

Demolition of a Designated Heritage Property – 3 Chedington Place

Date:	May 10, 2013
To:	Toronto Preservation Board North York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 25 – Don Valley West
Reference Number:	P:\2013\Cluster B\PLN\HPS\NYCC\June 18 2013\nyHPS19

SUMMARY

This report recommends that Council approve the demolition of a designated heritage property under Section 34 of the Ontario Heritage Act.

The proposal is to demolish the existing 2½ storey Tudor Revival building at 3 Chedington Place. In October 2009, a fire damaged a large portion of the interior and roof of the building. Water damage related to extinguishing the fire and subsequent exposure to the elements over several winters has further contributed to the overall damage incurred. The extent of the deterioration makes rehabilitation no longer a viable option.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the request to demolish the designated heritage property at 3 Chedington Place in accordance with Section 34 of the Ontario Heritage Act, subject to the following conditions:
 - a. Prior to the issuance of a demolition permit;
 - i. The owner shall arrange for a heritage plaque on the subject property and within the public view through the Heritage Toronto Plaques and Markers Program that commemorates the lost heritage

resource (including photographs) at 3 Chedington Place to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council enact a by-law to repeal Designation By-law No. 32307.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 3 Chedington Place was designated under Part IV of the Ontario Heritage Act by the Municipality of North York in 1994 (Designation By-law No. 32307).

<http://www.toronto.ca/legdocs/pre1998bylaws/north%20york%20%20city%20of/32307.pdf>

ISSUE BACKGROUND

Heritage Value

“Chedington” was constructed for Toronto stock broker Murray Paton Fleming and his wife Mildred Wood between 1927 and 1928. The 2 ½ storey, Tudor-Revival style building was built in the Shavian Manorial tradition and includes multiple projecting bays, steeply-roofed cross gables and decorative chimneys. Noteworthy features included patterned clay brickwork, decorative half-timbering with stucco infill, limestone accents, exterior woodwork, leaded glass windows, and the overall quality and detailing in the craftsmanship of the building construction. The house was designed to blend into the landscape and the property once had the charm of an English Estate. However, the original landscape was altered significantly in 1994 when two high-rise condominiums were constructed adjacent to the heritage house on a severed portion of the original estate property.

Fire

On October 30, 2009, the heritage structure at 3 Chedington Place was severely damaged by a fire related to soldering work being done by a contractor in the basement. Large portions of the interior, including the ground, second and attics floors, and roof structure, were destroyed by the fire.

Work Orders and Insurance

On November 2, 2009, the City Building Inspector issued an Order to Remedy Unsafe Building, requiring the owner to provide a professional engineer's report for stabilization and repair, obtain a building permit for any approved repair work, and to provide an environmental consultant's report and remediation plan.

The Ministry of Labour issued two separate Safe at Work Orders, the first on December 17, 2009 and the second on January 25, 2010, which prevented workers from entering the site until further investigation revealed the extent of environmental contaminants.

Initial Condition Assessments

Heritage Preservation Services visited the property on November 3, 2009, and found extensive damage to the roof and third floor of the building, approximately 75% of the leaded glass windows destroyed, and some of the masonry charred. At this time HPS noted that the building appeared to be repairable but that engineering reports were required for short-term stabilization and long-term repair.

Engineering consulting firm De Berardis Associates Inc. was retained by Chubb Insurance Company of Canada to assess the fire-related damage to the building. De Berardis Associates concluded in their report dated November 12, 2009 that the residence could be "repaired by utilizing appropriate construction and restoration practices", requiring "selective and systematic demolition practices under the direction and supervision of a structural engineer", bracing, shoring, weather proofing and other emergency measures.

In response to the November 2, 2009 Order from the City Building Inspector, NAL Engineering Ltd. (NAL) provided a condition assessment on May 10, 2010. They found that the building was hazardous to public safety and contained hazardous materials including asbestos-containing materials (ACMs) and mould. Approximately 2/3 of the total building had been completely or severely damaged by fire, namely the 2nd and 3rd stories. NAL concluded that due to the structural, environmental, construction safety and public safety factors, the systematic process of demolition and reconstruction as recommended in the November 12, 2009 De Berardis Associates report was unreasonable, and that a demolition permit should be secured for at least the top two floors of the building.

Heritage Consultant Phil Goldsmith prepared a heritage condition report for the Chedington Place Condominium Corp. on September 24, 2010 reviewing the general condition of the building from visual observation, referencing the report prepared by NAL Engineering. Goldsmith's report concluded that the house had been severely damaged by both the fire and fire-fighting efforts, but the exterior of the building could be preserved and repaired. He recommended that, until the future of the building and timing of work was determined, "the remains of the building, which are quite extensive, be stabilized and protected from further weather damage".

Further Orders and Remedial Action

The City Building Inspector issued a second Order to Remedy the Unsafe Building on October 20, 2010, indicating that the property owner should shore the building, eliminate the unsafe condition and carry out the necessary reconstruction in a manner that would preserve the heritage structure. The owner appealed the order and, after several deferrals at meetings of the North York Panel of the Property Standards Committee, the appellant was given a date of November 15, 2011 to complete a schedule of work to fulfil the work order. Although the permit for temporary roof repair had been issued by HPS staff on March 30, 2010, a temporary roof structure was not put in place until the summer of 2012. Due to these delays, the interior of the house was open to the elements for over three winters.

Existing Condition Assessment

On November 29, 2012, NAL prepared a second condition assessment of the heritage property which was submitted as part of the demolition application from E.R.A. Architects Inc. (“E.R.A”). The assessment evaluated the extent of structural remedial work completed, the condition of the remaining structure, and the feasibility of salvaging the remaining structural elements for residential use. The condition assessment found that the foundation requires complete reconstruction, and that virtually all interior finishes have been destroyed, and exterior walls require complete reconstruction of the interior walls to provide lateral stability. Furthermore, a new roof structure is required with larger span trusses and design to meet current building code. The condition assessment concluded that restoration and rehabilitation is not a viable option due to the amount and degree of intervention required to repair and restore the building.

Proposal

The demolition application received by the City includes the “Chedington Conservation and Landscape Strategy” dated February 21, 2013, prepared by E.R.A. The strategy proposes to interpret the damaged house and former landscape on site by incorporating salvaged building artefacts as part of a commemorative walk and garden that will serve as a private amenity space for the adjacent condominium residents.

COMMENTS

Heritage Preservation Services is of the opinion that the damage from the original fire was made worse by unnecessary delays in remediation between 2009 and 2012, including through the appeal by the owner of the Order issued by the City to Remedy the Unsafe Building. HPS regrets that the condition of the building has deteriorated so significantly but agrees that demolition is now the only viable option. Staff therefore recommends Council approve the demolition on the heritage property at 3 Chedington Place.

HPS has reviewed the condition assessment prepared by NAL Engineering in addition to the Chedington Conservation and Landscape Strategy prepared by E.R.A. and feels that the proposed commemorative garden does not sufficiently address the public interest in the lost heritage resource at 3 Chedington Place. In lieu of the proposed private commemorative landscape, HPS is recommending that the owner provide a

commemorative plaque on the subject property and within public view through the Heritage Toronto Plaques and Markers Program.

CONTACT

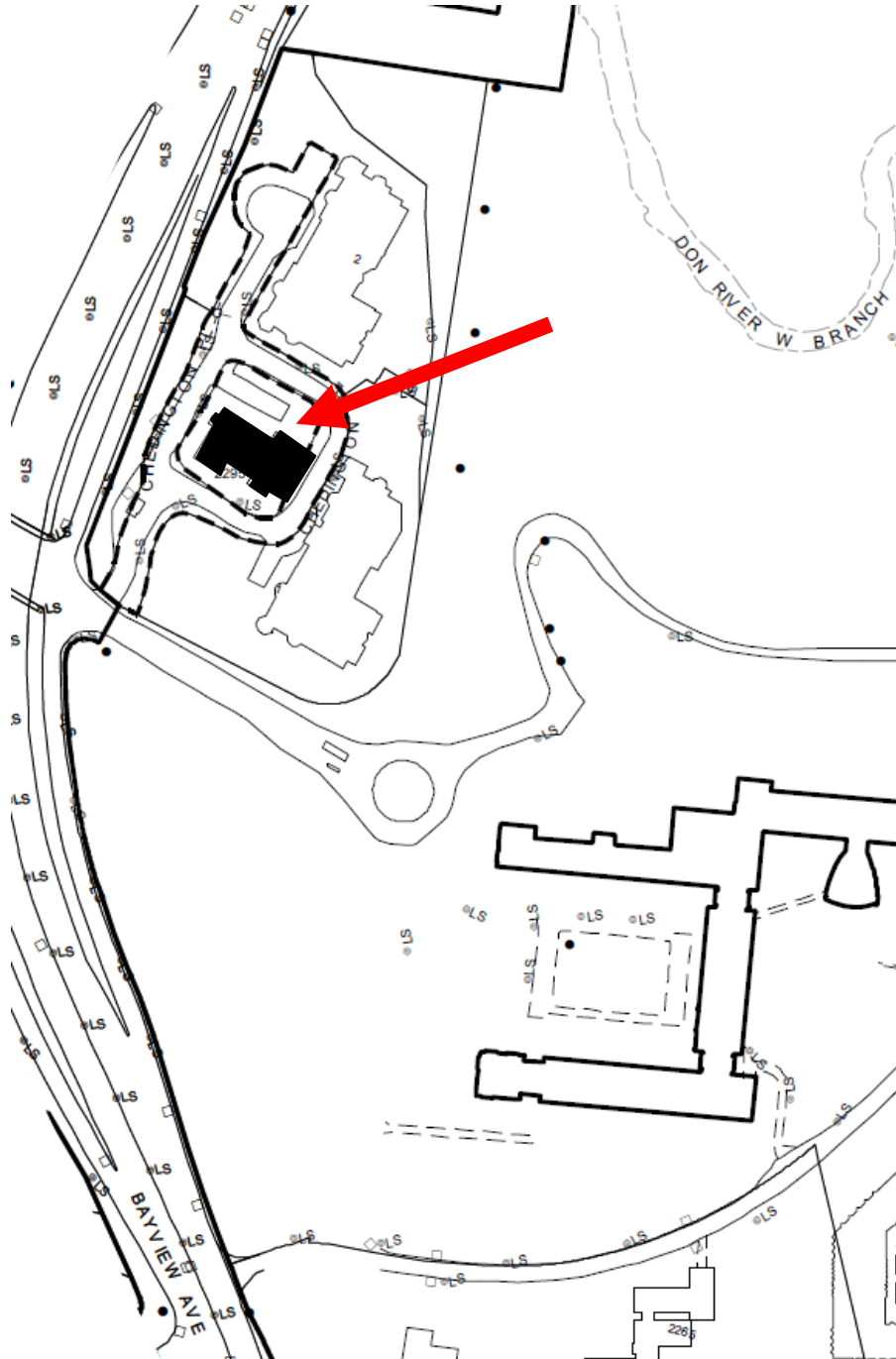
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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Plan, 3 Chedington Place
Attachment 2 – Photograph: Existing Condition, 3 Chedington Place



The arrow marks the property at 3 Chedington Place. This location map is for information purposes only; the exact boundaries of the property are not shown.



Before Fire



After Fire