



STAFF REPORT ACTION REQUIRED

Demolition Application 22 John Street

Date:	August 17, 2016
To:	Etobicoke York Community Council
From:	Acting Director of Toronto Building
Wards:	Ward 11 York South-Weston
Reference Numbers:	File No. 2016 EY022 Folder No. 16 167527 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.

On June 3, 2016, Toronto Building received a demolition permit application to demolish one storey building at 22 John Street. A building permit application for the replacement building has been made but not issued at this time waiting for applicable law approvals. The building is located within the Weston Community and Cultural Hub.

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.

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 22 John Street and decide to:

1. Approve the application to demolish the one storey commercial building without entering into a beautification agreement with the City.

ALTERNATIVE RECOMMENDATION

1. Approve the application to demolish the one storey commercial 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 June 3, 2016, Kathryn Randle of 22 John Street Developments submitted a demolition permit application to demolish one storey brick building at 22 John Street. This building is presently owned by the Toronto Parking Authority. This property was sold to 22 John Street Developments for redevelopment. The transfer of the ownership is still outstanding at this time. The property is subject to a proposed development and forms part of the Weston Community and Cultural Hub.

The demolition application is being referred to the Etobicoke York Community Council because the building proposed to be demolished and the applicant has not received a permit to replace the building. The subject property is located in the former City of York, where as By-law No. 3102-95 is applicable. This by-law requires Community Council to either issue the demolition permit without entering into a beautification agreement 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 for the approval.

Site and Surrounding Area

The subject property is located north of Lawrence Avenue West east of Weston Road on the west side of the CN lands. The property is zoned CR- Commercial Residential Zone.

CONTACT

Galina Veltman, Etobicoke York District T (416) 394-8072 F (416) 394- 8209

E-mail: veltman@toronto.ca

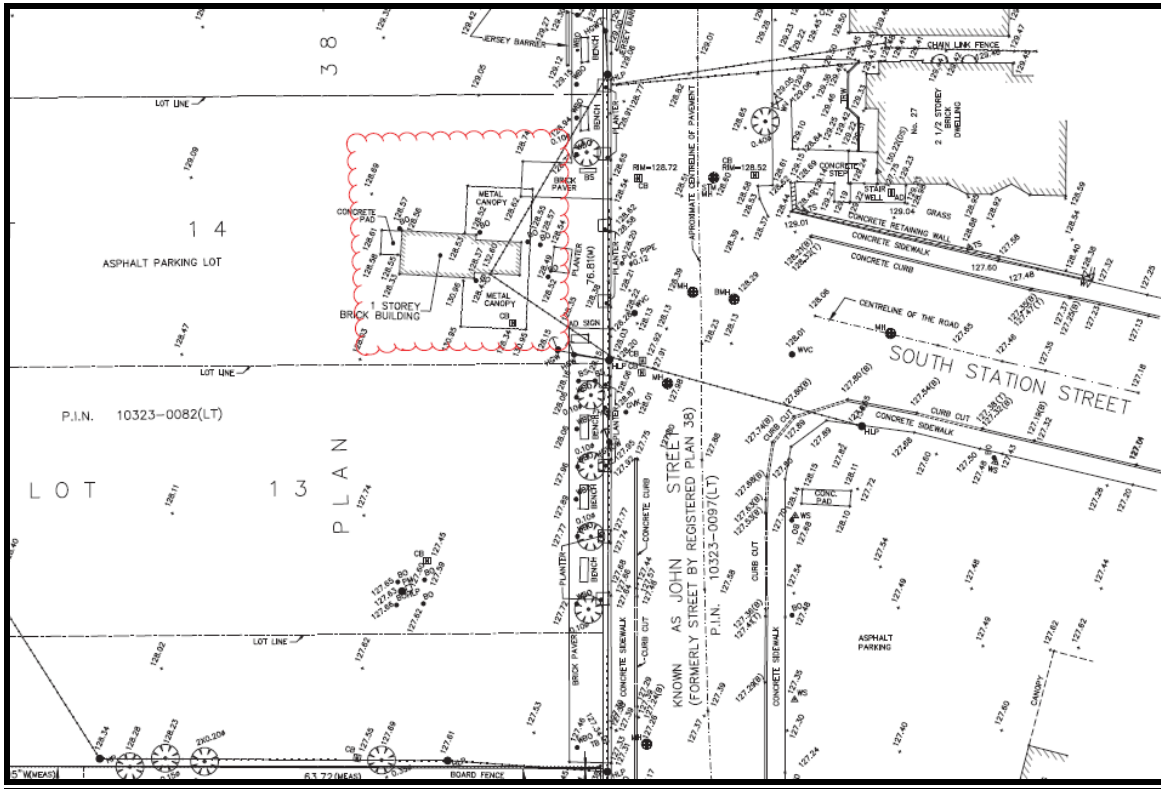
SIGNATURE

Galina Veltman, P. Eng
Acting Director Toronto Building,
Etobicoke York District

ATTACHMENTS

1. Site Plan 22 John Street
2. Key Plan
3. Photos of 22 John Street from Google Map

Attachment 1 Site Plan 22 John Street



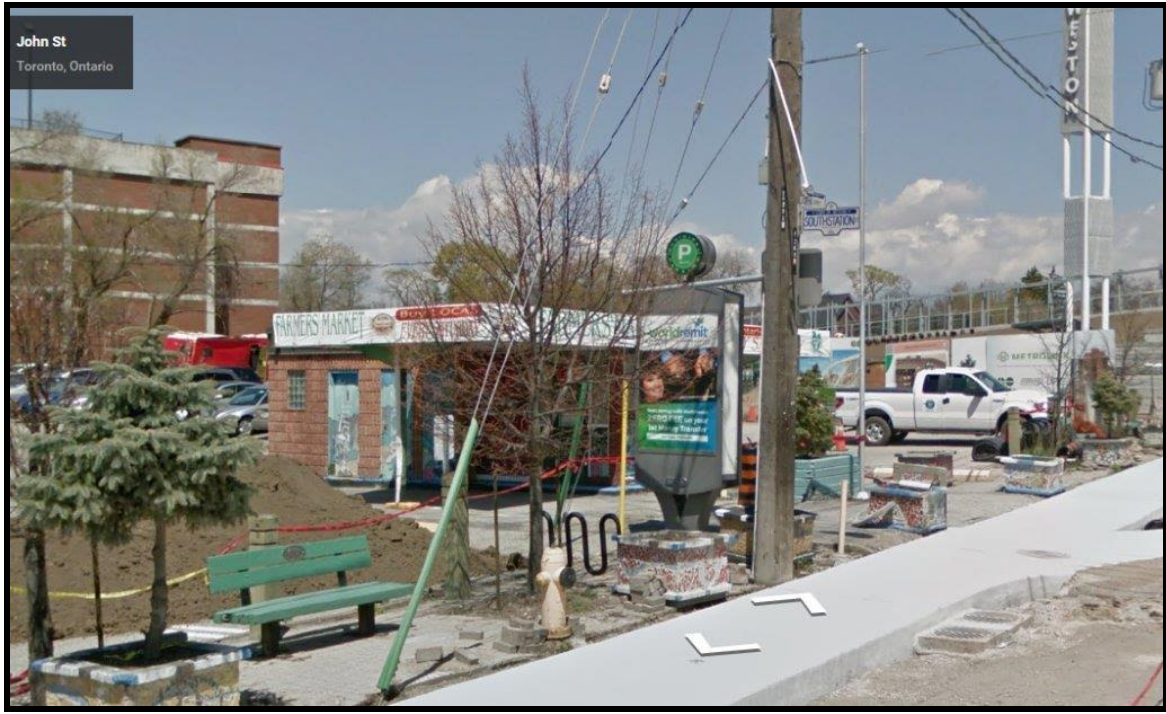
Attachment 21 Key Plan

Staff report for action – Demolition approval 22 John Street.



Attachment 3: Photos of 22 John Street

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