November 13, 2017

VIA EMAIL: teycc@toronto.ca

Toronto and East York Community Council
City Clerk’s Office
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, Ontario
M5H 2N2

Attention: Ellen Devlin, Committee Administrator

Dear Ms. Devlin:

Re: Toronto and East York Community Council - Meeting on November 14, 2017
Item TE28.13
65 Ontario Street – Residential Demolition Application

We act on behalf of Bel-East Corp., the applicant in the above-noted matter.

Our client has obtained approvals under the Planning Act to redevelop the lands which include 65 Ontario Street for the purpose of a mixed-use building.

The purpose of this application is to permit the demolition of the existing house in order to facilitate the excavation needed to secure a Record of Site Condition. Our client has also applied for permits for the replacement building. Our client expects that they will be issued in due course, thus meeting the intent of Chapter 363 that residential buildings not be demolished without a replacement.

Our client is of course mindful of the existence of a residential building on the adjacent property. In order to ensure a safe and orderly demolition, our client has engaged the services of a specialized structural engineering firm with expertise in structural forensics, design and demolition, in order to prepare plans for the removal of the existing building and safeguarding the adjoining uses. A letter from our client’s engineering consultant, Carvajal Structural Engineers Inc., (“CSE”) dated November 7, 2017, summarizing the step-by-step approach is attached to this correspondence. The methodology outlined in the CSE letter has been reviewed and confirmed by our client’s geo-environmental engineers, McLymont & Rak Engineers Inc. (“MRI”), which will provide review and inspections during the demolition. MRI’s letter dated November 10, 2017, is attached.
Our client has also worked to engage the adjoining neighbour in ongoing discussions regarding the project and the extensive steps which will be taken to manage the demolition.

Our client supports the alternative recommendation in paragraph 2 of the October 24, 2017 Report from the Deputy Chief Building Official and Director and respectfully requests that Council adopt this recommendation.

Yours truly,

AIRD & BERLIS LLP

Tom Halinski
TH/ly
Encls.

30924813.2
As requested, this letter will serve to provide a summary explanation for the proposed demolition of the 65 Ontario St. Building so that no structural damage will take place to the 67 Ontario St. Building.

Carvajal Structural Engineers Inc. (CSE) is a specialized structural firm in the field of structural forensics, structural design and structural demolition. Due to specific concerns with the demolition of the 65 Ontario St. Building, CSE has been retained to provide specific procedures and site review services during the demolition stage of work.

The main issues to address are as follows:

- The 65 Ontario St. Building roof is in contact with the 67 Ontario St. Building roof.
- The 65 Ontario St. Building's foundation system has been underpinned (made deeper), and its removal may cause structural damage to the foundation systems for the 67 Ontario St. Building.

The following steps will be undertaken to ensure that the 67 Ontario St. Building's foundation systems are not disturbed:

- CSE will make efforts to obtain copies for any existing drawings related to the above noted condition. This will include a search through the City of Toronto Permit Achieves.
- CSE will review in detail all information provided.
- CSE will perform an on-site investigation of the roof and foundation systems to confirm their as-built design. A contractor will be retained to install small test pits so that the as-built condition can be reviewed at a minimum of two (2) locations.
- Based on the information collected and reviewed, a detailed procedure will be confirmed so the buildings can be separated, the 65 Ontario St. Building can be demolished with no structural damage taking place to the 67 Ontario St. Building.
- The work will also most likely include, the careful hand separation (no heavy demolition equipment) of the building at the roof level to include any re-waterproofing and work required. All repair work will be made to match the existing 67 Ontario St. Building architectural characteristics.
- The work will most likely include the hand demolition of the Roof, Attic, 2nd and Ground Floor. The ground floor will remain at this stage of work.
- Depending on the soil conditions, the foundation system will then be removed in small stages not exceeding 4 feet at a time. The foundation wall will be cut in 4 feet slots and

removed one at a time leaving a minimum of 8 feet of wall in between each removal area. A total of a minimum of three (3) stages of work will take place.

- Once the foundation wall is removed at a given stage, the void created by the foundation wall removal will be backfilled with concrete fill which is specially designed not to shrink. All voids that are under or close to the 67 Ontario St. Building will be filled. This concrete will be allowed to set before proceeding to the next stage.
- Once the foundation walls have been removed and backfilled, the remaining basement structure will be completely removed.
- The Contractor will then repair any other areas of concern such as any weeper drains, as required.
- The basement area will then be backfilled with clean backfill material.

Following the above procedure will ensure that the adjacent property’s foundation system is not disturbed, and any shared structures are properly separated and addressed.

We trust the above is to your satisfaction, should you have any further questions, please do not hesitate to contact the undersigned.

Yours truly,

______________________________
George Carvajal, P. Eng.
Senior Structural Engineer & Principal
Structural Rehabilitation Specialist

CSE Structural Forensic & Rehabilitation Services
Carvajal Structural Engineers Inc.
BCIN 31226

File: 1945.17
CC: CSE Files
MG3940

November 10, 2017

Elcium Corporation
778 King Street West
Toronto, Ontario
M5V 1N6

Attention: Mr. Ali Mehrdana, M.Eng.
Senior Project Manager

Dear Mr. Mehrdana,

Re: Removal of Foundation Wall at 65 Ontario Street where adjacent to 67 Ontario Street in Toronto, Ontario

Further to our discussion, and as per your request, we reviewed project documentation for the subject demolition prepared by Carvajal Structural Engineers Inc. (CSE), for the selected demolition contractor Delsan-Aim Environmental Services Inc. (Delsan), and summarize our comments and recommendations as follows:

- The proposed demolition work is presented, in exhaustive details, on CSE drawings No. D1-01 to D1-05 and the scope and methodology follows the best practice developed in the GTA market over the last several decades.
- We have worked with CSE and Delsan on some very intricate demolition/rebuild projects under a very close scrutiny by the Historical Board and developed a good working relationship with both firms.
- The proposed removal of the foundation wall should prove rather routine and should employ skilled labour (roof separation) and deep reaching concrete saws to cut/remove the underpinning segments in the manner prescribed by CSE.
- Our firm will provide necessary review and inspections during foundation work.
- It is expected that vibration monitoring and precise target survey of adjacent structures will be carried out, by CSE, during the early stages of the work to establish acceptable threshold values.
- The proposed demolition works will not have any impact groundwater levels or settlement of any adjacent structures.
McCLYMONT&RAK ENGINEERS, INC.

I trust the above is sufficient for your present needs and we remain,

Yours truly,
McClymont& Rak Engineers Inc.

Lad Rak, P.Eng.
LJR/lr