

## **Demolition Application - 535 Vaughan Road**

**Date:** November 15, 2019  
**To:** Toronto and East York Community Council  
**From:** Director of Toronto Building  
**Wards:** Ward 12 Toronto - St. Paul's

### **SUMMARY**

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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 Toronto and East 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.

Toronto and East York Community Council may impose conditions if any, to be attached to the demolition permit.

### **RECOMMENDATIONS**

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The Toronto Building Division recommends that the Toronto and East York Community Council give consideration to the demolition application for 535 Vaughan Road and decide to:

- 1) Approve the application to demolish the existing automotive service station pursuant to By-law 3102-95 of the former City of York without the owner entering into a beautification agreement with the City and without any conditions; or
  
- 2) Approve the application to demolish the existing automotive service station pursuant to By-law 3102-95 of the former City of York without the owner entering into a beautification agreement with the City and 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, a 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 existing automotive service station pursuant to By-law 3102-95 of the former City of York 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**

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Future property tax may change due to a change in the property's classification.

## **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.

## COMMENTS

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On September 24, 2019, Toronto Building received an application to demolish an existing automotive service station. The applicant would like to demolish the existing building so that soil remediation can start. Once approved, the demolition will commence immediately. The property will be developed for a house with two dwelling units in March 2020. A preliminary zoning review application for this development has been made and review is in progress. .

This application has been circulated to Urban Forestry and the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services has also confirmed that the property is not on any potential list.

The demolition application is being referred to the Toronto and East York Community Council because the building proposed to be demolished is located in the former City of York and the applicant has not received a permit to replace the buildings or to redevelop the site. In such cases, By-law 3102-95 requires Community Council to issue or issue with conditions, the demolition permit.

## **CONTACT**

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## **SIGNATURE**

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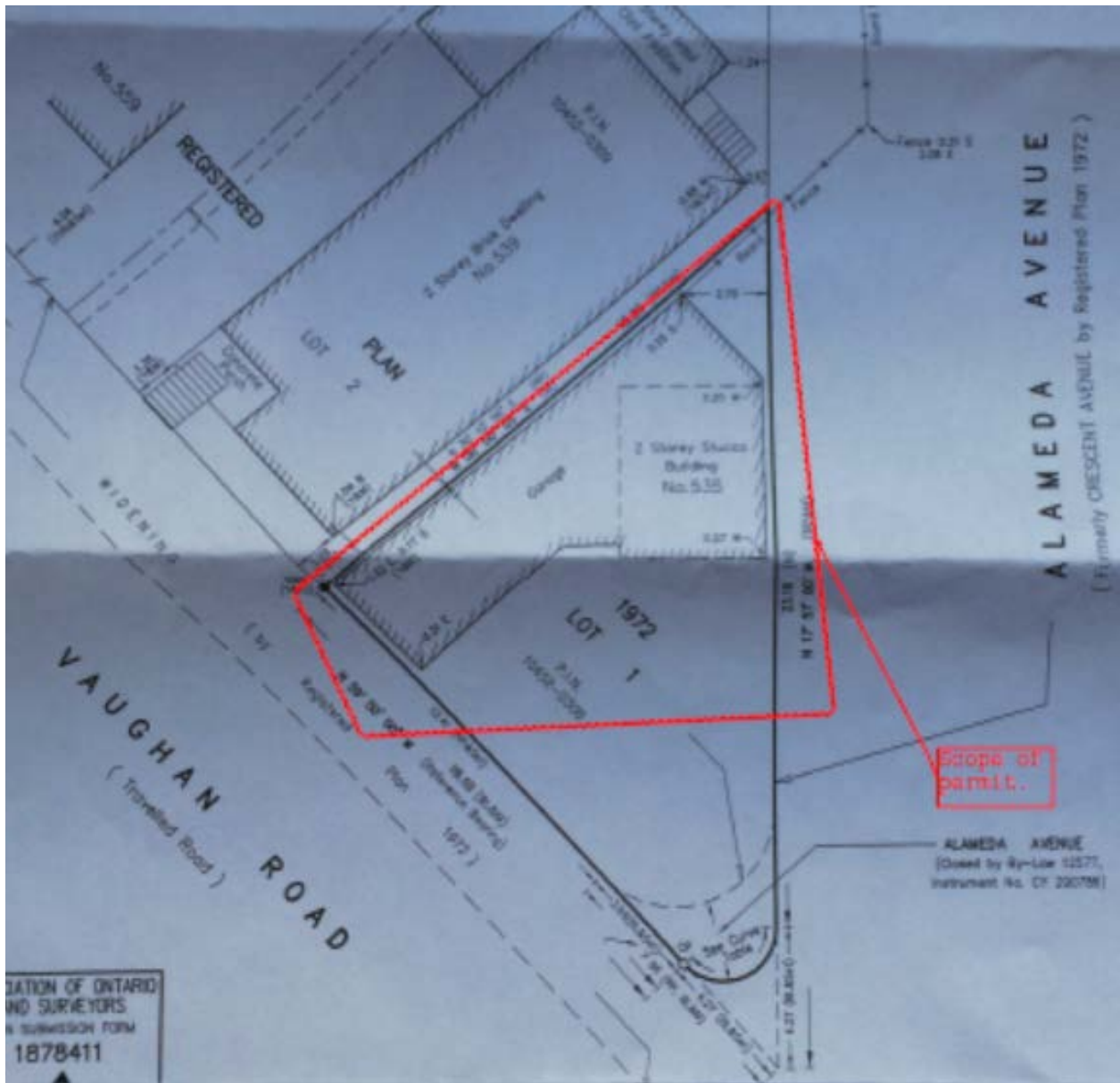
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Kamal Gogna, P. Eng.,  
Director and Deputy Chief Building Official,  
Toronto Building,  
Toronto and East York District

## **ATTACHMENTS**

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1. Site Plan



Attachment 1