



STAFF REPORT ACTION REQUIRED

411 Rogers Road – Demolition Approval

Date:	September 20, 2012
To:	Etobicoke York Community Council
From:	Director of Building and Deputy Chief Building Official, Etobicoke York District
Wards:	Ward 17- Davenport
Reference Number:	EY 120004

SUMMARY

On June 21, 2012, Toronto Building received a demolition permit application to demolish an existing industrial vacant building at 411 Rogers Road. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with By-law No 3102-95 (former City of York), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision and whether to refuse or grant the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of a demolition permit.

RECOMMENDATIONS

Toronto Building Division recommends that:

1. The application to demolish the building at 411 Rogers Road be approved pursuant to By-law 3102-95 of the former City of York subject to the owner entering into a beautification agreement with the City containing a beautification plan to the satisfaction of the City Solicitor and the agreement be registered on title to the lands.
2. City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

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 the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

ISSUE BACKGROUND

Proposal

A demolition permit application has been received to demolish a vacant one storey building on land owned by Imperial Oil, municipally know as 411 Rogers Road. The building has a floor area of approximately 150 sq. m.

Designated Substances Survey for this property prepared by Exp Services Inc. was reviewed by Healthy Environments, Toronto Public Health staff. Toronto Public Health staff advised Toronto Building that it has no objection to the issuance of the demolition permit. Public Health issued a letter to the owners outlining the recommendations to be followed before and during the demolition work.

Site and Surrounding Area

The subject property is located on the southeast corner of Rogers Road and Blackthorn Avenue. The site is within an employment area.

A vacant one storey building was formerly operated as a two-bay service garage on the subject property.

The surrounding properties are primarily residential. To the west, across Blackthorn Avenue, is a commercial property with residential use above. There is also a commercial property to the east (Rex Building Materials), with a rail line just east of it

Official Plan

The lands are designated Local Commercial/Residential Zone, LCR by Toronto Official Plan Map 16.

COMMENTS

City planning will required that a beautification agreement be entered into as a condition of the demolition approval for this application. The site is occupied by a public garage and has prominent frontage on both Rogers Road and Blackthorn Avenue with residential lands uses abutting the site to the south.

Approval of the demolition permit application is recommended with the condition that the owner enter into a beautification agreement with the City prior to a demolition permit being issued.

CONTACT

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SIGNATURE

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Etobicoke York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Photos
Attachment 3:



Attachment 2: Site Photos

