



**Afshin Souzankar, P. Eng. MAS.c**  
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**To: City of Mississauga  
Community Services – Culture Division**

**Re: Structural Assessment of the Existing Detached Garage**

**Subject Property: 7025 Pond Street, Mississauga, Ontario**

March 14, 2023

Dear Sir/Madam,

As requested, by the owner of the Subject Property, we visited the property in order to review and assess the structural integrity and capacity of the existing detached garage.

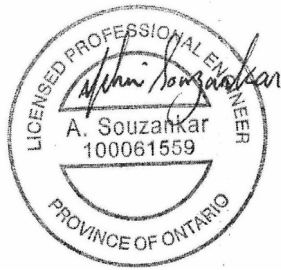
Per our observations and with reference to the photos presented in this report, the subject detached garage is constructed on a concrete slab. There is no footing extended below the frost depth of 4' on the perimeter of the slab, nor there is any evidence of rigid insulation presence. As shown on the photos, wide cracks due to settlement had occurred on the exterior face of the concrete slab. In addition, erosion under the slab is verified. Knowing that the framing of garage is supported on the settled concrete slab, there are evidence of movement and misalignment along the framing caused by movements to the slab.

Our conclusion based on above discussed observations is that the structural integrity of the existing detached garage has been adversely compromised and is considered a cause for safety hazard.

Due to extent of the damages to the concrete slab, remedial solutions are not feasible. Thus, we strongly recommend the detached garage to be demolished and a new garage in compliance with the current Ontario Building Code requirements and applicable by-laws to be built.

We trust above discussion is satisfactory for your purposes. Should you have any further questions or require any additional clarification, please feel free to contact us at your earliest convenience.

Yours truly,



Optimum Structural Corp.  
Afshin Souzankar, P.Eng., M.Sc.



