

## TAYLOR HAZELL ARCHITECTS

### 40 Wabash Avenue Condition Assessment Report

FOR CAPITAL PROJECTS, PARKS, FORESTRY & RECREATION CITY OF TORONTO

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### **1.0 Executive Summary**

This building condition assessment report is a summary of as-found conditions, documented from a survey conducted by Taylor Hazell Architects (THA) and their structural consultants, of the six existing abandoned buildings that comprise 40 Wabash Avenue. This was the former property of the Canada Linseed Oil Mills Ltd. Ranging in age from approximately 70-100 years old, the brick and concrete framed buildings have been abandoned for several decades and despite the noted deterioration and exceedance of some building life cycle components, the overall building condition is fair to good. Structural components are predominantly intact but in need of restoration at select locations and depending on future plans for the building.

This report includes assessment of typical and noted as-found conditions of the complex as a whole, and of the respective buildings. The report, requested by Capital Projects, Parks, Forestry & Recreation, is based on information collected at a preliminary survey level. In conjunction with the reading of this report, actively refer to the documents in the Appendices. A table of as-found conditions, for each of the six buildings (Buildings A-F), itemize the as-found conditions by building elements with assessment comments and photos. Drawings also graphically document the as-found conditions of the building complex and provide an understanding of the existing building layout and elevations. Diagrams depict the water ponding and water saturation conditions that were noted during the review; they provide a referential understanding of the deteriorated building conditions. Other existing building components are documented in the schedule of stairs and exit stairs, and the schedule of artifacts.

This report highlights particular elements and areas of the building in lesser condition such as the chimney, roof, parapet and exposed openings, that would require immediate attention subject to the future plans of the building. Recommendations to address the observed damage and deterioration are provided at the end of the report, prepared collaboratively by the architectural and structural consultants. The recommendations are categorized by various need levels including immediate

(completed pre-winter 2021), and repair interventions for areas of localized damaged and general base building restoration. A few building components have been noted for consideration for salvaging, restoring and reinstatement such as the steel sash windows and oversized doors if this is included in the future plans for the building. Some objects have been identified for possible preserving as artifacts, with the intent to highlight the unique manufacturing legacy of the building within the neighbourhood landscape.

In the event that this project proceeds with the ensuing stages of adaptive reuse planning and design towards a new community centre, a comprehensive building review would be required to itemize the extent of damage and deterioration. A corresponding scope of work to address the noted building issues would need to be identified.

## **6.0 Conclusions**

This report, with corresponding documents in the appendices, summarizes preliminary observations of as-found conditions documented during site visits by THA and Tacoma Engineers in August 2018.

The overall as-found building condition is fair to good. Deterioration was noted to various parts of the building and depending on future plans for the existing buildings that comprise 40 Wabash Avenue, can be addressed by repairs, restoration and sympathetic replacement that is suitable for the respective deterioration issues.

Significant issues that may require attention is the prevention of water infiltration and the addressing of resulting moist conditions in the building and respective building elements. It is anticipated that up to 85% of the deterioration noted on the structure is due to moisture. Much of the moisture is expected to enter the building from the roof. Diagrams in the Appendices illustrate the water ponding and saturated wall locations, and previous report sections identified the resultant damage to the building from such water ingress and migration.