 184 people in B.C.

---

Ok to send background?

Reporter

Winston Szeto, Producer  
CBC - Kelowna  
winston.szeto@cbc.ca  
778-325-8882 c: 778-325-8882

Deadline: 4pm

Request

We had an interview this morning with Ryan Smith, the Director of planning and development services for the City of Kelowna, about the AI chat bot that the city is going to launch this fall.

He said that the initiative is funded by the Ministry of Municipal Affairs.

Could you provide me a bit of context around this initiative? Is the Kelowna project part of a wider provincial plan to promote AI in running local governments?

Would what your ministry is doing be similar to what is being done in Alberta and the federal governments?

<https://www.alberta.ca/albertas-artificial-intelligence-lab-govlab-ai.aspx>  
<https://www.canada.ca/en/government/system/digital-government/digital-government-innovations/responsible-use-ai.html>

Thank you and looking forward to hearing from you.

#### Recommendation

In 2021, the province provided \$15 million in funding to local governments to streamline and implement best practices for their development processes, helping people get the homes they need built faster (see: <https://news.gov.bc.ca/releases/2021MUNI0046-001721> ). The Kelowna artificial intelligence and ChatBot project is one of 43 distinct projects funded in communities provincewide. The program was delivered by the Union of British Columbia Municipalities. Local governments know the needs of their communities best, and each project was initiated by a local government to meet their community's unique needs. There is no broader plan for the various projects to be implemented provincewide at this time.

---

OK for BCH to respond?

#### Reporter

Elke TBD, Reporter  
Westcoast German News  
[kitsilanogerman@hotmail.com](mailto:kitsilanogerman@hotmail.com)  
604-828-8788

Deadline 4:30 PM

#### Request

Blogger seeking basic details on Vienna House project for their blog: Westcoast German News.

Besides what is online, is there anyone I could reach out to for more images/information?

I just wanted to know things like who came up with the name "Vienna House", who is the target audience of who is moving in there and a list of all the owners/stakeholders and things like that! Also, how did it get connected to passive house? My blog does not have deadlines, so whenever it is convenient. A few images would also be appreciated.

#### Recommendation BCH to respond

Vienna House is an affordable rental housing pilot project for families, seniors and individuals living with disabilities in Vancouver that will help BC Housing evaluate innovative building materials and designs aimed at tackling affordability, inclusion and climate change. The project is being led by the City of Vancouver and the Vancouver Affordable Housing Agency with support and funding provided by BC Housing, and is planned as a 123-unit, six-storey building at the intersection of Victoria Drive and Stainsbury Avenue in East Vancouver. More than a Roof Housing Society will own and operate the project.

The project takes its name from its unique place as a signature piece of a collaboration between the City of Vancouver and the City of Vienna, Austria, to explore new materials and approaches to



building affordable housing. A similar project, called Vancouver House, will be built in Austria while Vienna House is underway.

Vienna House will showcase innovative materials and processes designed to deliver high-efficiency energy performance with very low greenhouse gas emissions. This includes exploring prefabricated building components made from renewable materials and an integrated design process that brings all partners together at regular intervals to solve project challenges and maximize opportunities for efficiency.

The project has been developed since its inception around the Passive House standard. As a result, future tenants would use very little energy for heating and cooling and, in compliance with the City of Vancouver's Zero Emissions Building Plan, the building would be designed to minimize climate pollution.

Vancouver City Council approved rezoning and project design in March 2023, and construction is anticipated to begin in late 2023.

Details on this project, including renderings, can be found online here:  
<https://viennahouse.ca/about-the-project/>

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
**To:** Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca); Hannah, Jeff GCPE:EX (Jeff.Hannah@gov.bc.ca)  
**Subject:** RE: For Approval HOUS Media Request: Langford building, request for interview  
**Sent:** 04/25/2023 18:28:55

**Message**

**Body:**

Looping in Jeff for edits. MRK will be scrummed after estimates around noon today.

Tx,  
Sian

From: Suddaby, Clay GCPE:EX  
Sent: Tuesday, April 25, 2023 11:15 AM  
To: Madoc-Jones, Sian HOUS:EX  
Subject: FW: For Approval HOUS Media Request: Langford building, request for interview

From: Schollen, Tasha GCPE:EX >  
Sent: Tuesday, April 25, 2023 11:13 AM  
To: Suddaby, Clay GCPE:EX >  
Subject: For Approval HOUS Media Request: Langford building, request for interview

Good to send up? I got some lines from our Building standards people.

Reporter

April Lawrence, Reporter  
CHEK TV - Victoria  
alawrence@cheknews.ca  
250-480-3700 c: 250-415-8168

Deadline 4:30 PM

Request

Residents at Danbrook One/RidgeView Place were required to move out for a second time due to structural issues with the building in Langford.

I was wondering if Minister Ravi Kahlon would be available for an interview to talk about this situation. We just wanted to hear the minister's reaction to the building having the occupancy permit revoked a second time, and whether the province is considering measures to prevent similar situations happening in future.

Background

The City of Langford has revoked the occupancy permit for a troubled apartment building – formerly known as Danbrook One – over safety concerns, the city announced, adding that residents were to vacate their homes immediately. The 11-storey, 90-unit rental building located at 2770 Claude Rd. – renamed as RidgeView Place – is owned by Centurion Apartment Properties Inc. and had the permit revoked "due to ongoing life safety concerns related to the structural design and performance of the building," the city said in a news release. "This is the second time the City has taken action at this building as a result of serious issues identified by the Association of Professional Engineers and Geoscientists of the Province of BC (EGBC)," said the city in a statement.

The building was first evacuated days before Christmas 2019. It was close to full occupancy -- 86 of the 90 units were occupied -- when structural and design flaws were discovered.

On April 20, the city said it notified Centurion of its obligation to inform residents, provide an authenticated assessment from a third party Designated Professional Structural Engineer, registered and in good standing with EGBC, confirming that the building is safe to be occupied pending the completion of any temporary measures, and conduct a comprehensive Independent Structural Design review of the building and provide timelines for completion. On April 23, Centurion notified the city that a third-party engineering firm had completed an initial visual inspection of the building and concluded that the structure is "unsafe" and, in the interest of public safety, "strongly recommend the evacuation of the building until a more detailed analysis can be conducted," said the city.

When Danbrook One was deemed unsafe in 2019 and residents were evacuated, Langford paid for hotel stays for displaced residents via a city emergency fund. Speaking during a press conference on Monday, Langford Mayor Scott Goodmanson emphasized it was Centurion's responsibility to ensure arrangements are made for its tenants.

#### Recommendation

- \* It is concerning anytime people are displaced from their homes, in this case, 90 units are impacted by the engineering report's assessment that the building is unsafe.
- \* I understand that the City of Langford has told the owner, Centurion Apartment Properties Inc. that it's their responsibility to make living arrangements for the tenants.
- \* Local government is enabled through legislation to enforce the building code; the Province does not have any authority to enforce the BC Building Code.
- \* The building owner is legally responsible to comply with the Building Code.
- \* The owner is also responsible to engage the appropriate professionals to assure substantial code compliance for the building, via the code's "Letters of Assurance"
- \* I would encourage you to speak to the City of Langford and the Engineers and Geoscientists of BC about the building's structure.

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
**To:** Wilkins, Molly HOUS:EX (Molly.Wilkins@gov.bc.ca)  
**To:** Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca); Maartman, William HOUS:EX (William.Maartman@gov.bc.ca); Gervais, Jesse HOUS:EX (Jesse.Gervais@gov.bc.ca)  
**Subject:** Meeting with Mayor of Langford today  
**Sent:** 04/26/2023 19:09:22  
**Message**  
**Body:**

Hi Molly,

Please scheduled this for today. You'll need to move the Beare meeting to 630pm or cancel it – Will's call.

For any additional info pls check in with Nina!

Tx,  
Sian

Meeting:

Mayor of Langford

Topic:

Ridgeview Place

Date & Time:

6-6:30PM 26APR23

When reaching out to the Mayor pls let him know that there's a chance it will have to move to 9am tmrw. If Bill debate runs past 6pm, then we will let the Mayor know and move it to tmrw am.

Location/Link:

Teams or by phone/conference line – whichever is better for the Mayor

Meeting Materials

Whatever bullets/info Nina & Bindi are able to pull together prior to the meeting.

Attending from Housing:

Nina & Siân

Bindi (and Teri if available)

Attending from (other ministry/stakeholder):

EMCR – Nina to advise who from the MO & Ministry should be invited

Contact:

See Mayor's email address below.

Notes:

Cliff:

From: Scott Goodmanson  
Sent: Wednesday, April 26, 2023 11:35 AM  
To: Madoc-Jones, Sian HOUS:EX  
Cc: Karimi, Nina HOUS:EX  
Subject: RE: Ridge View Place update

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Perfect

Thank you Sian.

Hello Nina,

Pleased to meet you.

From: Madoc-Jones, Sian HOUS:EX >  
Sent: April 26, 2023 11:29 AM  
To: Scott Goodmanson >  
Cc: Karimi, Nina HOUS:EX >  
Subject: RE: Ridge View Place update

Thanks Scott, just cc'ing my colleague Nina in as she'll be the lead on the insurance question.

Siân

From: Scott Goodmanson >  
Sent: Wednesday, April 26, 2023 11:27 AM  
To: Madoc-Jones, Sian HOUS:EX >  
Subject: RE: Ridge View Place update

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Sian,

Scott here, thank you for your reply back.

I would be very happy to speak with Minister Kahlon today.

I am available here at his earliest convenience and am happy to stay at the office to do so.

The two insurance companies we have heard about so far are Square One, and BCAA

I asked the people I spoke with last night to email me with their experiences and they all agreed to do so.

One has already come in and if you think it would be helpful, I will forward their letter on to you, to give an idea of their experience so far.

Three points we need help with are,

#1 What leverage we have with insurance companies who are denying claims on policies people have faithfully been paying into?

#2 What leverage is available to apply on Centurion if they decide to just give the residents and the city the run-around and abandon their residents

#3 If there is a failure in either of the first two points, what different avenues are there to help assure funding so that these residents are not out of pocket, or use up their very last cent trying to find short term accommodations to carry them through until they find new long-term accommodations.

While new long-term accommodations are going to be needed, right now I am concerned for those residents who may not find suitable temporary shelter tonight. to cover them over the next week or so.

Thank you very much for your assistance.

Please feel free to call or write me at any time if you have any questions or need further information.

Have a great day.

Scott

From: Madoc-Jones, Sian HOUS:EX >  
Sent: April 26, 2023 10:57 AM  
To: Scott Goodmanson >  
Cc: Karimi, Nina HOUS:EX >  
Subject: RE: Ridge View Place update

Hello Mayor Goodmanson,

Thanks for reaching out. I'm well thank you and yes I'm so glad you and Minister Kahlon could connect yesterday. Thanks for providing the update, though I'm sorry to hear that residents have been facing even more challenges than they already have been.

I've forwarded your email to the Minister and he's very happy to speak. Unfortunately he has debate on two bills today which we can't reschedule. But he should be available by 6:00pm. Would that work for you and staff? If not we can also do 9am tomorrow morning. Let me know what works best.

Additionally I'm wondering if you have any info as to which insurance companies are declining residents and/or Centurions claims or requests for support? I've cc'd my colleague Nina who has a lot of experience dealing with insurance issues and so she may be able to look into this. We'll also invite a Ministry staffer from Emergency Management to join the call, as they will have additional insights.

Thanks and talk soon,

Siân

Siân Madoc-Jones she/her

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: 778-867-6774

From: Scott Goodmanson >  
Sent: Wednesday, April 26, 2023 10:04 AM  
To: Madoc-Jones, Sian HOUS:EX >  
Subject: Ridge View Place update

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Siân,

Soctt Goodmanson here from Langford.

How are you today?

Thank you for setting up the connection between Minister Kahlon and myself yesterday.

It was great to speak with him.

I am wondering if we can set up a phone conversation with the Minister today?

I was out late speaking with residents who were moving out last night and a few disturbing issues have come up.



One being, more than one insurance company are declining residents claims due to this being a 'Pre-existing condition'. Centurion, the building owner, was relying on private insurance to cover residents expenses and short term accommodation and we are now seeing residents slipping through the cracks after only 2 days.

Some residents have been given the ok for short term financing from their insurance, only to find out that offer was recinded, after the residents have secured short term housing and now are out of pocket for thousands of dollars.

Private insurance policies are outside of our experience and we are wondering what leverage we have in this situation?

Second, after much assurances from Centurion that their ongoing efforts are meeting the needs of the residents, my discussions last night with residents showed numerous people haven't even heard directly from Centurion's staff and have found the efforts from Centurion entirely lacking.

Again, we have limited powers to force a company who does not wish to pony up, to do so.

I would appreciate any information or advice from the Minister that he may have on these topics.

Thank you very much

Have a great day

Scott Goodmanson

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
Sanderson, Melanie EMCR:EX (Melanie.Sanderson@gov.bc.ca); Hannah, Jeff GCPE:EX (Jeff.Hannah@gov.bc.ca); McKay, Ashley GCPE:EX (Ashley.McKay@gov.bc.ca); Barrett, Andrew EMCR:EX (Andrew.Barrett@gov.bc.ca); Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca)  
**To:**  
**Subject:** RE: Updates from Langford  
**Sent:** 05/11/2023 17:12:37  
**Message Body:**

Thank you!

From: Sanderson, Melanie EMCR:EX  
Sent: Thursday, May 11, 2023 10:12 AM  
To: Madoc-Jones, Sian HOUS:EX ; Hannah, Jeff GCPE:EX ; McKay, Ashley GCPE:EX ; Barrett, Andrew EMCR:EX ; Karimi, Nina HOUS:EX  
Subject: RE: Updates from Langford

Two suggested edits

From: Madoc-Jones, Sian HOUS:EX >  
Sent: Thursday, May 11, 2023 10:09 AM  
To: Hannah, Jeff GCPE:EX >; McKay, Ashley GCPE:EX >; Sanderson, Melanie EMCR:EX >; Barrett, Andrew EMCR:EX >; Karimi, Nina HOUS:EX >  
Subject: Updates from Langford  
Importance: High

Any thoughts before I run this into MRK? Please let me know in the next 5 mins.

RIDGEVIEW PLACE UPDATE 11MAY23

\* ESS Community navigator funded by EMCR is in place in Langford and is working with residents to find long term housing and other services

\* \$2,500 has been provided to every unit by Centurion which has been received by either direct deposit or cheque. This is in addition to 5 days of emergency support services funded by EMCR.

\* As of Monday \$54,000 has been donated and matched from the City of Langford and is being managed by Community Social Planning Council

\* Provided to residents on a by need/application basis

\* Grants have been distributing to 13 households, totalling \$17,435

\* No one has been turned away, and additional applications are currently being processed

\* Community Social Planning Council has translated Ridgeview information into Tagalog, French, Spanish to assist people (Punjabi, Simplified & Traditional Chinese, Korean, Japanese is to come)

\* BC Rent Bank has stepped up to assist residents

\* Centurion did a survey of residents:

\* 84% have found permanent housing

\* 13% have found temporary housing

\* 3% are unknown and didn't respond

\* Encourage residents and people who want to help to go to:

\* [Langford.ca/ridgeview-place/](http://Langford.ca/ridgeview-place/)

\* Resources for tenants

\* How people can offer homes/suites to rent

\* How people can donate

Siân Madoc-Jones she/her

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: s.22

**From:** Schollen, Tasha GCPE:EX(Tasha.Schollen@gov.bc.ca)  
Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Sidhu-Umar, Kiran HOUS:EX (Kiran.Sidhu-Umar@gov.bc.ca); Gervais, Jesse HOUS:EX (Jesse.Gervais@gov.bc.ca); Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca); Shah, Amna HOUS:EX (Amna.Shah@gov.bc.ca); Hannah, Jeff GCPE:EX (Jeff.Hannah@gov.bc.ca)  
**To:** Schollen, Tasha GCPE:EX (Tasha.Schollen@gov.bc.ca); Butler, Liam GCPE:EX (Liam.Butler@gov.bc.ca); Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca); Paterson, Travis GCPE:EX (Travis.Paterson@gov.bc.ca); Abellana, Kaye GCPE:EX (Kaye.Abellana@gov.bc.ca); Lakshmi, Hari GCPE:EX (Hari.Lakshmi@gov.bc.ca)  
**Subject:** 10:15am HOUS Media Requests  
**Sent:** 04/26/2023 17:15:51  
**Message Body:**

2 Media Requests

\* Al Ferraby/CFAX – Ridgeview apartments, Langford – due 2pm for 720 or 820am appearance tomorrow.

\* Sandor Gyarmati/Delta Optimist – Housing density/Homes for People plan – due 5pm

---

Is MRK available to do this interview tomorrow morning at 7:20 or 8:20am?

Reporter

Al Ferraby, Host  
CFAX 1070  
al.ferraby@bellmedia.ca  
250-882-9409

Deadline 2:00 PM

Request

I'm reaching out to ask if Minister Ravi Kahlon is available to join our host Al Ferraby for a phone interview tomorrow morning. We are hoping to discuss residents at Ridgeview Place in Langford being evacuated earlier this week and what supports are available to these folks from the provincial level.

Al has time on the show tomorrow, April 27 at 8:20am or 7:20am.

Please advise if the Minister is able to join us at one of these times.

Recommended Response:  
Kms in draft

---

Is MRK Available to take interview?

## Reporter

Sandor Gyarmati, Reporter  
Delta Optimist  
sgyarmati@delta-optimist.com  
604-998-3617

Deadline 5pm Wed. Apr. 26

## Request

Hi this is Sandor Gyarmati with the Delta Optimist. Seeks interview, will accept written statement.

Will municipalities zoning be rejected if higher-density housing projects are not approved for one city that are allowed in others? Doesn't have to be social housing.

(MRK) told me before some cities are ahead of others as far as housing assessments and strategies. Those who are slow to act will be forced to catch up by province?

I was also hoping for clarification on what cases the province might step in (including the recent supportive housing one in Vancouver). Thanks.

## Recommendation Interview KMs or HOUS written response

### Regarding municipal rezoning

\* In many places, zoning rules have forced new housing to be either in the form of small condo units in tall towers, or expensive single-family homes, with a shortage of options for the types of housing in between, housing that many people are looking for.

\* To fix this, this fall we'll introduce legislation that will allow three to four units on land currently zoned only for single detached homes in many areas of the province.

\* We will work with municipalities and partners on this zoning change over the coming months, to ensure we are taking unique local circumstances into consideration.

\* This will allow more small duplexes, triplexes and townhomes that fit well into neighborhoods that are currently zoned exclusively for single-family detached homes.

\* It will also reduce costs and delays associated with existing time-intensive re-zoning processes, and make more efficient use of existing infrastructure, amenities, roads and services.

\* While we expect that demand will be high initially, over time as we increase the supply of these homes it will mean more homes that are within reach for middle income families, in the communities people love.

\* Experience in other jurisdictions has shown that allowing higher densities can help to reduce the price per home, especially when compared to single detached home prices.

\* Other places have started to make similar efforts, including places like Portland, California, and New Zealand, and they are already seeing the benefits.

\* For example, Auckland in New Zealand made similar changes in 2016, and research has shown these changes have led to the creation of more than 20,000 additional new homes over five years. And that new supply is having a measurable impact on rents and housing prices already, with the benefits expected to continue to increase as more new homes are completed.

### Regarding legislative intervention

\* While the Province is in support of streamlining the development permit process in municipalities, the recent example of legislative intervention for the City of Vancouver is a unique case

\* The Province has not legislatively intervened in this manner previously. This legislative action is specifically directed toward the circumstances of the Arbutus Project and does not change anything for other local governments.

Regarding Housing Supply Act and other strategies

\* The Province is taking other steps to support municipalities in building more supply, such as the Housing Supply Act and the Development Approvals Process Review.

**From:** Peters, Eric PSFS:EX(Eric.Peters@gov.bc.ca)  
**To:** Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca)  
**To:** Sanderson, Melanie EMCR:EX (Melanie.Sanderson@gov.bc.ca); Brenchley, Charlie MUNI:EX (Charlie.Brenchley@gov.bc.ca); Stojkovic, Josipa PSFS:EX (Josipa.Stojkovic@gov.bc.ca)  
**Subject:** Langford update  
**Sent:** 04/26/2023 22:19:05  
**Message Body:**

FYI.

Eric Peters  
Chief of Staff to the Honourable Selina Robinson  
Minister of Post-Secondary Education and Future Skills  
Cell: 250-889-1473

**From:** Karimi, Nina HOUS:EX(Nina.Karimi@gov.bc.ca)  
Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Brenchley, Charlie MUNI:EX  
(Charlie.Brenchley@gov.bc.ca); Peters, Eric PSFS:EX (Eric.Peters@gov.bc.ca); Hannah, Jeff  
GCPE:EX (Jeff.Hannah@gov.bc.ca)  
**Subject:** FW: INFO: IBC Letter regarding Langford's RidgeView Place  
**Sent:** 05/01/2023 16:44:10  
**Message**  
**Body:**

Fyi

From: Sanderson, Melanie EMCR:EX  
Sent: Friday, April 28, 2023 3:26 PM  
To: Barrett, Andrew EMCR:EX ; Karimi, Nina HOUS:EX  
Subject: Fwd: INFO: IBC Letter regarding Langford's RidgeView Place

---

From: Maloughney, Mary Sue EMCR:EX >  
Sent: Friday, April 28, 2023 2:28:01 PM  
To: Sanderson, Melanie EMCR:EX >  
Cc: Richards, Tara R EMCR:EX >  
Subject: FW: INFO: IBC Letter regarding Langford's RidgeView Place

FYI

Mary Sue Maloughney (pronouns she/her) 🇩🇪

Associate Deputy Minister

Ministry Emergency Management and Community Readiness

p:778-698-9086|c: 250-589-0931

24 Hour Emergency Reporting: 1-800-663-3456

Follow EMBC at @EmergencyInfoBC and @PreparedBC

From: Maley, Madeline L EMCR:EX >  
Sent: Friday, April 28, 2023 8:58 AM  
To: Richards, Tara R EMCR:EX >; Maloughney, Mary Sue EMCR:EX >  
Cc: Stonnell, Jennifer EMCR:EX >  
Subject: INFO: IBC Letter regarding Langford's RidgeView Place



Follow-up from IBC call to Langford

Madeline L. Maley (she/her)

Assistant Deputy Minister Regional Operations

Ministry of Emergency Management and Climate Readiness

Phone: 250 704-3046 | Cell: 250 318-8441

24 Hour Emergency Reporting: 1-800-663-3456

Follow EMCR at @EmergencyInfoBC and @PreparedBC

With gratitude, acknowledging I am working on the traditional territory of Tk'emlups Te Secwepemc people

From: Roth, Danielle > On Behalf Of Sutherland, Aaron  
Sent: Friday, April 28, 2023 8:15 AM  
To: 'dkiedyk@langford.ca' >  
Cc: 'mdillabaugh@langford.ca' >; Maley, Madeline L EMCR:EX >  
Subject: IBC Letter regarding Langford's RidgeView Place

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good Morning Mr. Kiedyk,

Please see the attached letter regarding RidgeView Place.

Thank you,

Aaron Sutherland  
Vice President Western and Pacific

Insurance Bureau of Canada

C: 604.349.8046

This message, together with any attachments, is for sole use of the addressee(s) for the purpose intended by the subject matter and may contain confidential and privileged information. Any other distribution, use or reproduction without the sender's prior consent is strictly prohibited. If you have received this message in error, please notify the sender immediately by return e-mail or telephone and delete the message and any copies.

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**IBC • BAC**

Insurance Bureau of Canada  
Bureau d'assurance du Canada



April 28, 2023

Darren Kiedyk, Chief Administrative Officer  
City of Langford  
2nd Floor, 877 Goldstream Avenue  
Langford, BC V9B 2X8

Via e-mail: [dkiedyk@langford.ca](mailto:dkiedyk@langford.ca)

Re: RidgeView Place, Langford, BC

Dear Mr. Kiedyk:

Insurance Bureau of Canada (IBC) is the national association for Canada's private home, auto and business insurers, representing the vast majority of insurance companies across the country.

We understand RidgeView Place in Langford, BC has been evacuated due to structural issues that have been identified, resulting in the property being unsafe for occupancy. We also understand that tenant's insurance was a requirement for the residents of this property.

Generally speaking, a tenant's insurance policy covers damage to the tenant's property, as a result of an insured peril. Insurance policy coverages differ between providers. Some insurance policies cover damages caused by 'specified' perils, for example fire, lightning, windstorm etc. while other policies are constructed as 'comprehensive' coverage, meaning they cover many different perils, except for specific circumstances. A tenant's insurance policy also commonly provides 'Additional Living Expense (ALE)' coverage, which is triggered when there is damage to the property, caused by an insured peril, to cover additional costs for temporary accommodations and other related expenses.

Regardless of the policy type, a common exclusion for insurance policies in Canada is any damage or evacuation resulting from pre-existing or newly identified structural issues. Insurance is designed for sudden and accidental events caused by a specific peril and not intended to cover costs resulting from ongoing issues, or pre-existing circumstances, even though they may have only been recently identified.

In the circumstance identified at RidgeView Place, it is highly unlikely any tenant's Insurance policy would respond to provide additional living expense coverage, since the evacuation was a result of an uninsured peril or specifically excluded from coverage.

IBC has developed a brochure outlining the basics of tenant's insurance which can be found [here](#).

**ibc.ca**



Once the issues have been investigated, tenants may have recourse against the landlord under the terms of their tenancy agreements and obligations under provincial law, and if there was negligence by one or more third parties, the landlord could in turn potentially pursue recovery for damages from the responsible person(s) or entity. The responsible person(s) or entity may or may not have insurance coverage that would respond to the claims from the residents.

Should you have any additional questions, please reach out to Greg Moy, IBC's Manager of Government Relations who can be reached at 778-233-6776 or [gmoy@ibc.ca](mailto:gmoy@ibc.ca).

Sincerely,

Aaron Sutherland  
Vice President, Western and Pacific  
Insurance Bureau of Canada

Cc: Michael Dillabaugh, Director of Finance, City of Langford - [mdillabaugh@langford.ca](mailto:mdillabaugh@langford.ca)

Madeline Maley, Assistant Deputy Minister, BC Ministry of Emergency Management and Climate Readiness - [Madeline.Maley@gov.bc.ca](mailto:Madeline.Maley@gov.bc.ca)

**From:** Sawchuk, Bindi HOUS:EX(Bindi.Sawchuk@gov.bc.ca)  
**To:** Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca); Collins, Teri HOUS:EX (Teri.Collins@gov.bc.ca)  
**Subject:** FW: Request for info - Langford Building follow up  
**Sent:** 04/26/2023 21:56:01  
**Message Body:**

Info from BC Housing below

Bindi Sawchuk, CPA (she/her)

Assistant Deputy Minister| Housing and Land Use Policy |Ministry of Housing

Email: Bindi.Sawchuk@gov.bc.ca | P: 250.216.0346

With respect and acknowledgement of the traditional territories of the WSÁNEĆ and Lekwungen-speaking peoples, specifically the Songhees and Esquimalt Nations, lands upon which, as a guest, I am grateful to live, work and play.

From: Laura McLeod  
Sent: Wednesday, April 26, 2023 2:47 PM  
To: Sawchuk, Bindi HOUS:EX  
Cc: Ruscheinski, Bonnie HOUS:EX ; Sandy de Wynter ; Government Affairs ; XT:Goldvine, Sara GCPE:IN  
Subject: FW: Request for info - Langford Building follow up

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Bindi,

This project is a purpose-built rental building so it is exempt from licensing and warranty requirements under section 2(2) of the Homeowner Protection Act:

#### Exemptions

2 (1) The following classes of new homes, other than new homes that are strata titled, are exempt from the definition of "new home" in section 1 of the Act:

(a)hotels and motels;

(b)dormitories;

(c)care facilities;

(d)floating homes.

(2) A person who builds a multi-unit building for rental purposes, if the building is

(a)owned under a single legal title, or

(b)strata-titled with all the dwelling units held under one ownership,

is exempt from sections 14, 22 and 26 of the Act with respect to that building, provided that a restrictive covenant is registered on the title restricting the sale or other disposition of any dwelling unit for 10 years from the date of first occupancy. (This is the case, as per a rental covenant registered on title on May 29, 2018.)

Builder:

As the builder is exempt from licensing, we have nothing on record for them aside from their name. Our records show the builder is D.B Services of. Victoria Inc.

If you need any other information, please let me know.

Thanks,

Laura McLeod | She/Her/Hers | Senior Communications Advisor, Government Affairs  
604.218.7783 | [lmcleod@bchousing.org](mailto:lmcleod@bchousing.org) | [www.bchousing.org](http://www.bchousing.org)

I respectfully and gratefully acknowledge that I live and work on the unceded traditional territory of the Snuneymuxw People.

**From:** Barrett, Andrew EMCR:EX(Andrew.Barrett@gov.bc.ca)  
**To:** Karimi, Nina HOUS:EX (Nina.Karimi@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)  
**To:** McCorkindale, Mack EMCR:EX (Mack.McCorkindale@gov.bc.ca); Sanderson, Melanie EMCR:EX (Melanie.Sanderson@gov.bc.ca)  
**Subject:** FW: UPDATE: Ridgeview Place - April 27 2023  
**Sent:** 05/01/2023 18:56:46

**Message  
Body:**

This is the most updated info we have on this – we'll send anything further over when we have it.

Please let us know if you have any questions.

Thanks,

Andrew

From: Maloughney, Mary Sue EMCR:EX  
Sent: Friday, April 28, 2023 2:46 PM  
To: Sanderson, Melanie EMCR:EX ; Thomson, Krystal GCPE:EX  
Cc: Barrett, Andrew EMCR:EX ; McCorkindale, Mack EMCR:EX ; Richards, Tara R EMCR:EX  
Subject: UPDATE: Ridgeview Place - April 27 2023

Hi Mel:

An end of day summary of where we are at with Langford. Staff will be connecting on Mon regarding extension request.

- \* Location: Ridgeview Place, 2770 Claude Rd, Langford.
- \* 11-storey, 90-unit building
- \* 150 residents displaced
- \* Reception centre opened at 101-877 Goldstream Ave.
- \* 44 Residents have registered for ESS
- \* Press release yesterday (April 27th at 1100) announced additional supports available to residents including \$2500 from the building's owner, Centurion Apartment Properties Inc
- \* City is closing down group lodging as it has not been used
- \* EMCR did not approve an extension of ESS submitted by the City today and has requested that more information be provided - # residents requiring ESS, receipt of \$2500 etc., and understanding of unmet needs- EMCR will be discussing extension request on Monday.
- \* Langford working on hire community navigator contractor – reimbursed by the Province

MS

Mary Sue Maloughney (pronouns she/her) 🇩🇪

Associate Deputy Minister

Ministry Emergency Management and Community Readiness

p:778-698-9086|c: 250-589-0931

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Assistant Deputy Minister Regional Operations

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**From:** Sanderson, Melanie EMCR:EX(Melanie.Sanderson@gov.bc.ca)  
Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Hannah, Jeff GCPE:EX  
(Jeff.Hannah@gov.bc.ca); McKay, Ashley GCPE:EX (Ashley.McKay@gov.bc.ca); Barrett,  
**To:** Andrew EMCR:EX (Andrew.Barrett@gov.bc.ca); Karimi, Nina HOUS:EX  
(Nina.Karimi@gov.bc.ca)  
**Subject:** RE: Updates from Langford  
**Sent:** 05/11/2023 17:11:39  
**Message**  
**Body:** Two suggested edits

From: Madoc-Jones, Sian HOUS:EX  
Sent: Thursday, May 11, 2023 10:09 AM  
To: Hannah, Jeff GCPE:EX ; McKay, Ashley GCPE:EX ; Sanderson, Melanie EMCR:EX ;  
Barrett, Andrew EMCR:EX ; Karimi, Nina HOUS:EX  
Subject: Updates from Langford  
Importance: High

Any thoughts before I run this into MRK? Please let me know in the next 5 mins.

#### RIDGEVIEW PLACE UPDATE 11MAY23

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\* Resources for tenants

\* How people can offer homes/suites to rent

\* How people can donate

Siân Madoc-Jones she/her

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: 522

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
**To:** Hannah, Jeff GCPE:EX (Jeff.Hannah@gov.bc.ca); Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca)  
**To:** Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)  
**Subject:** RE: For Approval HOUS Media Request: Langford building, request for interview  
**Sent:** 04/25/2023 18:55:00

**Message**

**Body:**  
s.13

s.13

From: Hannah, Jeff GCPE:EX  
Sent: Tuesday, April 25, 2023 11:48 AM  
To: Madoc-Jones, Sian HOUS:EX ; Suddaby, Clay GCPE:EX  
Subject: RE: For Approval HOUS Media Request: Langford building, request for interview

Think its worth mentioning this is a privately owned building

Jeff

From: Madoc-Jones, Sian HOUS:EX >  
Sent: Tuesday, April 25, 2023 11:29 AM  
To: Suddaby, Clay GCPE:EX >; Hannah, Jeff GCPE:EX >  
Subject: RE: For Approval HOUS Media Request: Langford building, request for interview

Looping in Jeff for edits. MRK will be scrummed after estimates around noon today.

Tx,  
Siân

From: Suddaby, Clay GCPE:EX >  
Sent: Tuesday, April 25, 2023 11:15 AM  
To: Madoc-Jones, Sian HOUS:EX >  
Subject: FW: For Approval HOUS Media Request: Langford building, request for interview

From: Schollen, Tasha GCPE:EX >  
Sent: Tuesday, April 25, 2023 11:13 AM  
To: Suddaby, Clay GCPE:EX >  
Subject: For Approval HOUS Media Request: Langford building, request for interview

Good to send up? I got some lines from our Building standards people.

#### Reporter

April Lawrence, Reporter  
CHEK TV - Victoria  
alawrence@cheknews.ca  
250-480-3700 c: 250-415-8168

Deadline 4:30 PM

#### Request

Residents at Danbrook One/RidgeView Place were required to move out for a second time due to structural issues with the building in Langford.

I was wondering if Minister Ravi Kahlon would be available for an interview to talk about this situation. We just wanted to hear the minister's reaction to the building having the occupancy permit revoked a second time, and whether the province is considering measures to prevent similar situations happening in future.

#### Background

The City of Langford has revoked the occupancy permit for a troubled apartment building – formerly known as Danbrook One – over safety concerns, the city announced, adding that residents were to vacate their homes immediately. The 11-storey, 90-unit rental building located at 2770 Claude Rd. – renamed as RidgeView Place – is owned by Centurion Apartment Properties Inc. and had the permit revoked "due to ongoing life safety concerns related to the structural design and performance of the building," the city said in a news release. "This is the second time the City has taken action at this building as a result of serious issues identified by the Association of Professional Engineers and Geoscientists of the Province of BC (EGBC)," said the city in a statement.

The building was first evacuated days before Christmas 2019. It was close to full occupancy -- 86 of the 90 units were occupied -- when structural and design flaws were discovered.

On April 20, the city said it notified Centurion of its obligation to inform residents, provide an authenticated assessment from a third party Designated Professional Structural Engineer, registered and in good standing with EGBC, confirming that the building is safe to be occupied pending the completion of any temporary measures, and conduct a comprehensive Independent Structural Design review of the building and provide timelines for completion. On April 23, Centurion notified the city that a third-party engineering firm had completed an initial visual inspection of the building and concluded that the structure is "unsafe" and, in the interest of public safety, "strongly recommend the evacuation of the building until a more detailed analysis can be conducted," said the city.

When Danbrook One was deemed unsafe in 2019 and residents were evacuated, Langford paid for hotel stays for displaced residents via a city emergency fund. Speaking during a press conference on Monday, Langford Mayor Scott Goodmanson emphasized it was Centurion's responsibility to ensure arrangements are made for its tenants.

## Recommendation

- \* It is concerning anytime people are displaced from their homes, in this case, 90 units are impacted by the engineering report's assessment that the building is unsafe.
- \* I understand that the City of Langford has told the owner, Centurion Apartment Properties Inc. that it's their responsibility to make living arrangements for the tenants.
- \* Local government is enabled through legislation to enforce the building code; the Province does not have any authority to enforce the BC Building Code.
- \* The building owner is legally responsible to comply with the Building Code.
- \* The owner is also responsible to engage the appropriate professionals to assure substantial code compliance for the building, via the code's "Letters of Assurance"
- \* I would encourage you to speak to the City of Langford and the Engineers and Geoscientists of BC about the building's structure.
- \* This is a privately owned building.

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Withheld pursuant to/removed as

s.13

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
**To:** Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca); Hannah, Jeff GCPE:EX (Jeff.Hannah@gov.bc.ca)  
**Subject:** RE: For Approval HOUS Media Request: Langford building, request for interview  
**Sent:** 04/25/2023 18:28:55

**Message**

**Body:**

Looping in Jeff for edits. MRK will be scrummed after estimates around noon today.

Tx,  
Sian

From: Suddaby, Clay GCPE:EX  
Sent: Tuesday, April 25, 2023 11:15 AM  
To: Madoc-Jones, Sian HOUS:EX  
Subject: FW: For Approval HOUS Media Request: Langford building, request for interview

From: Schollen, Tasha GCPE:EX >  
Sent: Tuesday, April 25, 2023 11:13 AM  
To: Suddaby, Clay GCPE:EX >  
Subject: For Approval HOUS Media Request: Langford building, request for interview

Good to send up? I got some lines from our Building standards people.

Reporter

April Lawrence, Reporter  
CHEK TV - Victoria  
alawrence@cheknews.ca  
250-480-3700 c: 250-415-8168

Deadline 4:30 PM

Request

Residents at Danbrook One/RidgeView Place were required to move out for a second time due to structural issues with the building in Langford.

I was wondering if Minister Ravi Kahlon would be available for an interview to talk about this situation. We just wanted to hear the minister's reaction to the building having the occupancy permit revoked a second time, and whether the province is considering measures to prevent similar situations happening in future.

Background

The City of Langford has revoked the occupancy permit for a troubled apartment building – formerly known as Danbrook One – over safety concerns, the city announced, adding that residents were to vacate their homes immediately. The 11-storey, 90-unit rental building located at 2770 Claude Rd. – renamed as RidgeView Place – is owned by Centurion Apartment Properties Inc. and had the permit revoked "due to ongoing life safety concerns related to the structural design and performance of the building," the city said in a news release. "This is the second time the City has taken action at this building as a result of serious issues identified by the Association of Professional Engineers and Geoscientists of the Province of BC (EGBC)," said the city in a statement.

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## MEDIA RELEASE

April 27, 2023

### A VARIETY OF NEW EMERGENCY SUPPORTS FOR RESIDENTS OF RIDGEVIEW PLACE

**(Langford, B.C.)** – New supports are on the way for residents of RidgeView Place. The City of Langford is working with the Province of British Columbia to provide each unit at RidgeView Place with coverage for accommodation or billeting assistance with family or friends, transportation and food.

Since Monday afternoon, Mayor Goodmanson has been working with the Province to provide temporary supports under the Emergency Support Services program to residents.

"I want to thank the Province, especially Minister Ma and Minister Kahlon, for working with us to help support impacted residents," said Mayor Scott Goodmanson. "We are grateful to have the support of the Province at this difficult time for some of our residents."

The temporary supports will be administered through the provincial Emergency Support Services program. Residents of RidgeView Place must self-register on-line at [ess.gov.bc.ca](https://ess.gov.bc.ca) or by visiting the ESS Reception Centre in-person at 877 Goldstream Avenue, Unit #101, starting at 12p.m. to 9p.m. on Thursday April 27. The Centre will be open until 9p.m. on Thursday, April 27, 8a.m. to 9p.m. Friday April 28, and 9a.m. to 5p.m. Saturday, April 29. ESS volunteers and City staff will be on-site assisting residents one-on-one to find and book hotels. Residents can also call 250-661-3270 and email [ridgeview@langford.ca](mailto:ridgeview@langford.ca) for further information.

"No matter the emergency, being evacuated can be stressful and our government is here to support communities in times of crisis," said Bowinn Ma, Minister of Emergency Management and Climate Readiness. "We're providing temporary supports to Ridgeview Place residents, including lodging for five days, as well as funding for a Community Navigator to help people secure the supports and resources available to them. Emergency support services are temporary but will help people in the immediate term while the City of Langford explores next steps."

In addition, the City has been informed by Centurion that it has increased its compassionate assistance support to residents from \$1000 to \$2500, and that they have extended hours of both in-person and call centre hours and have added additional staff to provide assistance.

In addition, Mayor Goodmanson has met with the Westshore Developers Association Executive and the broader business community to raise funds to provide additional supports to the residents at RidgeView Place. Other local businesses who may wish to help should contact the City (250-478-7882). Donations, discounted services, or other fundraising efforts are welcomed and encouraged. More information on these efforts will be provided as soon as it is available.

## MEDIA RELEASE

“This is a tight knit city that looks after one another,” added Mayor Goodman. “To have the development and business community stepping up and helping at this critical time really shows the value of local partners who are invested in this community and who want to do things right.”

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For updated information visit: [Langford.ca/RidgeView](https://langford.ca/RidgeView)

### CITY OF LANGFORD MEDIA CONTACT:

Donna Petrie

Senior Manager Business Development

250-391-3403 | [dpetrie@langford.ca](mailto:dpetrie@langford.ca)

