

Non-Residential Demolition Application –1234 Weston Road

Date: April 16, 2018

To: Etobicoke York Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 11 (York South-Weston)

SUMMARY

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 March 20th, 2018, Toronto Building received a demolition permit application to demolish a two storey vacant non-residential building located at 1234 Weston Rd.

A building permit application for a replacement building has not been received. The building is located within Ward 11 – York South-Weston.

RECOMMENDATIONS

Toronto Building recommends that the City Council give consideration to the demolition application for 1234 Weston Road and choose one of the following options:

1. Refuse the application to demolish two storey vacant building at 1234 Weston Rd. 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 two storey vacant 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, 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 storey vacant building 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

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 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 building was recently purchased by the City of Toronto, Children's Services, for the purpose to construct new childcare facility. This property was previously used a childcare centre but it has been unoccupied for several years. Having a vacant building is a cause for concerns due to the risk for break-ins, arson, etc. the city would like to clean up the site as part of the demolition process.

COMMENTS

On March 20th, 2018, Sheena Sharp, of Coolearth Architecture Inc., an agent for the owner submitted a demolition permit application to demolish two storey vacant I building with a total of 199 square meters of gross floor area at 1234 Weston Rd.

The demolition application is being referred to City Council because the building is proposed to be demolished and the applicant has not obtained a permit to replace the building. The subject property is located in the former City of York, where By-law No. 3102-95 and City of York, Bill Pr147 are 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

Galina Veltman, P.Eng.Manager, Plan Review.Etobicoke York District
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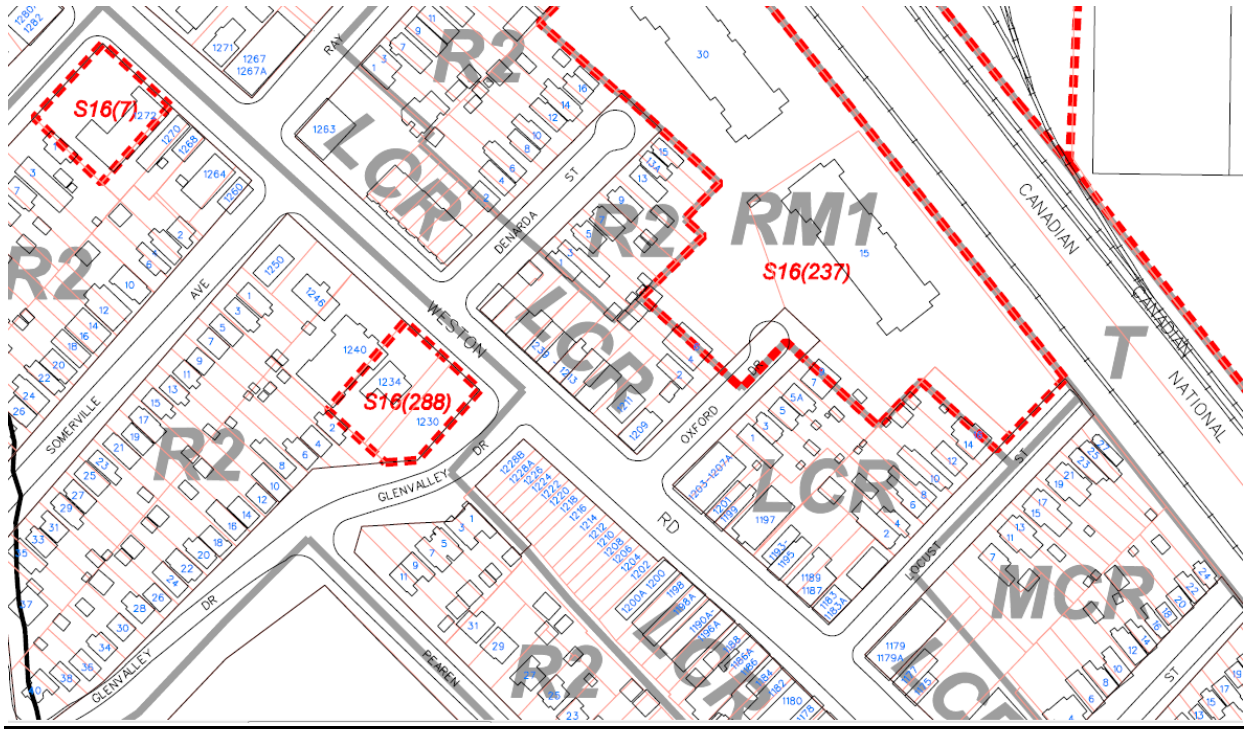
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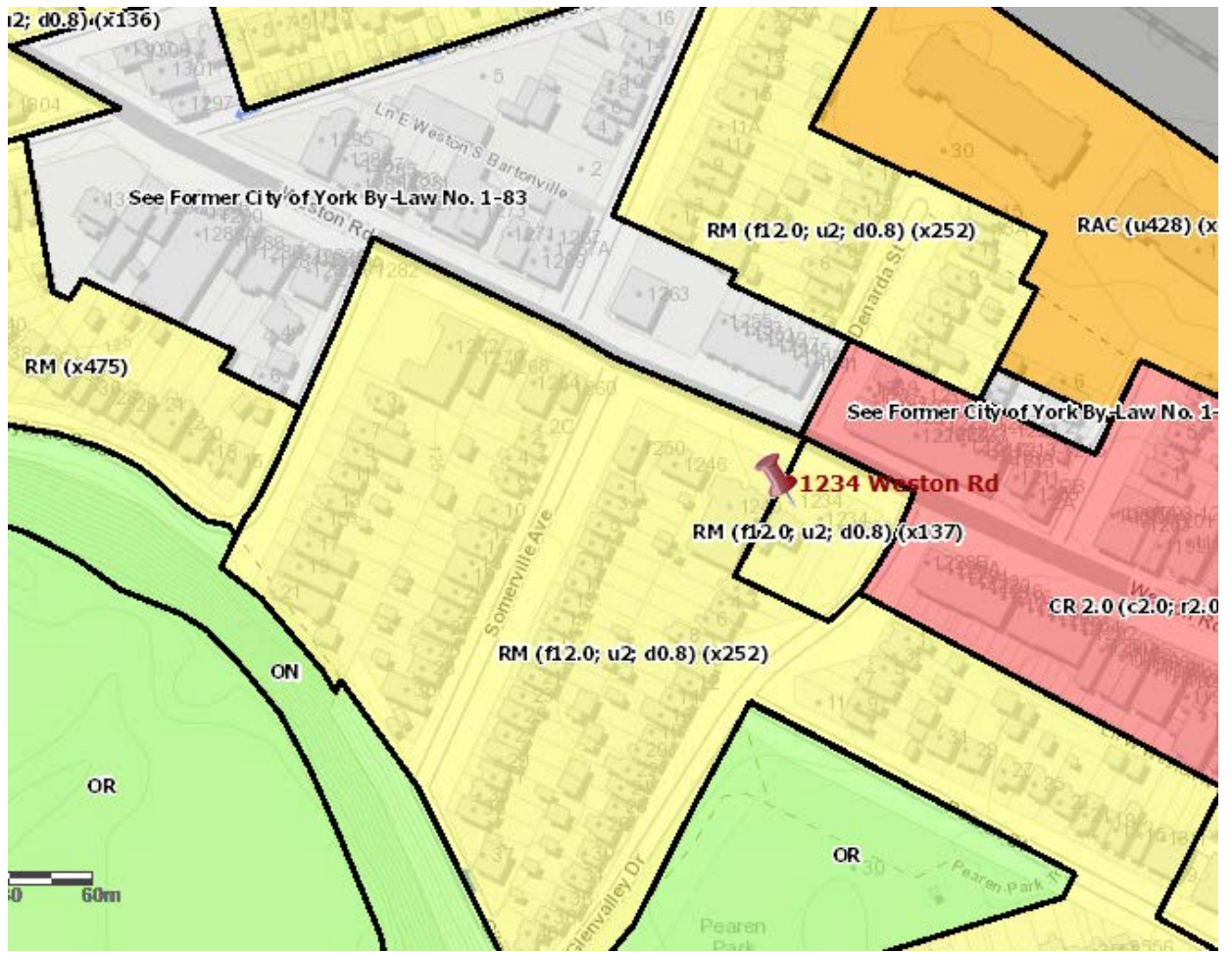
Tim Crawford
Director/DCBO Toronto Building,
Etobicoke York District
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ATTACHMENTS

1. Site Plan
2. Zoning Map, York Zoning By-law 1-83
3. Building to be demolished
4. Applicant's letter

2. ZONING MAP





3. BUILDING TO BE DEMOLISHED



4. APPLICANT'S LETTER



April 6, 2018

Attn: Ms. Galina Veltman, Manager
Toronto Building, Etobicoke York District
2 Civic Centre Court, 2nd Floor
Toronto, Ontario M9C 5A3
Via email: Galina.Veltman, Manage

RE: 1234 WESTON RD.,
Demolition File 18-131699-DEM

Dear Ms. Veltman,

The above property was recently purchased by our client, the City of Toronto, Children's Services, for the purpose of constructing a childcare. They had an existing childcare nearby (on Hollis Ave.) which was expropriated by Metrolinx, and has already been demolished. They are currently operating at reduced capacity out of rented space at a location just north of the above property.

The start date for designing the new building was delayed and we are expecting to be in a position to apply for a building permit in July 2018.

Notwithstanding, the city would like to demolish the existing building at this time for the following reasons:

1. Although it was last used as a childcare, it has stood empty for several years and is a risk to the city for break-ins, arson, etc.
2. The property is the subject of by-law complaints due to debris etc, and the city would like to clean up the site as part of the demolition process.

Yours truly,

A handwritten signature in black ink, appearing to read "Sheena", written over a light blue horizontal line.

Sheena Sharp, Architect
Principal

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cc: Frank Molinari, Senior Project Manager, Facilities Management, PMO
Elsa Chow, Project Manager, Children's Services