

Request to Demolish the Non-Residential Building at 1705 Weston Road

Date: May 3, 2019
To: Etobicoke York Community Council
From: Director, Toronto Building, Etobicoke York District
Wards: Ward 5 - York South-Weston

SUMMARY

This staff report is about a matter which must be referred to City Council for consideration and decision.

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.

In accordance with the legislation and By-law, the application for the demolition of an existing one-storey building at 1705 Weston Road is being referred to City Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director, Toronto Building, Etobicoke York District recommends that City Council give consideration to the demolition application for 1705 Weston Road, and decide to:

1. Refuse the application to demolish the vacant one-storey building at 1705 Weston Road because there is no permit application to replace the building on the site; or

2. Approve the application to demolish the vacant one-storey commercial building subject to the owner entering into a beautification agreement with the City subject to the following:

- a) The agreement must include a beautification plan to the satisfaction of the City Solicitor;
- b) The agreement is registered on title to the lands;
- c) City Planning Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner; and
- d) 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 vacant one-storey building with the following conditions:

- a) That construction fences 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 that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

The property at 1705 Weston Road is subject to a redevelopment application together with the lands municipally known as 1695 Weston Road, 1707 Weston Road and 10 Victoria Avenue East.

A Rezoning application (17 278899 WET 11 OZ) and Site Plan Approval application (18 223433 WET 11 SA) to permit the development of a 25-storey mixed-use building comprising of 240 residential dwelling units and retail at grade is currently under review by City Planning.

In recent years the lands have been subject to property standards concerns of waste and debris. In addition, on March 12, 2018 an emergency order was issued by Municipal Licensing & Standards due to the vacant building being unsecured and having the ability to be accessed by intruders. Action to secure the building occurred immediately.

COMMENTS

On July 20, 2018, an application for the demolition of an existing one-storey vacant building at 1705 Weston Road was submitted by the applicant.

In an email dated August 10, 2018, the applicant provided a letter from Vicor Engineering describing the disrepair of the vacant building at 1705 Weston Road. It is the opinion of the engineer that the vacant building has not been maintained and has fallen into such disrepair that it has become a safety concern to the public due to structurally unsafe floor conditions and air quality. The engineer recommends the building to be demolished since repair of the building would require removal of walls and floors to the extent that very little of the building would remain.

The application for the demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing building is not currently on the list of designated historical buildings.

The land is not subject to Toronto and Region Conservation Authority.

CONTACT

Frank Stirpe
Manager, Plan Review
Etobicoke York District
T: (416) 394-8243
Email: Frank.Stirpe@toronto.ca

SIGNATURE

Sandra Burrows, P. Eng, MCIP, RPP
Director, Toronto Building
Etobicoke York District

ATTACHMENT

Attachment 1: Letter from Applicant
Attachment 2: Engineering Letter
Attachment 3: Survey
Attachment 4: Google Maps

Attachment 1: Letter from Applicant

From: [REDACTED]
Sent: August-10-18 1:55 PM
To: [REDACTED]
Subject: Re: 1705 & 1707 DSS Clearance Report
Attachments: Vicor Engineering letter-1705-1707 Weston-July5-2018.pdf

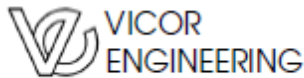
Hello Tamer - please find attached the engineers letter stating the current situation. The building services have all been cut off, it is boarded up, the roof is structurally unsound and it is full of mold.

We also have an active Rezoning application on the property - which we are hoping to have approved in the 1st quarter of 2019. This will be our replacement building / or a sales office may also be built on-site.

We would like to clean the site up sooner rather than later and see no reason why the City or anybody for that matter would want to keep this building up... That being said, we understand there is a process and would respectfully request the report go before the first council available requesting demolition.

Thank you,

Attachment 2: Engineering Letter



53 Edenvale Crescent Toronto, Ontario M9A 4A5 p (416) 505 7541 email: mail@vicorengineering.com

Thursday July 5, 2018

Toronto Building Department
2 Civic Centre Court 2nd Floor
Toronto, Ontario M9C 5A3

Re: Site Review of Existing Structures at
1705 & 1707 Weston Road, Toronto
Our Project Number: 2018-433
Attention: Frank Stirpe, Manager

Mr. Stirpe,

Vicor Engineering was retained to review the existing conditions of the building located at 1705 and 1707 Weston Road in Toronto to review the structural integrity of the buildings and to determine if the buildings present a public safety concern.

The buildings were reviewed Friday June 29, 2018 by Victor Korotky, P. Eng. of Vicor Engineering. For purposes of this report, we shall assume that the buildings face west.

1707 Weston Road

The building appears to be a two storey structure constructed of wood and brick. We estimate the age of the building over 40 years. It appears that the building may have been a combined commercial and tenant building (lower and upper floor, respectively). Numerous holes in the ceiling on the second floor suggest a wood roof joist construction. The air quality in the building is extremely poor due to water leaks in the ceiling and we anticipate that the interior air is saturated with mold. Mold was visible in the ceilings and in the walls and we would anticipate that these levels are beyond acceptable living conditions. We noticed significant deflection of the second floor joists, exceeding deflection limits acceptable under the Ontario Building Code.

1705 Weston Road

The building appears to be a one storey structure consisting of open web steel joists and concrete/masonry walls, with a basement. It appears that the building may have been an automotive repair centre. The basement was not inspected due to dangerous access, as well as no power and lighting in the building. Excessive rusting was noted on the underside of the metal roof structure. Similar to 1707 Weston Road, air quality was very poor due to excessively high moisture content in the air. We anticipate high mold readings would be found in this building as well.

Conclusions/Recommendations:

The buildings at 1705 and 1707 Weston Road in Toronto, in our opinion, have not been maintained and have fallen into such disrepair that they have become a safety concern to the public due to structurally unsafe floor conditions and air quality.

Our recommendations are to demolish both buildings since repair of the buildings would require removal of walls/floors to the extent that very little of the buildings would remain.

Should you require assistance in supervision of the demolition of these building, please contact our office.

We trust all your matters have been addressed in this report. If you should have any comments or questions regarding this letter, please do not hesitate to contact the undersigned.

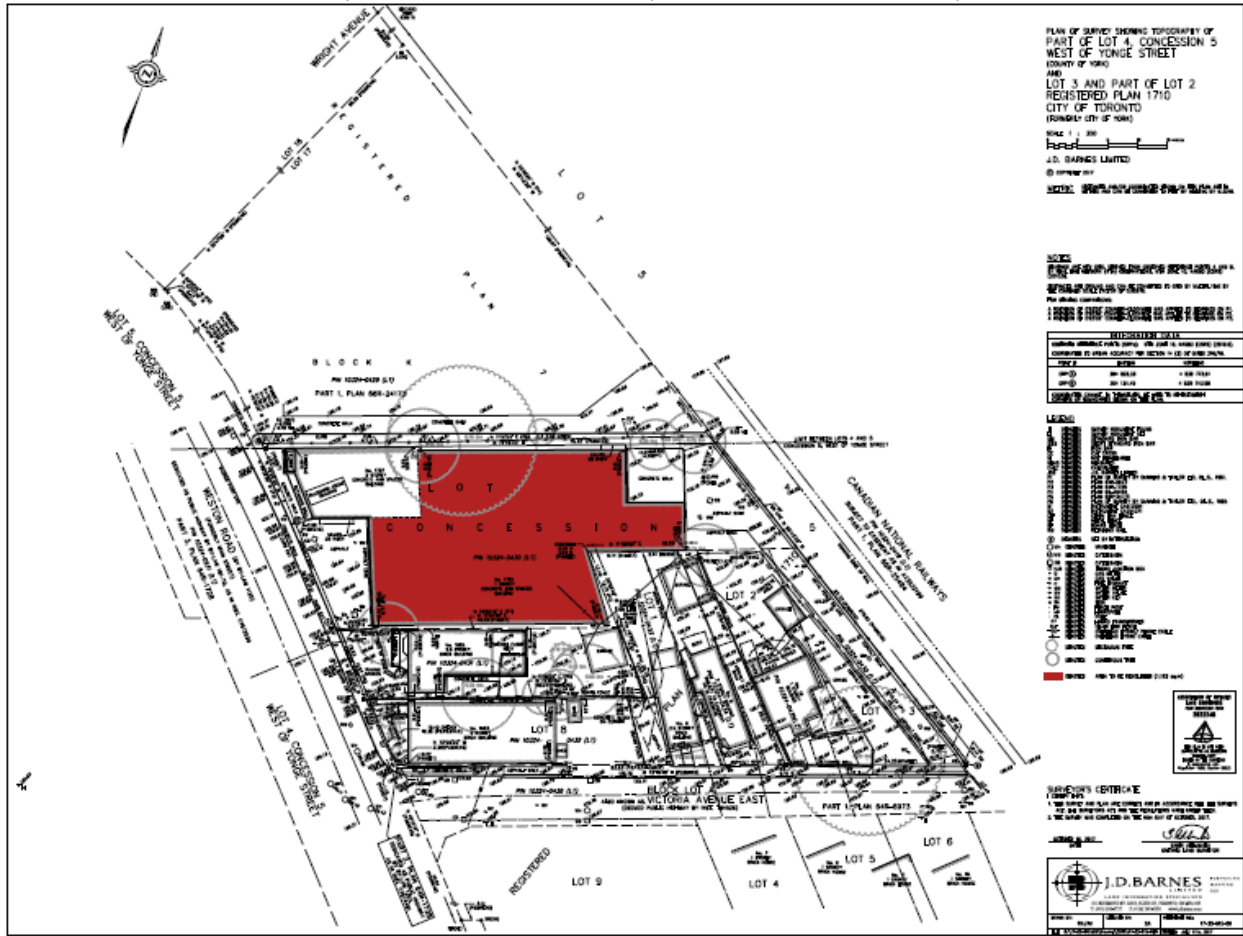
Sincerely,



Victor Korotky, P. Eng., M.B.A.
Vicor Engineering



Attachment 3: Survey



Attachment 4: Google Photos

