



STAFF REPORT ACTION REQUIRED

Residential Demolition Application 1849 Eglinton Avenue West

Date:	April 21, 2016
To:	Etobicoke York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 17 Davenport
Reference Numbers:	File No. 2016 EY010 Folder No. 16 131710 DEM 00 DM

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and Municipal Code Ch. 363, Article II “Demolition Control”, the application for the demolition of a two storey, with basement, commercial/ residential building at 1849 Eglinton Avenue West is referred to the Etobicoke York Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building. The building is located in the path of the proposed Crosstown L.R.T.

Also, this property is located in the former City of York and in accordance with By-law No. 3102-95 of the former City of York, this demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of the demolition permit.

If the Etobicoke York Community Council grants issuance of the demolition permit, it may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 1849 Eglinton Ave. West and decide to:

1. Approve the application to demolish the two storey commercial/ residential building without conditions and without entering into a beautification agreement with the City.

ALTERNATIVE RECOMMENDATIONS

1. Refuse the application to demolish the two storey commercial/ residential building because there is no permit to replace the building on the site; or
2. Approve the application to demolish the two storey commercial/ residential building with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;
 - c. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - d. that any holes on the property are backfilled with clean fill;
or
3. Approve the application to demolish the two storey commercial/ residential building 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, and

City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner and,

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.

COMMENTS

On March 23, 2016, Larry Berti of Crosslinx Transit Solutions submitted a demolition permit application to demolish a vacant two storey commercial/ residential building containing one (1) apartment unit and commercial space on ground floor at 1849 Eglinton Ave. W. A building permit application for the replacement building has not been made.

In a letter dated March 23, 2016, Crosslinx provided information regarding the planned demolition of the property. Demolition of this structure is part of the large scale Metrolinx Eglinton Crosstown LRT project consisting of a 19 kilometre light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. Metrolinx are proposing to use the site for the temporary trailers and equipment during construction.

The demolition application is being referred to the Etobicoke York Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit. Since the building is located in the former City of York, By-law No. 3102-95 is also applicable. This by-law requires Community Council to either issue the demolition permit, issue the demolition permit with conditions or issue the demolition permit subject to the owner entering into a beautification agreement with the City.

The application for the demolition has been circulated to Public Health, Urban Forestry, and the Ward Councillor.

Site and Surrounding Area

The subject property is located on the south side of Eglinton Avenue West and west of Dufferin Street. The property is zoned CR- Commercial Residential Zone.

CONTACT

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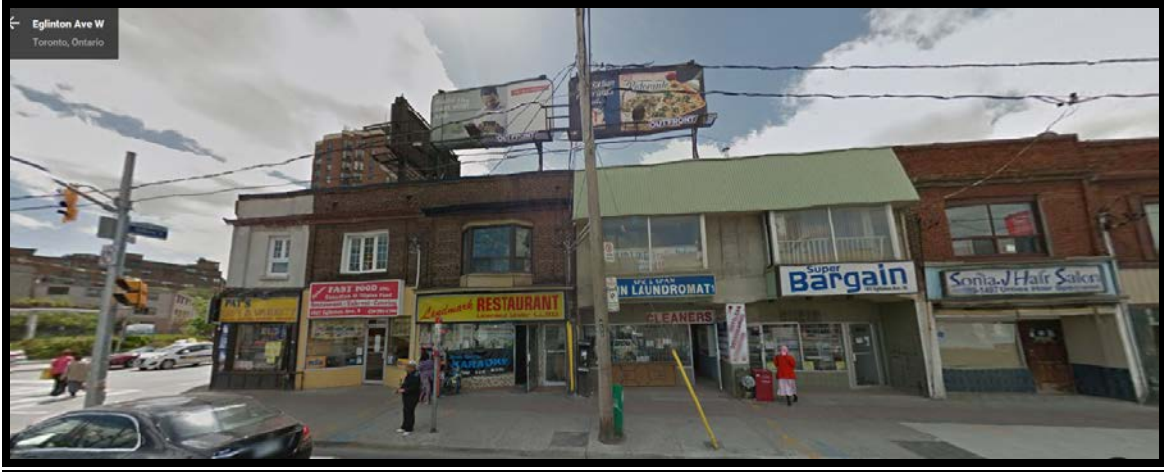
SIGNATURE

Rick Conard
Director and Deputy Chief Building Official
Toronto Building,
Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Key Plan
3. Photo of 1849 Eglinton Ave West from Google Map
4. Applicant's letter

Attachment 3: Photo of 1849 Eglinton Ave West from Google Map



Attachment 4: Applicant's Letter



4711 Yonge Street, 15th Floor
North York, Ontario, M2N 6K8

March 23, 2016

Galina Veltman;
Manager Plan Review
Etobicoke District
2 Civic Centre Court
Toronto, Ontario M9C 5A3

Dear Galina:

Eglinton Crosstown LRT: Demolition of 1849 Eglinton Ave. West, Toronto

Crosslinx Transit Solutions would like to provide the City of Toronto with information regarding the planned demolition of the structure located at 1849 Eglinton Ave. West in Toronto, Ontario. Demolition of this building is part of the large-scale Metrolinx Eglinton Crosstown LRT project consisting of a 19-kilometre light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. The Eglinton Crosstown LRT is one of the largest transit projects in the world and will transform regional transportation across the Greater Toronto Area.

Demolition of the building at 1849 Eglinton Ave. West will make way for the future Service Building (TPSS Building) at the Eglinton LRT Line at Oakwood Station.

We are applying for a Demolition Permit in advance of the ultimate Building Permit because we need the site space to undertake the installation of the shoring system.

Presently, the site is a two storey building plus basement, commercial/residential building. The main floor is occupied by a commercial unit, one single apartment units occupies the second floor and the basement is partially finished.

Metrolinx is the registered owner of land and the site is currently vacant.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Larry Berti". The signature is stylized and somewhat cursive.

Larry Berti
Manager – Permits, Licenses and Approvals