STRUCTURAL REPORT
Partial Demolition

Date:	February 2, 2026	**No. of Pages:**	2 + Encl.
Project:	63 Courtland Redevelopment	**Project No.:**	TW-1481-25
Address:	63 Courtland Avenue East, Kitchener, ON	**Permit No.:**	N/A
Client:	Cantiro		
Dist.:	Cecilia Silva Cantiro		CSilva@cantiro.ca

Background

Tacoma Engineers has been retained by Cantiro to provide structural engineering comment for the proposed building demolition located at 63 Courtland Avenue East, Kitchener, ON.

The following letter does not constitute a demolition permit report, as outlined in the Ontario Building Code, Division C, Cl. 1.3.1.1 or Ontario Regulation 260.08. However, a Demolition Permit / Plan Report can be provided upon request.

The City of Kitchener's Coordinator, Cultural Heritage Planning required the client to outlining how the additions will be removed from the existing building without compromising the structural integrity of the existing building to be preserved.

The building in question can be partially demolished, based on the sequence of construction over the past 150 years. The west portion is a recent warehouse addition, of 2 storeys. The north portion is a one-storey vertical addition, over portions of the original building.

The following are our comments:

Comments

Observations within the building have indicated that the three portions of the building have been constructed as three separate district structures, and do not rely on each other for structural integrity. As such, it is possible that the recent warehouse addition can be demolished without compromising the structural integrity of the original building.

Basement / Foundations

The building house sits on a combination of rubble stone foundation walls, of 24" to 30" thick and poured in place concrete foundations. The extent of these foundations is indicated on the plans found in the Heritage Impact Assessment prepared by MHBC. The more recent additions include basements of the same depth as the building, and consist of poured in place concrete foundation walls. These poured in place walls support the floor and wall framing of the recent warehouse additions.

Perimeter Walls

The exterior perimeter walls appear to be constructed of mass masonry, consisting of red brick units at least two wythes thick. When additions were made to the original building, new mass masonry walls were toothed into the original masonry construction.

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Former Exterior Wall (the demo line)

The proposed line between demolition and retention is along the former rear wall of the original building. This wall is constructed with similar mass masonry elements as the perimeter walls. As such, it has sufficient strength to support and stabilize the remaining portions of the building without additional structural supports. Localized supports may be required, but no significant external structural support system is anticipated.

Interior Framing

The interior structure is constructed with a typical wood joist framing system, typical at the suspected time of construction of the building. The recent additions appear to be steel framed with open web steel joists. Steel beams were also noted within the original building, as modifications were made on the interior to support production equipment.

Recommendations

The building additions may be successfully demolished while keeping the original building in tact, without compromising the structural integrity of the original building. Our recommendations follow:

- Roof framing should be removed by hand where it interacts with the portions to remain. This will ensure that the buildings roof framing will not be compromised during the demolition of the addition roof framing.

- During demolition, the floor and roof framing of the building should remain intact, as it provides lateral support to the load bearing walls.

- Floor framing of the addition should be reviewed, and separated by hand from the building structure, as to not damage the building during demolition of the addition.

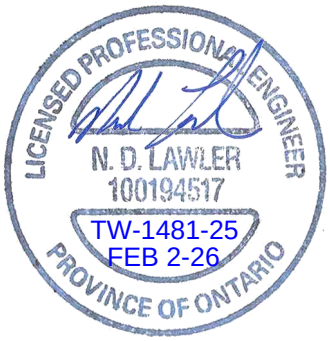
- All openings created by demolition of the recent addition should be made weather tight to prevent damage to the heritage asset. These weather tight closures can be made after the demolition is complete, but should be constructed without significant delay.

- Demolition should be carried out by a licensed demolition contractor, with experience in the demolition of heritage properties.

Should you have any comments on the above report, or require general review during the demolition process, please do not hesitate to contact the undersigned.

Per _____

Nick Lawler, M.A.Sc., CAHP, PE, P.Eng.
Structural Engineer, Associate
Tacoma Engineers



Encl. Nil.