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**Haastown Holdings Preston Inc.**  
170 West Beaver Creek Road, Unit 13  
Richmond Hill, ON L4B 1L6

November 19, 2020  
SBMW-19-329

**Attn:** Mr. Rob Gazzola

**Re:** Former Preston Springs Hotel  
102 Fountain Street S., Cambridge, ON

Rob;

At your request, I attended the site on November 17, 2020 to meet with you, Paul de Haas of Haastown Holdings Inc., Dennis Purcell, Director of Building and Enforcement and Chief Building Official at the City of Cambridge, and Scott McCavour, P.Eng of IRC Building Sciences Group.

The purpose of the meeting was to follow up with the structural condition assessment (SCA) report issued by SBM, dated December 16, 2019 and the similar report prepared by IRC dated January 13, 2020. Both reports concluded that due to the advanced deterioration of the structural elements, the building is unsafe to any occupants and is in danger of further partial collapse, beyond the sections which have already failed. Since the building is mostly gutted and shows little remaining heritage value, both reports recommended the existing building be demolished as the costs to repair a building under such a state of deterioration are prohibitive. Further, the report by SBM recommended actions to seal off unsafe areas or stabilize parts of the existing building which are unsafe until demolition occurs. Based on the recommendations from both engineering reports, on January 22, 2020 the City issued an Order to Remedy an Unsafe Building which specified the building was to be demolished by June 29, 2020.

Based on the recent site visit the following was observed:

1. Due to the impending demolition at the direction of the City, none of the recommended structural repairs have been completed.
2. The structural deficiencies noted in the SBM and IRC reports are continuing to deteriorate with the passage of time. More brick from the west exterior multi-wythe brick wall has fallen away from the structure and is accumulating on the wood or metal floor framing. Corrosion and the number and size of the holes in the metal floor decking in the west addition have increased. The wood subfloor on the fifth floor is softer in more areas due to the holes in the roof. The severe deterioration of the below grade concrete suspended slab is worsening.
3. There is hoarding and chain link fencing around the entire building; however, efforts to secure the building continue to be unsuccessful. Members of the public are still trespassing by forcefully gaining access to the empty building.

Licensed Professional Engineers are charged under the Professional Engineers Code of Ethics to hold paramount the safety, health, and welfare of the public. As such, In addition to the conclusions in the structural condition assessment, I am providing this letter to formally state that the existing building is unsafe to any occupants within the building, whether a trespasser, contractor or first responder. Continued action must be taken to ensure that the building is properly and permanently secured from public access.

If you need further clarification, please do not hesitate to contact us.

Respectfully submitted,

**Strik, Baldinelli, Moniz Ltd.**

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Darryl Cowan, P.Eng.  
Associate