

# Labour Ministry investigating partial collapse at Welland luxury condo project

Two-tower, five-storey, 226-unit complex off Prince Charles Drive was scheduled for May opening

By [Dave Johnson](#) Tribune Reporter  
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An Ontario Ministry of Labour investigator and structural engineer were working with City of Welland building officials to determine the cause and impact of a partial building collapse at Upper Vista Welland Condominiums Saturday.

Sunday, Welland's chief building official, Jack Tosta, issued an order to "remedy an unsafe building" under the Ontario Building Code.

It was served on the owner of 350 Prince Charles Dr., Evertrust Development, and includes anyone who has an interest in the \$55-million luxury condo project — a 226-unit, five-storey, two-tower building steps away from the Welland Recreational Canal.

A press release from the city said it requires the damaged building to be remedied, following recommendations of a structural assessment report.

Welland Fire and Emergency Services Deputy Chief Burt Lamoureux said firefighters were called at 7:40 p.m. Saturday after someone reported having heard what they thought was a possible building collapse.

"They noted the lights on the south tower on the construction site were out. We didn't find any signs of anybody on the site. We did have to cut some chain link fence to get onto the site.

"From a distance, we did notice on the canal side of the building that several concrete slabs had collapsed."

Lamoureux said it was a "pancake-style" collapse, with the concrete slabs falling straight down.

“There did appear to be some structural members bowing to the canal side. Because of that, we requested the on-call city foreman to come to the scene,” he said.

In the release, Tosta said the extent of the damage appears to be concentrated in the southern part of the building involving four floor slabs supported on the east exterior and interior load-bearing walls.

“The cause of the damage is unknown as the building is still under construction, with work taking place as recently as Friday,” Tosta said.

City staff were on scene Sunday morning securing and assessing the site with the chief building inspector.

An Ontario Ministry of Labour investigator was waiting for a structural engineer to check the building’s condition to determine if it was structurally adequate to allow personnel to assess the damage.

The city release said once that assessment was complete and conditions are favourable, the owners’ structural engineer would evaluate the damage and provide recommendations for remedial action.

A press release sent on behalf of Evertrust Development said the company’s staff was on site Sunday morning with Mayor Frank Campion and city and ministry officials.

It said Campion was in contact with Evertrust’s president, Ted Zhou.

“I understand there was some structural damage on the building, and I talked with Dr. Zhou early to open up the doors of communication,” said Campion in the release.

He said Zhou has been co-operative, and his organization was doing everything appropriate for this type of situation and ensuring all of the rules are being followed.

Residents of Welland condo ‘can’t reverse what’s going on’ with build of 226-unit, two-tower project next door

“Our staff is also here to help. We have our chief building official on site and will continue working with the folks here to make sure everything is under control,” said Campion.

Evertrust has 24-hour security on site for public safety.

Saturday, Lamoureux said city staff closed the path along the west side of the recreational canal between Ontario Road and Lincoln Street.

The deputy chief said there was no way to assign a dollar figure to the damage because of where things are in the construction process.

Firefighters maintained a safe distance as they checked the site and did not enter the structure in the event of a secondary collapse.

Ground was broken on the sold-out condo complex in October 2021. The expected completion date was this May.