

**2062 & 2070 Weston Road – Demolition Approval Application**

<b>Date:</b>	May 11, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 11 – York South-Weston
<b>Reference Number:</b>	File No. 07 155564 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.

Simon Yakobitz has submitted an application to obtain a demolition permit for the one storey accessory building associated with the existing car dealership at 2062 and 2070 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 accessory building at 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 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.

Simon Yakobitz has submitted an application to Toronto Building to remove the accessory structure associated with the car dealership. The main building for the car

dealership will be maintained. While no redevelopment plans have been presented or discussed with Planning staff at this time, it is anticipated that a redevelopment proposal may be forthcoming in the future.

## **Site and Surrounding Area**

The property has an approximated frontage of 73 metres along west side of Weston Road. Adjacent uses are commercial/retail buildings to the north and east of the site, a Government building to the south, and the Humber River to the west.

This portion along 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.

## **COMMENTS**

The subject property is a significant site by virtue of its size and location within Weston Village. The structure proposed for demolition is located along the north side of the property, and is setback approximately 17 metres from Weston Road. The aesthetic appearance of the site and the protection of the ravine lands adjacent to the Humber River are the important factors during demolition.

Landscape beautification measures are recommended on the site to promote protection of the ravine, and improve the aesthetic appearance of the site and area, while the site remains operational. 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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## **CONTACT**

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## **SIGNATURE**

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