

**55 Ray Avenue – Demolition Application**

<b>Date:</b>	March 6, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No 12 – York South-Weston
<b>Reference Number:</b>	File No: 07 105638 WET 12 TM

**SUMMARY**

By-law No. 3102-95 was passed to designate the entire former City of York as an area of demolition control for the purpose of requiring beautification measures as a condition of the issuance of demolition permits.

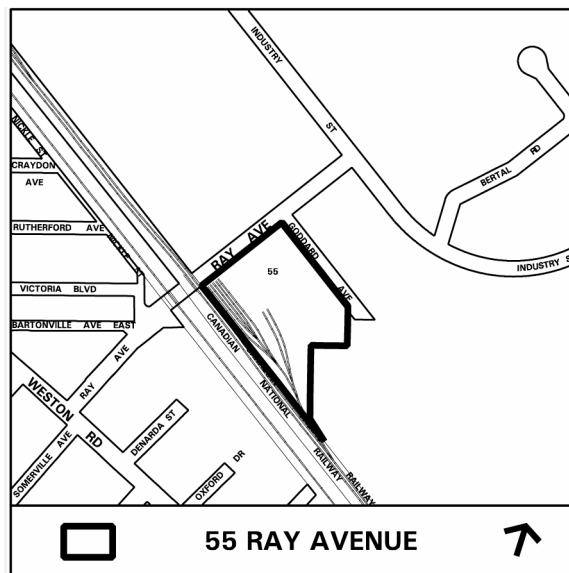
Eastman Chemicals Canada Inc. has submitted an application to obtain a demolition permit for the warehouse building that is currently on site.

Demolition approval under former City of York By-law No. 3102-95 is recommended subject to the owner entering into a beautification agreement to be registered on title to the lands, prior to the demolition permit being issued.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council approve the application to demolish the building at 55 Ray Avenue pursuant to By-law No. 3102-95 of the former City of York, subject to the owner entering into a Beautification Agreement, containing a beautification plan, with the City to be registered on-title prior to the



- issuance of demolition permit;
2. City Legal and City Planning staff be authorized to prepare the agreement in consultation with the Ward Councillor and the Owner; and
  3. City Planning staff advise the Owner of the following:
    - a. all services in the municipal right-of-way that are to be abandoned will be done so by City forces. The owner will abandon all services within private property. The owner must co-ordinate the abandoning of services in the municipal right-of-way with Bruce Grainger, Toronto Water, (416) 394-8454;
    - b. the owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact Tamara MacDonald, Right-of-Way Management Section, Etobicoke York District at (416) 394-8348;
    - c. the owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above-or below-grade municipal services/utilities that may be necessary for the completion of this project; and
    - d. all By-laws relating to the protection of City trees, and private trees, are applicable for the subject site. The owner should contact Mike Brain (416) 394-8554, and Brian Mercer (416) 392-2117. The requirement for additional street tree planting will be addressed through the beautification plan or the future planning approval process that will be required for any development on the lands, in consultation with Urban Forestry Services.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **ISSUE BACKGROUND**

Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act 1994 provides City Council the authority to pass special demolition control legislation to secure beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of issuing demolition permits.

Eastman Chemical Canada Inc. has submitted an application to Toronto Building to remove the existing 606 square metre warehouse and foundation.

The site was formerly used by Eastman for the finishing process of plastic bottles. A demolition permit to remove the main plant was issued in November 2006. The

demolition of the remaining warehouse is required for the redevelopment of the site. To date, development planning applications for the property have not been filed.

The property is designated Employment and forms part of the Employment District as identified in the City of Toronto Official Plan. The site is zoned Strategic Industrial Employment, which allows for a range of industrial uses.

## **COMMENTS**

The site is located south of Industry Street on the southwest corner of Ray Avenue and Goddard Avenue. Goddard Avenue is not a through street and provides access to 55 Ray Avenue and another industrial site. The property is bounded by the CN Railway line to the southwest, an industrial building to the south and north, and lands that appear to be vacant on the south-east corner of Ray Avenue and Goddard Avenue.

The lands abutting Ray Avenue have existing buffers to mitigate the site's visibility from the street. The buffers, located on the site, are comprised of a grass berm, with an approximate height of four feet that extends an estimated 75 percent of the length of the site's Ray Avenue frontage, along with full-grown and mature coniferous trees that are planted in front of the berm. Acting as an additional layer of screening are lower-lying plantings located on the public boulevard on the corner of Ray Avenue and Goddard Avenue.

Lands abutting Goddard Avenue are interspersed with full-grown deciduous trees.

Further to the south along the Ray Avenue frontage is a retaining wall as Ray Avenue slopes downwards to accommodate the CN Rail overpass. As one is driving, or walking along Ray Avenue, the combination of trees, berming and retaining wall are measures already in place to reduce the visibility of activities occurring on site.

Demolition is expected to take 2-3 weeks. Remediation of the site is not required as a Phase 1 Environmental Report indicates the property complies with provincial environmental regulations.

Prior to demolition, it is recommended that a beautification agreement to secure seeding of the property, in order to moderate the occurrence of dust, gravel and other debris leaving the site, be required as a condition of demolition approval. Additional street tree planting will be reviewed and incorporated into the beautification agreement, if warranted.

The owner should be advised of the comments from Technical Services and Urban Forestry:

- (a) all services in the municipal right-of-way that are to be abandoned will be done so by City forces. The owner will abandon all services within private property. The

owner must co-ordinate the abandoning of services in the municipal right-of-way with Bruce Grainger, Toronto Water, (416) 394-8454;

- (b) the owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact Tamara MacDonald, Right-of-Way Management Section, Etobicoke York District at (416) 394-8348;
- (c) the owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above-or below-grade municipal services/utilities that may be necessary for the completion of this project; and
- (d) all By-laws relating to the protection of City trees, and private trees, are applicable for the subject site. The owner should contact Mike Brain (416) 394-8554, and Brian Mercer (416) 392-2117. The requirement for additional street tree planting will be addressed through the beautification plan or the future planning approval process that will be required for any development on the lands, in consultation with Urban Forestry Services.

## **CONTACT**

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## **SIGNATURE**

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