



2108 Lakeshore Road East, Oakville ON

Building 1 Structural Assessment

Project Location:

2108 Lakeshore Road East, Oakville, ON L6J 1M3

Prepared for:

William Hicks
HDS/Hicks Design Studio Inc.
295 Robinson Street, Suite 200
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Prepared by:

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1.0 Introduction

1.1. Authorization

MTE Consultants Inc. (MTE) was retained by Mr. William Hicks (on behalf of HDS/Hicks Design Studio Inc.) to complete a structural assessment of Building 1, located at 2108 Lakeshore Road East in Oakville Ontario, to formulate a professional opinion on the structural integrity of the building for the purposes of either refurbishing or demolishing.

1.2. General Description

Building 1 at 2108 Lakeshore Road East consists of a one-storey house with a basement and an attached four-bay garage. The basement of the house projects northwards, outside the footprint of the house.

The house superstructure consists of light wood framing supported by interior steel beams and columns and by exterior stone and brick foundation walls. The basement roof, outside the footprint of the house, consists of wood decking supported by large wood beams that span between stone/brick/concrete foundation walls. The wood beams are also supported by interior wood beams and steel jacks. The basement floor is concrete slab-on-grade. The building exterior walls consist of horizontally oriented wood siding. The house roof consists of sloped asphalt shingles and the basement roof is a flat modified-bitumen membrane.

The garage superstructure consists of wood roof joists supported by an interior beam and column and by exterior concrete block walls. The garage floor consists of concrete slab-on-grade. The exterior walls consist of horizontally oriented wood siding and painted concrete block walls. The garage roof consists of a flat tar and gravel roof membrane with metal flashings around the perimeter.

The age of building 1 is unknown. However, we anticipate that the building was constructed in the early- to mid-1900s.

For the purpose of this report, the house front elevation is considered to be the facing north.



Figure 1.0 - Property Aerial View

1.3. Methodology

In order to prepare this report, MTE completed a site investigation to visually review the exposed structural components of the superstructure and substructure. No test openings were performed.

MTE gain access to the house main floor by having a contractor remove the plywood boarding off the floor entrance door. MTE did not access the interior of the garage but took photographs of the garage interior through an opening in the garage doors.

1.4. Exclusions

The building envelope, mechanical systems, electrical systems and the exterior site were not part of our scope of review.

We were not retained to complete structural analysis of the building framing.

We did not review the building for compliance with the Ontario Building Code (OBC) or Accessibility for Ontarians with Disabilities Act (AODA) requirements.

No part of this report should be read in isolation. It is intended to be read only in its entirety including the scope of work and limitations.

1.5. Information Provided

Mr. William Hicks provided a report entitled “Cursory Visual Review of Two Derelict Buildings” issued by Atkins + Van Groll Inc. on September 6, 2022. We summarize the report as follows:

- The site visit to review the buildings was performed on August 16, 2022;
- Existing building 1 consists of a 1-storey small timber house, on a raised concrete (rubble/brick) foundation. There is a one-storey garage to the north and to the east;
- Building 1 is only accessible at the basement level. The ground floor framing of the house is collapsing. The flat roof over the garage has also collapsed;
- Existing building 2 is located closer to Lakeshore Road. It consists of 1.5-storey timber building. The building was not accessible at the time of the visit;
- Building 2 west wall is bowed by approximately 8” and the roof behind the flat façade has completely collapsed;
- Mr. Raymond van Groll, engineer of record, stated the further investigation would be required for building 1 to confirm structure and further damage. Mr. van Groll also stated that building 1 could be lifted out above the first floor framing and rebuilt onto a new foundation and ground floor framing. The existing framing could be strengthened to meet the structural requirements of the Ontario Building Code (OBC); and,
- Mr. van Groll stated that building 2 is dilapidated and collapsing. The building is currently unsafe and should be demolished.

For further information, refer to report included in **Appendix A**.

MTE completed a brief internet research. We found an inventory report entitled “2108-2134 Lakeshore Road East, Estate Remnants” issued by Laurie Smith Heritage Consulting in Year 2015. The report states that the history of the property is not known. The key elements of any former cultural heritage landscape are no longer present. The property does not appear to have any potential cultural heritage value as a cultural heritage landscape.

For further information, refer to report included in **Appendix B**.

2.0 Observations

On February 14, 2023, MTE conducted a site investigation to visually review the building structural framing. Photographs from our review are included in **Appendix C**. We summarize our observations as follows:

MTE reviewed the house superstructure from the house main floor and the garage superstructure from exterior grade and through an opening in the garage door. We notice the following:

- The residential house and garage are vacant. They appear to have been abandoned for a while (Photograph No. 1);
- The house and garage superstructure is generally concealed by architectural finishes to the exception of one ceiling location in the garage. The house roof and building envelope is deteriorated. There is vegetation growth on the roof. The wood siding is stained and paint peeled off at various locations. The main door and windows are missing; they are boarded up. The basement roof has collapsed at the front door (Photographs No. 2, 5, 12 and 13);
- The garage overhead doors are in poor condition. The windows openings and some of the doors have been boarded up with plywood. The exterior walls are stained and the paint peeled off at some locations (Photographs No. 3 and 4);
- The modified bitumen roof membrane over the basement is in poor condition. The basement roof has collapsed at various locations. The basement stone foundation walls are in poor condition (Photograph No. 6);
- The house main architectural finishes show evidence of moisture exposure. Roof leakage may have occurred. There is debris, including glass, on the living room floor (Photographs No. 7 and 8);
- The house supporting steel beams and columns are corroded. The steel post baseplate rests on the basement concrete slab-on-grade. There is water stains on the basement walls and floor (Photographs No. 9 to 11);
- The basement roof wood beams are generally cracked and rot where they have been exposed to water. The roof wood decking is stained at various locations. There are additional wood beams and steel jacks that appeared to have been installed as shoring of the roof structure. The concrete slab-on-grade is cracked at various locations (Photographs 14 to 16); and,
- The garage roof ceiling is stained, and the roof contains vegetation (Photographs No. 17 and 20).

3.0 Structural Assessment

Based on our structural visual assessment, the house and garage roof and building envelope are in poor condition. Consequently, there is evidence of moisture which may have compromised the structural integrity of the superstructure wood members.

The house substructure and the basement roof wood framing are in poor condition. Many of the structural members have been exposed to moisture and are deteriorated. The wood beams are cracked, rot and have collapsed at some locations. The steel beams and posts are corroded. The interior posts are not bearing on a dedicated concrete footing. The stone foundation wall is deteriorated, and some stones are misplaced or missing. The concrete slab-on-grade is cracked at various locations. Furthermore, it appears that temporary shoring was installed to support the basement roof structure and prevent the roof from further collapse.

4.0 Recommendations

Based on the age of the building and its observed condition, we recommend demolishing the building and its building systems as they have reached the end of their service life. It is our opinion that the building is unsafe and hazardous to occupy.

5.0 Limitations

This report has been prepared by **MTE Consultants Inc.** (MTE) at the request of the Mr. William Hicks. The material in it reflects the best judgment of MTE in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibility of such third parties. MTE accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No physical or destructive testing and no design calculations have been performed unless specifically recorded.

Conditions existing but not recorded were not apparent given the level of study undertaken. We can perform further investigation on items of concern if so required. Only the specific information identified has been reviewed. The consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information. The Consultant may use such specific information obtained in performing its services and is entitled to rely upon the accuracy and completeness thereof.

Responsibility for detection of or advice about pollutants, contaminants or hazardous materials is not included in our mandate.

In the event the Consultant or any other party encounters any hazardous or toxic materials, or should it become known to the Consultant that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the Consultant's services, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate consultants to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

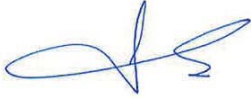
Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors. Any time frame given for undertaking work represents an educated guess based on apparent conditions existing at the time of our report. Failure of the item, or the optimum repair/replacement process, may vary from our estimate. We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time. Any user of this report specifically denies any right to claims against the Consultant, Sub-Consultants, their Officers, Agents and Employees in excess of the fee paid for professional services.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based on this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans. It should be recognized that the passage of time might affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change.

We trust that this information suits your needs. Should you have any questions, we would be happy to discuss further with you. Please contact us at (905) 639-2552.

All of which is respectfully submitted,

MTE Consultants Inc.



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Appendix A

Atkins + Van Groll Report

September 6, 2022

Mr. Paul Gardiner
2108 Lakeshore Road East
Oakville, ON
L6J 1M3

C.C. William Hicks *The Hicks Design Studio Inc.* bhicks@hicksdesignstudio.ca

Dear Mr. Gardiner,

**Re: Our Project File No. 2022-5435A
 2108 Lakeshore Road East, Oakville, ON
 Cursory Visual Review of Two Derelict Buildings**

As per your request the writer visited the site mentioned above on Tuesday, August 16, 2022. The purpose of the site visit was to provide a cursory visual examination of two dilapidated buildings for their proposed demolition.

SITE OBSERVATIONS

Building No. 1

1. The existing building consists of a 1-storey small timber house, on a raised concrete (rubble / brick) foundation (Photo 11). There is a 1-storey garage to the north and to the east. The home is shown in Photo 2 & Photo 6.



Photo 11



Photo 2



Photo 6

2. The building is only accessible at the basement level. The ground floor framing of the home is collapsing (Photos 10, 12, 13).



Photo 10



Photo 12



Photo 13

3. The flat roof over the garage has also collapsed (Photos 7, 8, 14).



Photo 7



Photo 8



Photo 14

4. At the time of the site visit the upper areas and floor were not accessible. Further interior review will be required.

Building No. 2

1. The building closer to Lakeshore Blvd. consists of a 1-½ storey timber building. This building was not accessible on the inside (Photos 3, 4).



Photo 3



Photo 4

2. The west wall of the building is bowed by approximately 8”.
3. The roof behind the flat façade has completely collapsed and is overgrown (Photo 3).



Photo 3

CONCLUSIONS AND RECOMMENDATIONS

1. At the time of our site visit Building 1 was not accessible at the upper floors. We suggest that further interior investigation will be required to confirm the structure, as there may be further damage.

Building 1 could be lifted above the first floor framing and rebuilt onto a new foundation and ground floor framing. We would require a review of the roof and wall structure, but the existing framing could be strengthened to meet the structural requirements of the Ontario Building Code (OBC).

2. Building 2 is dilapidated and is currently collapsing. This building is currently and unsafe and should be demolished. A demolition procedure should be submitted for review, and a demolition permit should be obtained.

This report represents the opinion of the writer at the time of inspection while evaluating the physical condition of the premises and the reported aspects thereof. The conditions of such premises may change after the time of the inspection. The report affects only portions of such premises that are easily accessible and can be evaluated on the day inspected.

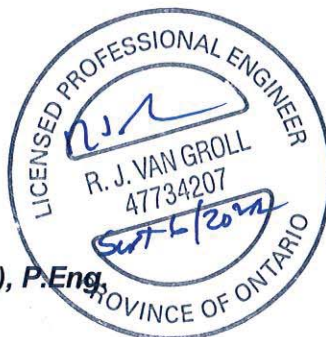
This report was prepared by Atkins + van Groll Inc. for the account of *the client*. The material in it reflects the best judgment of Atkins + van Groll in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibilities of such third parties. Atkins + van Groll Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made of actions based on this report.

We trust that this is adequate for your purposes. Please contact the undersigned if you have any questions.

Respectfully submitted,
Atkins + Van Groll Inc.



Raymond van Groll, M.Sc. (Eng.), P.Eng.
Managing Partner



Appendix B

Laurie Smith Heritage Consultant Inventory Report

51: 2108-2134 Lakeshore Road East, Estate Remnants

1. Description of Property

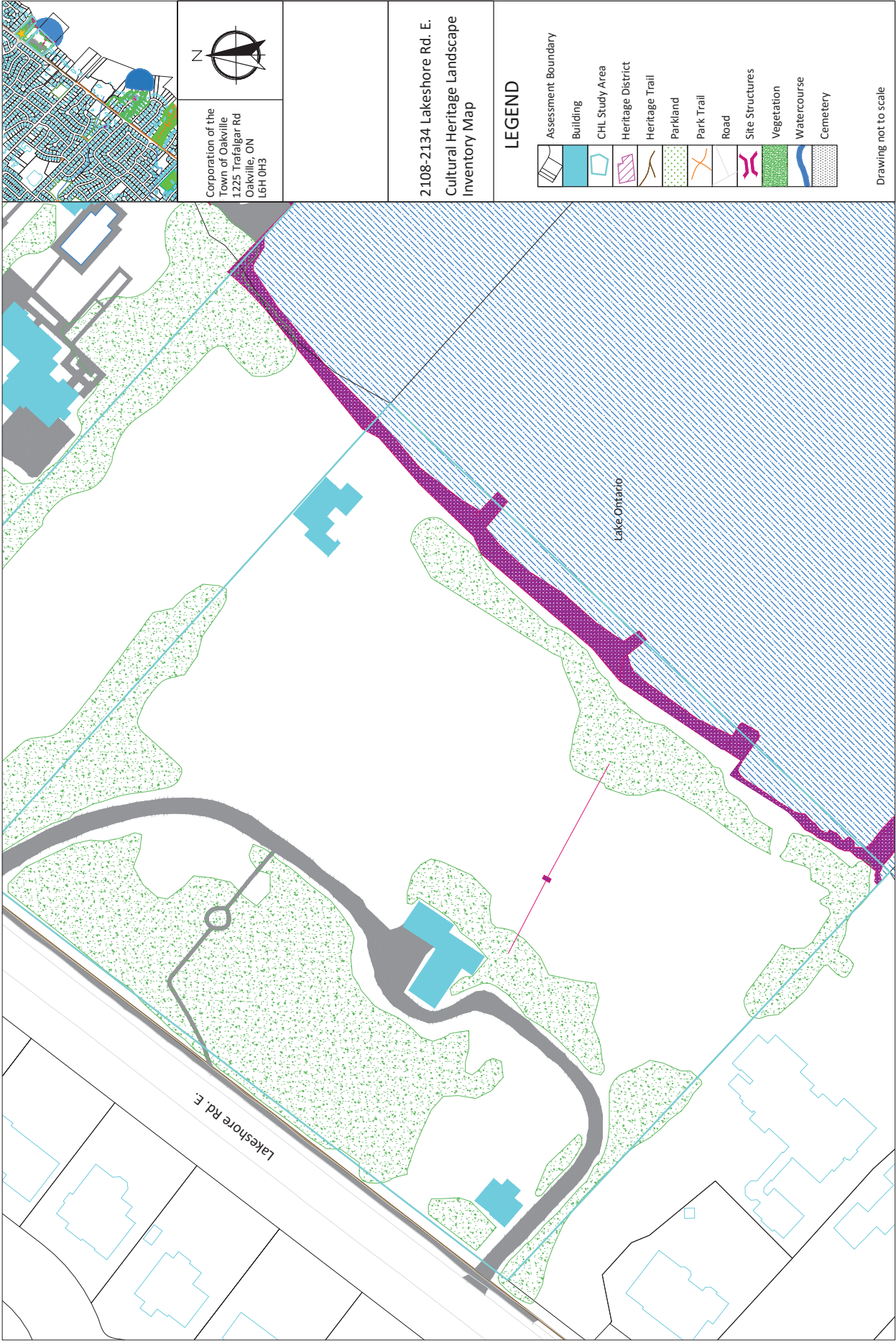
Municipal Address	2108-2134 Lakeshore Road East
Name (if applicable)	
Legal Description	PT LT 4, CON 4 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 106960 & 230215 ; PT WATER LOT IN FRONT OF LOT 4, CON 4 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 106960 ; S/T 230215, EXCEPT THE EASEMENT THEREIN ; OAKVILLE
Location of Property	Located on the south side of Lakeshore Road East between Charnwood Drive and Pinehurst Drive, overlooking Lake Ontario.
Ownership	Private
Access	Access not granted. Photos and notes from street, September 2015 (AB)
Current Use	Vacant
Existing Designation	Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated). Description: "This property has potential cultural heritage value as a remnant of a former lakefront estate."
General Description	The property is a former lakefront estate on a very large property. The estate house was demolished more than 10 years ago. There are two, one-and-a-half-storey, wood-frame houses likely built between 1910 and 1940, one in the centre of the property and one nearer the road, a long laneway, a walking path, mature trees in groups and rows, and open grassed spaces. Gardens and plantings that were evident in a 2005 aerial photo are no longer visible in a 2015 aerial photo.
Priority Level	N/A – No Further Action Required



Figure 1: One of the two remaining houses is located at the centre of the property, (Town of Oakville, March 2009)



Figure 2: The second of two houses on the property is located close to the road, at the west side of the property. (Town of Oakville, March 2009)



2. Key Recommendations

No further action is recommended for the following reasons:

- The property is not a strong candidate under the Ontario Heritage Act; and
- Cultural heritage resources have been removed.

3. Documentation and Inventory of Built Form

List of Built Features:

- A one-and-a-half-storey, wood-frame house with three-bay façade and three-bay, attached garage, likely built c.1910-1940;
- A one-and-a-half-storey, wood-frame house with concrete-block foundation, likely built c.1910-1940;
- The foundation remains of a former, large, estate house (visible on 2005 aerial imagery);
- A long gravel laneway;
- A one-storey, pool house with a flat roof, near the lake;
- Shoreline infrastructure including several stone breakwaters (visible on 2015 aerial imagery); and
- Possible stone wall across the west side of the property.

4. Documentation and Inventory of Natural Form

List of Natural Features:

- Row of Spruce;
- Mature plantings along the gravel laneway and around the houses;
- Possible garden remains in front of the location of the former estate house (demolished).; and
- A possible beach or series of beaches.

5. Design (Typology)

'X' all that apply	Categories of Cultural Heritage Landscape	Description
	Designed Landscape	"...clearly defined landscape designed and created intentionally by man."
X	Organically Evolved Landscape	"...results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment"
X	Relict Landscape (Evolved Landscape)	"...in which an evolutionary process came to an end at some time in the past."
	Continuing Landscape (Evolved Landscape)	"...retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress."
	Associative Cultural Landscape	"...justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent."

6. Historical and Thematic Associations

The property at 2108-2134 Lakeshore Road East may have been one of a number of lakefront estates constructed along the shore of Lake Ontario in the first quarter of the 20th century. Wealthy families from Toronto and Hamilton were attracted to Oakville's waterfront, where they built summer homes or country estates on large parcels of former farm land. There is no longer any estate house on the property. The style and materials of the two remaining smaller houses on the property suggest that they were built in the period between 1910 and 1940.

The estate house was removed at least 10 years ago. A comparison of aerial photos from 2005 and 2015 shows that many of the landscape features of the property have disappeared or degraded in that time, including the main laneway, specimen trees, formal gardens, hedges and a pool.

A site visit and property-specific research – using Land Registry records, Census data, City Directories, Tax Assessment information, and aerial imagery from the first half of the 20th century – would be necessary to determine the history of the site.

7. Contextual Associations

The property is located in a residential area between Lake Ontario and Lakeshore Road East. It is a relatively large parcel of land among much smaller lots.

8. Evaluation (O. Reg 9/06)

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not shown.
ii. displays a high degree of craftsmanship or artistic merit, or	N	Not shown.
iii. demonstrates a high degree of technical or scientific achievement.	N	Not shown.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not known.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or		Not known.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not known.
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	N	Not shown.

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	Not shown.
iii. is a landmark.	N	Not shown.

9. Photographic Documentation



Figure 4: 2005 aerial image of estate remnants at 2108-2134 (Google Earth Pro)



Figure 5: 2015 aerial image of estate remnants at 2108-2134 (Google Earth Pro)

10. Analysis & Recommendations

Potential Heritage Value:

The history of the estate property is not known. The key elements of any former cultural heritage landscape are no longer present. The property does not appear to have any potential cultural heritage value as a cultural heritage landscape.

Actions:

No further action is recommended for the following reasons:

- The property is not a strong candidate under the Ontario Heritage Act; and
- Cultural heritage resources have been removed.

11. Sources

Images from Google Earth Pro, 2005, 2015.

Photos supplied by Town of Oakville, 2009.

Appendix C

Photographic Log



Photograph No. 1 – Building 1 – House and Garage Front (North) Elevation



**Photograph No. 2 – House Front Elevation; Deteriorated Roof and Building Envelope
Collapsed Basement Roof at Front Door**



Photograph No. 3 – Garage Front Elevation – Deteriorated Building Envelope and Boarded Up Doors



Photograph No. 4 – Garage Rear (South) Elevation; Boarded Up Windows



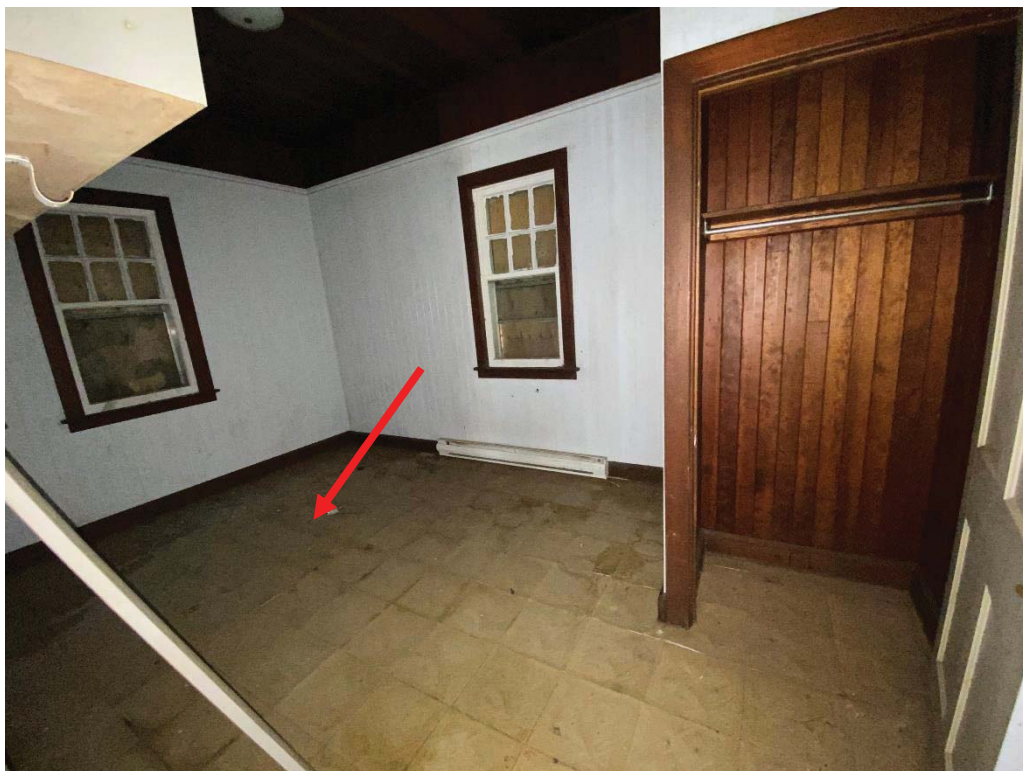
Photograph No. 5 – House Side (West) and Rear (South) Elevations



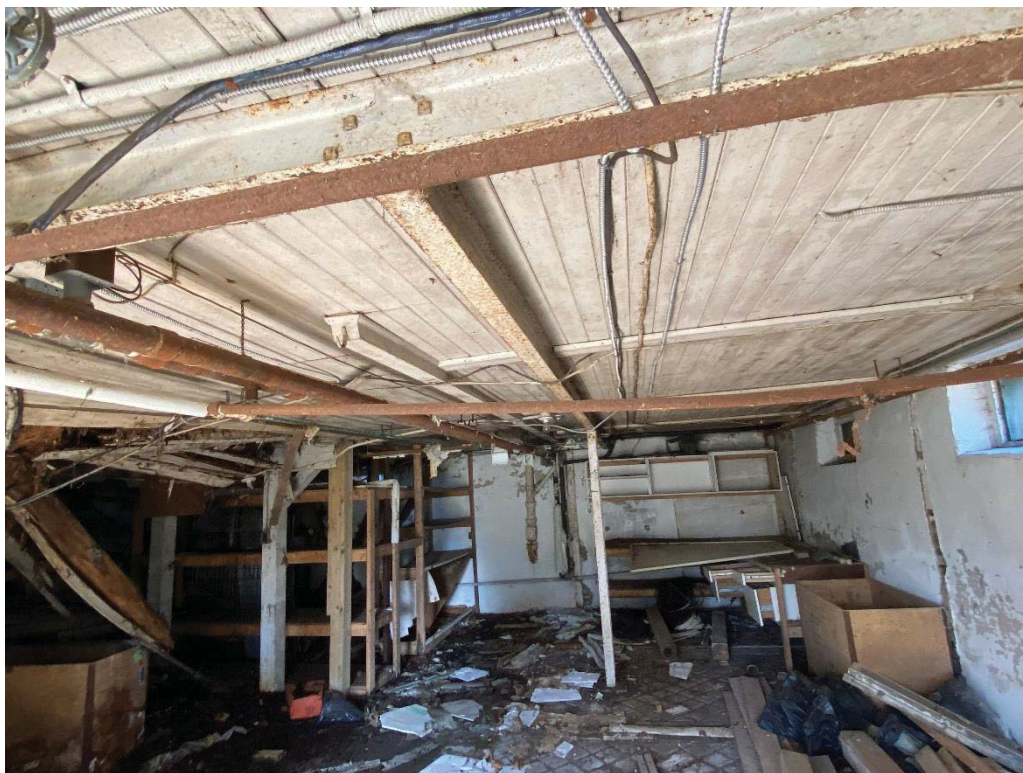
Photograph No. 6 – Deteriorated Basement Roof and Stone Foundation Walls



Photograph No. 7 – House Living Room; Concealed Roof and Wall Framing, Debris on Floor



Photograph No. 8 – House Bedroom; Concealed Roof and Wall Framing; Stains on Floor Finishes



Photograph No. 9 – Basement Structural Steel Framing supporting House Main Floor



Photograph No. 10 – Basement Stone and Brick Foundation Walls



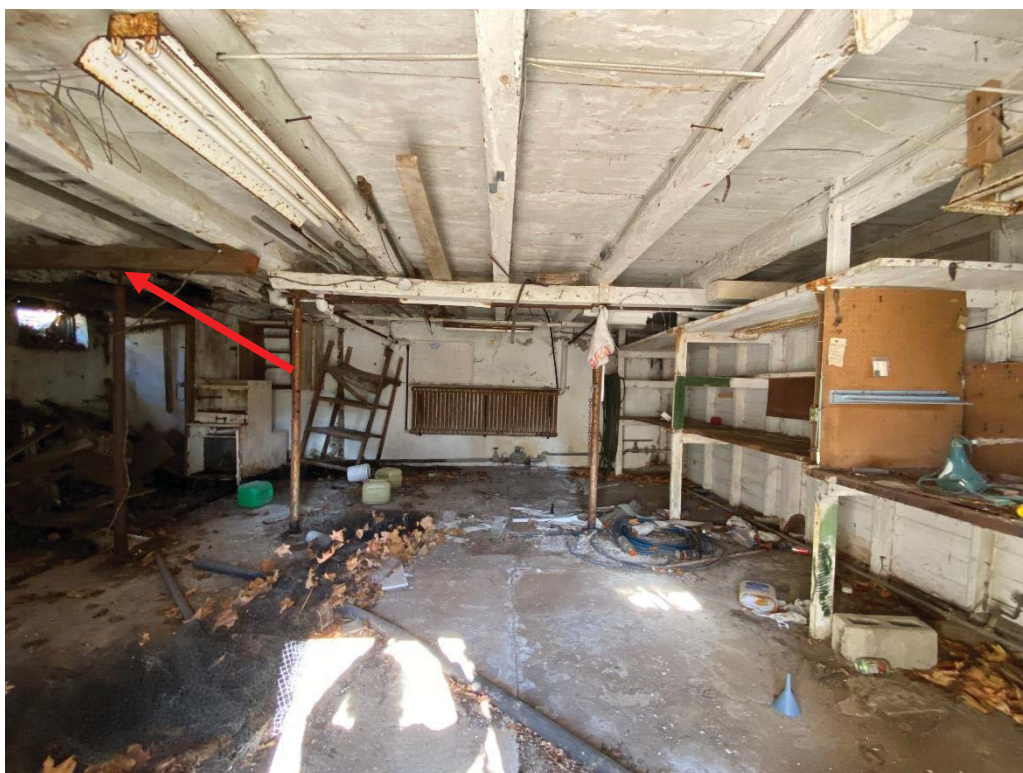
Photograph No. 11 – Basement Steel Column supporting House Main Floor; Stains and Debris on Floor



Photograph No. 12 – Collapsed Basement Roof Structure



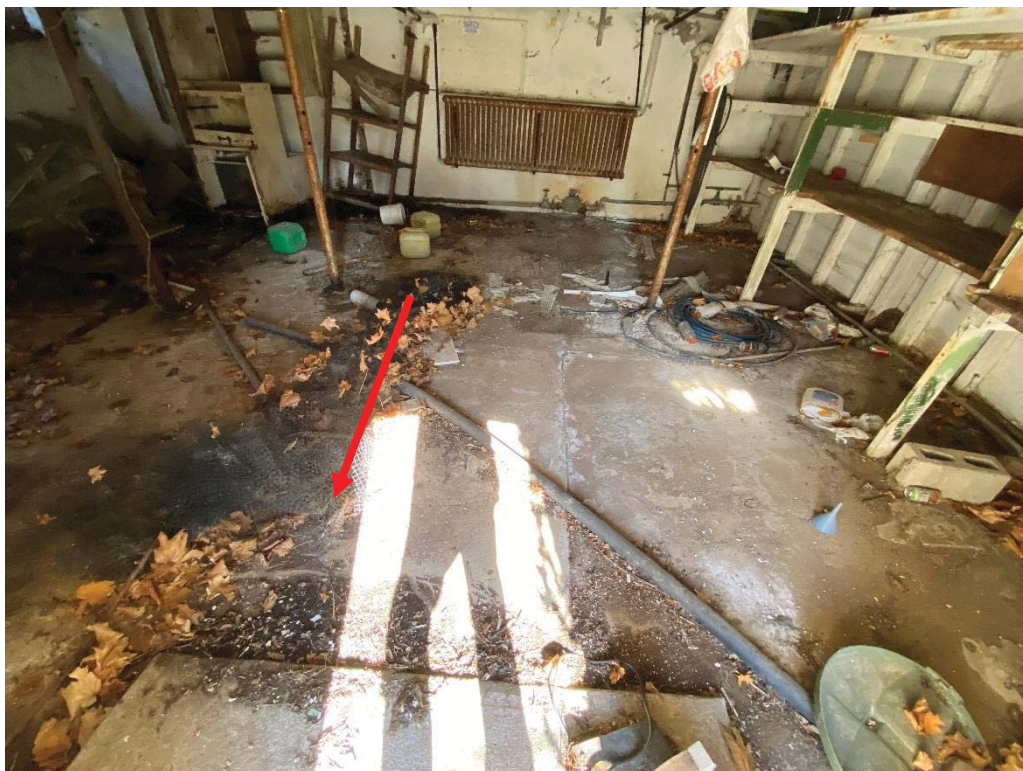
Photograph No. 13 – Evidence of Water in Basement; Collapsed Basement Roof



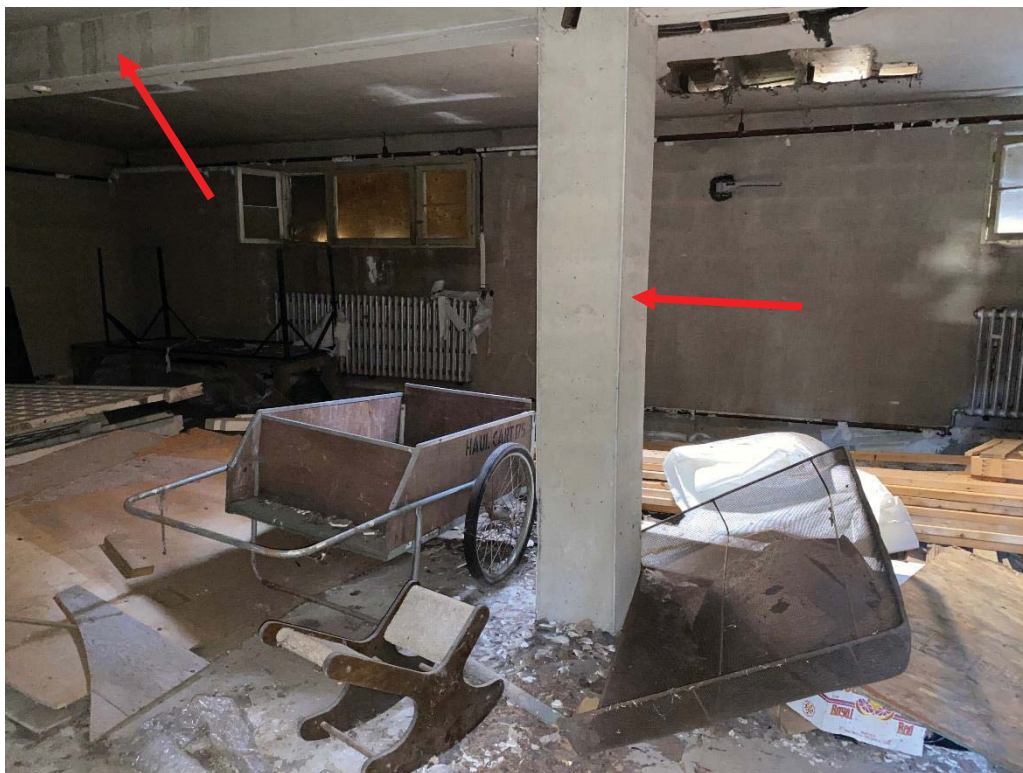
Photograph No. 14 – Basement Roof Structural Framing; Shoring



Photograph No. 15 – Stained and Rot Basement Roof Wood Beams



Photograph No. 16 – Cracked Basement Concrete Slab-on-Grade



Photograph No. 17 – Concealed Garage Roof Supporting Column; Stained Ceiling



Photograph No. 18 – Concealed Garage Roof Beam



Photograph No. 19 – Garage Wood Roof Joists



Photograph No. 20 – Garage Roof; Vegetation Growth