

February 17, 2026



Engineers

Erica Sangster
DAUstudio
2960 Jutland Rd
Victoria, BC V8T 5K2
esangster@daustudio.ca

Dear Erica Sangster,

**RE: 1101 Yates St
Structural Engineering**

RJC No. VIC.106284.0004

As requested, the following is a summary of the structural considerations and limitations associated with adding an accessible rooftop amenity space to the East Building.

The East Building has been increased to six storeys. Its small footprint limits the availability of full-height wood shear walls, of which all useful walls are already being utilized in the structural design. End units require substantial perimeter glazing, further reducing available shear wall area. The upper-level setback compounds this issue by reducing wall lengths at the top floor and increasing seismic deflections for the roof.

Our preliminary design assumes a lightweight roof to minimize seismic forces. Introducing an occupied rooftop amenity would add approximately 20% seismic load throughout the structure. The building is already designed for the maximum permitted drift for a wood-frame building of this size.

Accommodating a rooftop amenity area would therefore require significant redesign and structural solutions beyond current standard practice for mid-rise wood construction. Based on these constraints, rooftop amenity on the East Building is not feasible within the established building form and code limitations.

We trust this meets your current requirements. Please contact the undersigned if further information is needed.

Yours truly,

READ  JONES CHRISTOFFERSEN LTD.

Daniel Gao, P.Eng.
Associate

DG/sd