ATTACHMENT G

Friday, June 10, 2022

Greg Mitchell
Primex Investments Ltd.
1785 West 4th Avenue, #200
Vancouver, B.C., V6J 1M2

Dear Mr. Mitchell,

RE: PARKWAY: SEISMIC STRUCTURAL UPGRADES
Parkway, 1050 Pandora Avenue, Victoria

Please accept this memo as an assessment of the heritage implications of structural upgrades for the former Parkway Apartments. This building is a designated heritage resource listed on the City of Victoria's Register of Heritage Properties. A *Conservation Plan* for the building was developed by *Donald Luxton and Associates* in July 2019 (revised April 2022).

The former Parkway Apartments, constructed in 1911, is a two-storey unreinforced masonry building (URM) designed by notable architect William Ridgway-Wilson. Neither its structure nor its brick facade have been seismically upgraded since its original construction. The L-shaped building is located at the property lines fronting Pandora Avenue (south elevation) and Cook Street (east elevation) with multiple later additions constructed at the building's rear which were not considered to have heritage value.

Investigation of the former Parkway Apartments determined the building consists of a wooden structure with its exterior multi-wythe brick walls faced with glazed white brick on its street elevations. The wood structure is that of vertical timber columns with nail laminated timber floors. The interior spaces of the first floor of the building have undergone multiple alterations over time to serve evolving commercial purposes. These alterations resulted in the removal of interior walls of the first floor as well as changes to the design and materials of the storefront. The building's structure is not compliant with current code standards and requires upgrading.

Retention of the current columns and floors requires additional structural members as well as the introduction of lateral bracing and diaphragms. Given the age of the building, the nature and condition of the original brick ties necessitates their rehabilitation to mitigate life safety hazards during a seismic event.

As part of any upgrade of the structure for adaptive re-use purposes, it is anticipated that the structural and seismic may include, but not be limited to:

1. structural upgrade of the vertical columns;
2. addition of diaphragms that would be tied to the outside walls;
3. connections between vertical and horizontal elements;
4. structural restraint of the masonry walls; and,
5. introduction of shear walls and lateral bracing.

Such structural interventions to an existing building fabric to meet life safety standards could be visually disruptive. Seismic structural upgrades will be executed in a manner that considers an approach of minimal

intervention whenever possible and where a building's heritage value is not negatively impacted by the work. Parks Canada's *Standards and Guidelines of the Conservation of Historic Places in Canada* defines minimal intervention as, "the approach that allows functional goals to be met with the least physical intervention." Parkway's structural upgrades will be undertaken as part of the larger rehabilitation of the site which includes the construction of a new multi-storey structure behind and connected to the retained elements of the heritage building. Seismic upgrades such as the anchoring of existing original masonry shall be executed in a manner which does not damage the white glazed brick, a character-defining element, while also not being visually evident on the exterior elevations of the building and thereby protecting its overall heritage value. All seismic structural interventions to Parkway whether they be to its wood structure, masonry, or its decorative elements (e.g. projecting metal cornices) have been considered against the *Standards* of Parks Canada's *Standards and Guidelines* which are conservation principals of best practice.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Donald Luxton, FRAIC CAHP
Principal, Donald Luxton & Associates Inc.

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