

2065 Weston Road - Demolition Approval Report

Date:	May 11, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	File No: 07 188836 WET 11 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.

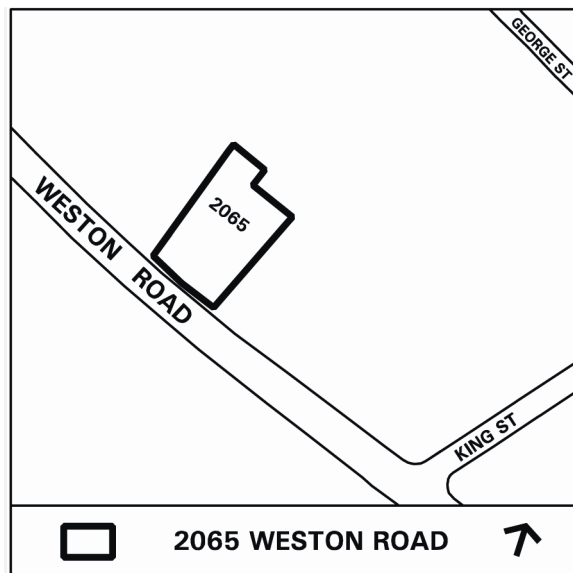
ESEF Investments Inc. has submitted an application to obtain a demolition permit for the vacant one storey building at 2065 Weston Road.

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 one storey building at 2065 Weston Road 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 a demolition permit;

2. City Legal and City Planning staff be authorized to prepare the agreement in consultation with Urban Forestry, 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.

ESEF Investments Inc. has submitted an application to Toronto Building to demolish the vacant one storey building that was formerly occupied by Brewer's Retail. A development application for the site has not been filed.

Site and Surrounding Area

The property has an approximated frontage of 31 metres along the east side of Weston Road. Adjacent uses are local service shops to the north, a car dealership west of the site, and a funeral parlour and associated parking to the south.

This portion of Weston Road is designated as Apartment Neighbourhoods, and is within an Avenue segment in the Toronto Official Plan. The site is also located in the Weston Village area as identified in the Site Specific Area policies in the Official Plan. The site is zoned Main Street Commercial/Residential (MCR) which allows for a variety of residential, retail and commercial uses, in addition to office, institutional and recreational uses.

High levels of pedestrian activity and vehicle traffic take place along this section of Weston Road by local residents, and patrons accessing shops and services, as well as pass through traffic.

A recent visit to the property shows that there are open excavation pits, and that minor below-grade alterations within the parking area have taken place. Debris from the excavation and other garbage has been left on the site. Temporary fencing has been installed along the perimeter of the parking area.

The current condition of the site is undesirable, and through the Beautification Agreement, visual improvement measures will be secured through a beautification plan.

COMMENTS

The subject property is of particular importance due to its large frontage along Weston Road, and its location within Weston Village. The structure proposed for demolition is located at the rear of the property. The aesthetic appearance of the site when demolished and left in a vacant state can have a large influence on the attractiveness of the area, particularly where the front area of the site interfaces with a well-travelled road system and pedestrian movement.

Landscape beautification measures are required on the site, and the abutting municipal boulevard, if warranted, to improve the aesthetic appearance of the site and area. The landscape improvements will be secured through a beautification agreement as a condition of demolition approval, which will contain a beautification plan developed in consultation with City Planning staff, Urban Forestry, and the Local Councillor.

The Owner should be advised of the following comments from Technical Services.

- 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;

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SIGNATURE

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