

February 7, 2022

**Project No.: 2021-248**

971 WESTON ROAD DEVELOPMENT INC.  
1275 Finch Avenue West, Unit 803  
Toronto, Ontario, M3J 0L5

**Attention: Daniel Teperman, Project Manager**

***Re: Review of Demolition of Existing Structure***  
**971 Weston Road, Toronto**

We are writing to confirm that Sigmund Soudack & Associates Inc. will be the engineer of record in regard to the demolition of existing structure at this development. In this regard a site visit was performed by Mr. Ed Brencis, P. Eng. with Sigmund Soudack & Associates Inc., on February 3, 2022.

The building is a partial 1 level with no basement (west), partial 1 level with basement (centre) and partial 2 level with basement (east) structure (refer to photographs numbered 1 to 4).

The structure is currently vacant. Previously, we understand, it had been used as a car maintenance facility.

The total size of the building is approximately 1500 square metres.

Based on our site review, we understand that the structure was built using the following components:

- Cast in place concrete floor slab on grade.
- Cast in place concrete perimeter foundation walls.
- Structural frame is interior steel columns and steel beams (refer to photograph numbered 5) and the exterior supporting walls are concrete block.
- The exterior walls are masonry on the front face with the block walls being exposed on the other faces (refer to photographs numbered 1 to 4).
- The roof structure is wood joists and wood decking resting on the steel frame, west part (refer to photograph numbered 5), and open web steel joists and metal decking on the steel frame, east part (refer to photograph numbered 6).

At the rear of the property there is an abandoned covered walkway covering approximately 75 square metres (refer to photograph numbered 4).

Sigmund Soudack & Associates Inc is of the opinion that there are no prestressed or post tension cables in the structures to be demolished at 971 Weston Road, Toronto, Ontario.

It appears that the building has been vacant for an extended period of time. There are many areas of water ingress through the roof and exterior walls with areas of ponding of water on the floor slab (refer to photograph numbered 7). There are areas of mold growth on the wood elements forming the roof structure.

In addition, we understand that a pipe burst due to cold temperatures, flooding the basement. The underlying soil would have been saturated and then froze, exerting uplift on the foundation walls

and footings. In addition, the structural steel posts are now deteriorated (corroded) due to the flooding of the basement (refer to photograph numbered 8).

We are of the opinion that the building has fallen into a state of disrepair and unsafe conditions may now be present (loss of structural integrity of the foundation walls and footings, mold and rot of the wood roof elements). We are of the opinion that any attempt to repair the structure would be hazardous to workers and, if the building remains as is, will eventually collapse. This collapse would also affect the safety of users of the roadway and/or sidewalk on Weston Road.

We recommend that the demolition procedures will be as follows:

- Install perimeter hoarding.
- Disconnect all services (electrical, mechanical etc.) including exterior services attached to the subject buildings.
- Complete all removals of hazardous materials.
- Remove all interior finishes, etc., sort and dispose off site.
- Remove the existing structures in sections with excavator equipped with grapple or shears (top down).
- Sort and remove all debris and rubble from site.
- Concrete and masonry debris will be utilized to provide a level surface at the completion of the project.

For ease of access the demolition work will likely be carried out from east to west, removing the chimney prior to removal of the adjacent walls. Care will be required to work from the top down to ensure the stability of the structures are maintained.

The above procedure is based on the information available at the time of this inspection. We require timely notification should unforeseen conditions require changes to the above procedures and written acceptance by our firm must be received prior to implementation of such changes.

The above procedure relates to the structural removal of these units. A separate Job Safety Analysis is mandatory for such projects.

Should you have any questions, or require any additional information, please contact the undersigned.

Yours truly,  
**SIGMUND SOUDACK & ASSOCIATES INC.**



Ed Brencis, P.Eng.

EB:ms

971 WESTON ROAD DEVELOPMENT INC.



**PHOTO NUMBER 1:** Front view of 971 Weston Road



**PHOTO NUMBER 2:** Rear (east face) of building and abandoned covered walkway.



**PHOTO NUMBER 3:** South side of building



**PHOTO NUMBER 4:** North side of building



**PHOTO NUMBER 5:** Underside of west portion of roof structure.  
**NOTE:** Wood joists and wood decking



**PHOTO NUMBER 6:** Underside of east portion of roof structure.  
**NOTE:** Open web steel joists and metal decking



**PHOTO NUMBER 7:** Slab on grade  
**NOTE:** Ice present on slab on grade from flooding.



**PHOTO NUMBER 8:** Building interior column at slab on grade.  
**NOTE:** Corrosion of base of column.