

**Non-Residential Demolition Application –3484 Dundas St. W.**

**Date:** September 18, 2017

**To:** Etobicoke York Community Council

**From:** Acting Director, Toronto Building, Etobicoke York District

**Wards:** Ward 13 (Parkdale - High Park)

**SUMMARY**

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This demolition permit application is submitted to City 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.

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.

On August 8<sup>th</sup>, 2017, Toronto Building received a demolition permit application to demolish two one storey vacant buildings located at 3484 Dundas Street West. A building permit application for a replacement building has not been received. The building is located within Ward 13 – Parkdale – High Park.

**RECOMMENDATIONS**

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**Toronto Building recommends that the City Council give consideration to the demolition application for 3484 Dundas Street West and choose one of the following options:**

1. Refuse the application to demolish the existing two one-storey small vacant buildings at 3484 Dundas St West because a building permit has not been issued for a replacement building on this site; or in the alternative
2. Approve the application to demolish the two one storey small buildings 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, 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; or

3. Approve the application to demolish the two one storey small vacant buildings without entering into a beautification agreement with the City subject to the following conditions:
  - a) 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) All debris and rubble be removed immediately after demolition.
  - c) Any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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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 and are applicable law under the 2012 Ontario Building Code, Ontario Regulation 332/12. Applicable Law must be satisfied to enable the Chief Building Official to issue a building or demolition permit under S. 8.(2) of the Building Code Act, 1992 S.O. 1992, Chapter 23.

The existing buildings on the property have been vacant for a number of years and are causing concern to the property owner. As per the owner's letter attached, although structurally sound these vacant buildings may encouraged trespassers to utilize the structure. The owners did not provide any information regarding their plans for these lands.

## **COMMENTS**

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On August 8<sup>th</sup>, 2017, Daniel Campkin, of Priestly Demolition Inc., an agent for the owner submitted a demolition permit application to demolish two one storey with a total of 300 square meters buildings at 3484 Dundas St West.

The demolition application is being referred to City Council because the building is proposed to be demolished and the applicant has not applied for a permit to replace the buildings. The subject property is located in the former City of York, where as By-law No. 3102-95 and City of York, Bill Pr147 is applicable. This by-law requires 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 an approval.

## **CONTACT**

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Galina Veltman, P.Eng.Manager, Plan Review.Etobicoke York District  
T (416) 394-8072 F (416) 394- 8209 E-mail: galina.veltman@toronto.ca

## **SIGNATURE**

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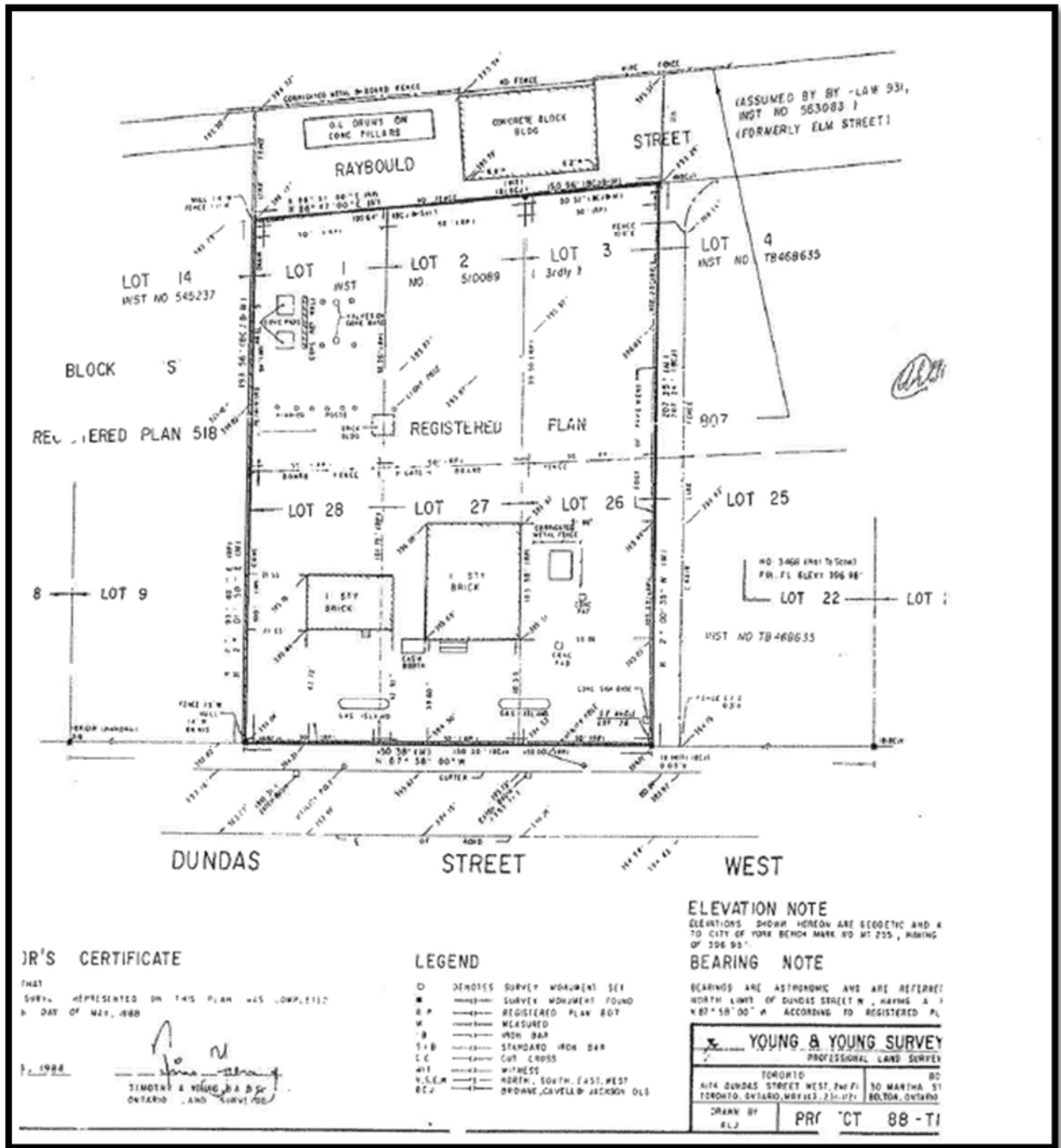
Tim Crawford  
Acting Director Toronto Building,  
Etobicoke York District  
Document Location: P:\2017\Cluster B\BLD\Etobicoke York\.

## **ATTACHMENTS**

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1. Site Plan
2. Zoning Map
3. The buildings to be demolished
4. Owner's letter

# 1. SITE PLAN



**DEED'S CERTIFICATE**  
 THAT  
 SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED  
 ON DAY OF MAY, 1988  
 1988  
 TIMOTHY A. YOUNG & B. J. JACKSON  
 ONTARIO LAND SURVEYORS

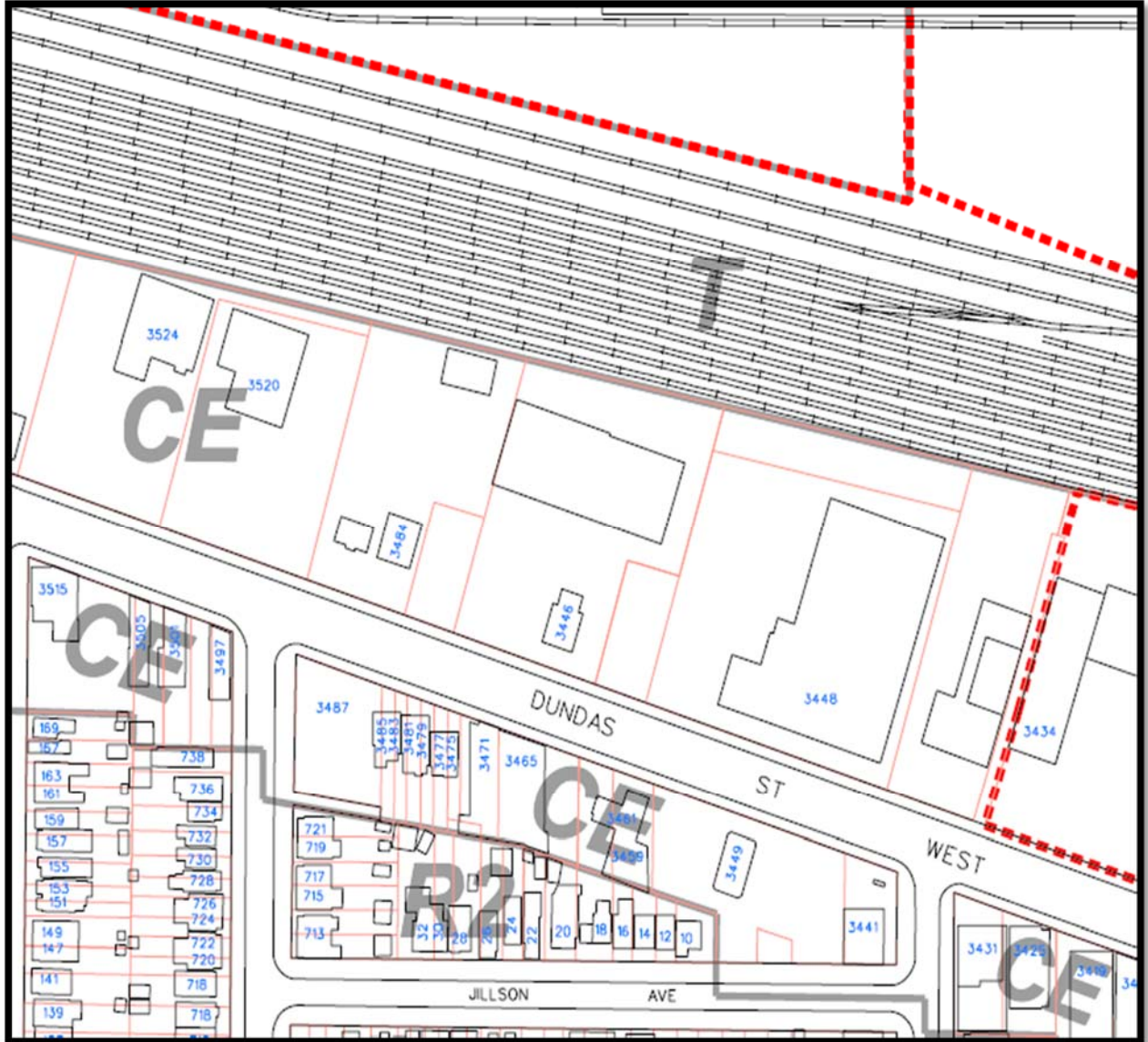
- LEGEND**
- DENOTES SURVEY WORKING SET
  - SURVEY MONUMENT FOUND
  - REGISTERED PLAN BOUNDARY
  - MEASURED
  - IRON BAR
  - STANDARD IRON BAR
  - CUT CROSS
  - WITNESS
  - NORTH, SOUTH, EAST, WEST
  - DRIVING, CAVELLO JACKSON OLS

**ELEVATION NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND AS TO CITY OF YORK BENCH MARK NO. 235, HAVING AN ELEVATION OF 306.90'  
**BEARING NOTE**  
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO NORTH LIMIT OF DUNDAS STREET WEST, HAVING A BEARING OF 48° 58' 00" W ACCORDING TO REGISTERED PLAN 518

**YOUNG & YOUNG SURVEY**  
 PROFESSIONAL LAND SURVEYORS

TORONTO 1474 DUNDAS STREET WEST, 2ND FL. TORONTO, ONTARIO, M6J 1K3	30 MARINA ST BOLTON, ONTARIO
DRAWN BY A.L.J.	PROJ. NO. CT 88-11

**2. ZONING MAP**



**3. BUILDINGS TO BE DEMOLISHED**





#### 4. OWNER'S LETTER

3484 DUNDAS ST WEST LIMITED  
95 St. Clair Avenue West, Suite 1403  
Toronto, Ontario, M4V 1N6

Toronto City Hall  
Toronto Building  
12th fl. E.,  
100 Queen St. W.  
Toronto ON M5H 2N

Attention: Ms. Galina Veltman


**Re: 3484 Dundas Street West**

This letter is to advise that we would like to demolish the building structures on the property due to liability and safety issues. The buildings, while structurally sound, are in poor condition and are not in use so we are concerned that trespassers may be encouraged to utilize the structure.

We believe this is a prudent course of action.

If you have any questions or concerns please feel free to contact me.

Regards,

  
Laurence Goldstein  
416.728.9844  
ASO