

- **November 26, 2019:** The flooding in the basement was discovered and reported to Pacific Cove and Summit Brooke Construction late afternoon;
- **November 27, 2019:** By 8:00am both Summit Brooke Construction and Pacific Cove were on site to review the current conditions. A pump truck was also on site to begin pumping the water, however despite pumping efforts water was continuing to ingress into the basement due to continued water usage from tenants. By the afternoon the water was successfully pumped to the point of being able to expose the broken sewer line showing a drainage line that was badly deteriorated however by the end of day a temporary repair of the pipe was achieved.
- **November 28, 2019:** By 8:00am Summit Brooke returned to site and discovered that the water level had continued to rise throughout the night leading to the immediate understanding that the sewer main had a significant blockage under the building. A technician from Royal Rooter was on site by the afternoon to scope the system from within the basement but due to the water level this was deemed not possible and it was recommended to contact the City of Victoria;
- **November 29, 2019:** A pump out, steam clean and disinfectant of the basement was completed and a temporary pump was installed in an effort to have the site in a stable situation for the weekend and a call placed with a rooter and camera service to arrange further investigation on Monday. Due to the building no longer having running water the commercial tenants were asked to close for health and safety concerns and the residential tenants were relocated to the Sandman Hotel. Residential tenants were given the option of finding alternate accommodation at the same rate, which many of them did. Each tenant was also given a \$200 visa gift card to cover incidentals;
- **December 2, 2019:** Tenants were provided an update notifying them that access to the building would not be restricted so that they may continue to retrieve personal items only, but that staying in the building was prohibited due to the ongoing work, investigation and health risks;
- **December 3, 2019:** Summit Brooke Construction arranged a coordinated effort between the City of Victoria to have the sewer line scoped from the City manhole and additional archival information was requested from the City of Victoria. The developers Civil and Mechanical consultant were also involved to provide additional support;

- **December 4, 2019:** The scoping of the sewer line from the Cook St. manhole was successful, they are able to confirm that the cast iron pipe on the private property has significant deterioration, and deposits of settled gravel are present which provides clear indication that the pipe has disintegrated and the surrounding soils and aggregates has been eroding and collapsing within the pipe space. A list of next step options is compiled by Summit Brooke Construction in coordination with the Civil and Mechanical consultants;
- **December 5, 2019:** Hypothetical timelines were prepared by Summit Brooke for two feasible repair options, both timelines are showing a repair schedule of approximately 181 days or more. Tenants received correspondence and an update on the ongoing work, they were notified that any repair strategy could 6 months or longer and both residential and commercial tenants are encouraged to contact their insurance provider. Residential tenants are encouraged to contact Lee Murphy, the relocation specialist, and are reminded that his services are available to all tenants at no cost;
- **December 9, 2019:** An updated report was provided by Summit Brooke noting that the cast iron sewer main has completely corroded, causing collapse of the surrounding subsoils, completely blocking the main sewer lateral existing the building. Neglect from the previous owner to take action to repair the sewer lateral while it was unrestricted was a contributing factor to the failure of the sanitary sewer service. Now that there is a complete blockage underneath the building, the option of sleeving a pipe through the existing pipe to the city main is no longer a viable option.

The two viable options are to either replace the existing sewer lateral or to provide a new sewer connection. Both options face a number of challenges including the risk of demolition to the portions of the existing building meant to be retained, coordinating cross access with neighbouring sewer lines, the timing of resources and hazmat abatement, all which have added to the schedule of repair putting it at six months or more.

- **December 10, 2019:** Correspondence to be sent to tenants notifying them that it has been determined that the Parkway building will not be habitable again.
- At the time of the flood, there were eight residential units occupied, two already had scheduled move outs for December 1st and one had a scheduled move out for December 6th. An agreement has been reached with a fourth tenant to move out on December 31st, that tenant will be accommodated at the hotel until their move out date. The remaining four tenants continue to be placed in alternate accommodations until December 31st while the work with our relocation specialist who is available 7 days per week. The relocation specialist continues to provide frequent updates on comparable available units.

- The tenant assistance policy compensations discussed with tenants prior to the events of the flood but due to the redevelopment will be honoured, the current offer includes 3-6 months rent depending on the length of their tenancy, moving expense and two months additional compensation in excess of the City of Victoria's requirements.
- Given the cost, timing and technical/environmental challenges to repair the sewer line, the building is going to be secured in a vacant state until redevelopment of the site occurs.

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