

Non-Residential Demolition Application - 1844 Weston Road

Date: November 1, 2021
To: Etobicoke York Community Council
From: Deputy Chief Building Official and Director,
Toronto Building, Etobicoke York District
Wards: Ward - 5 - York South - Weston

SUMMARY

This staff report is about a matter that shall be referred to City Council for consideration and final decision in respect of the former City of York By-Law 3102-95.

In accordance with City of York, Special Demolition Control By-Law 3102-95 and the City of York Act 1994 (No.2), the application for the demolition of an existing vacant one-storey non-residential building located on the lands municipally known as 1844 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 and Deputy Chief Building Official, Toronto Building, Etobicoke York District recommends that City Council give consideration to the demolition application for 1844 Weston Road, and decide to:

1. Refuse the application to demolish the vacant one storey non-residential building because there is no permit application for a replacement building on the site;

OR

2. Approve the application to demolish the vacant one storey non-residential building with the following conditions:

- a. the owner agrees to a beautification plan that is satisfactory to the Chief Planner, or their designate, and include provisions to the site to be backfilled with clean fill and installation of base landscaping;
- b. the owner enters into a beautification agreement with the City that secures the beautification plan, in a form satisfactory of the City Solicitor;
- c. the owner must register the beautification agreement on title to the property and provide proof of registration to the City Solicitor;
- d. a construction fence be erected in advance of the demolition and maintained until the site has been backfilled, in accordance with Chapter 363, Article 7 of the Municipal Code, if deemed appropriate by the Chief Building Official;
- e. all debris and rubble be removed immediately after the demolition; and
- f. the site be maintained in accordance with the beautification plan agreed upon and secured by agreement

OR

3. Approve the application to demolish the vacant one-storey non-residential building with the following conditions:
 - a. construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;
 - b. all debris and rubble be removed immediately after demolition;
 - c. 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. any holes on the property are backfilled with clean fill.

OR

4. Approve the application to demolish the vacant one-storey non-residential building with no conditions.

FINANCIAL IMPACT

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

DECISION HISTORY

Under the City of York Act 1994 (No. 2), 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. This property falls within the former City of York boundaries.

COMMENTS

On July 19, 2021, an application was submitted to Toronto Building for the demolition of a vacant non-residential one-storey building located at 1844 Weston Road. A building permit application for a replacement building has not been submitted at this time. This request is to permit the demolition of the existing building in advance of a replacement building permit.

Details provided by the Owner indicate that the subject lands have previously been used by the past tenant "Frontlines", as a space for community programs and events as well as a food bank. The tenant had to vacate the building as the roof was unstable and the building was no longer safe to occupy. The site is used for community pop-up events for local community organizations, including Shakespeare in Action, Frontlines, UrbanArts and the Weston Village BIA. The owner wants to create a safer environment for these events to continue to take place on the lot without the vacant building, as part of the existing Community Centre's institutional uses which are permitted under the current MCR zoning for the property.

The owner (Castlepoint Numa) has submitted a letter dated October 18, 2021 stating, "The building is in very poor and unsafe condition and requires demolition. When we purchased the building earlier this year, the previous tenant Frontlines had to immediately vacate the building on an urgent basis due to a collapsing roof. We moved Frontlines to a new location in one of our buildings located at Weston Road".

The owner also received an Engineer's letter recommending demolition. In the Engineer's letter, the engineer stated, "our opinion that, barring some new previously unavailable new information brought to light, it is not possible to state that this building can be safely open to the public. To that end, the proposed demolition of the 1844 Weston Road building is appropriate and supported".

The application for the demolition has been circulated to Urban Forestry, and the Ward Councillor.

Toronto Building staff have confirmed that the building is not presently subject to the Ontario Heritage Act nor are the lands located within an area regulated by the Toronto and Region Conservation Authority.

Toronto Building staff have additionally confirmed that the proposed demolition of the building is not located on a property within the Eglinton-Crosstown West Transit Corridor requiring permit approval from Metrolinx.

This application for demolition of the non-residential building is being referred to City Council because the site is located in the former City of York and contains a non-residential building that is proposed to be demolished where the owner has not obtained a permit to replace the buildings on the site at this time.

CONTACT

Catherine Bologna, P.Eng., PMP
Manager, Plan Review (A)
Etobicoke York District
T: (416) 394-8072
Email: Catherine.Bologna@toronto.ca

SIGNATURE

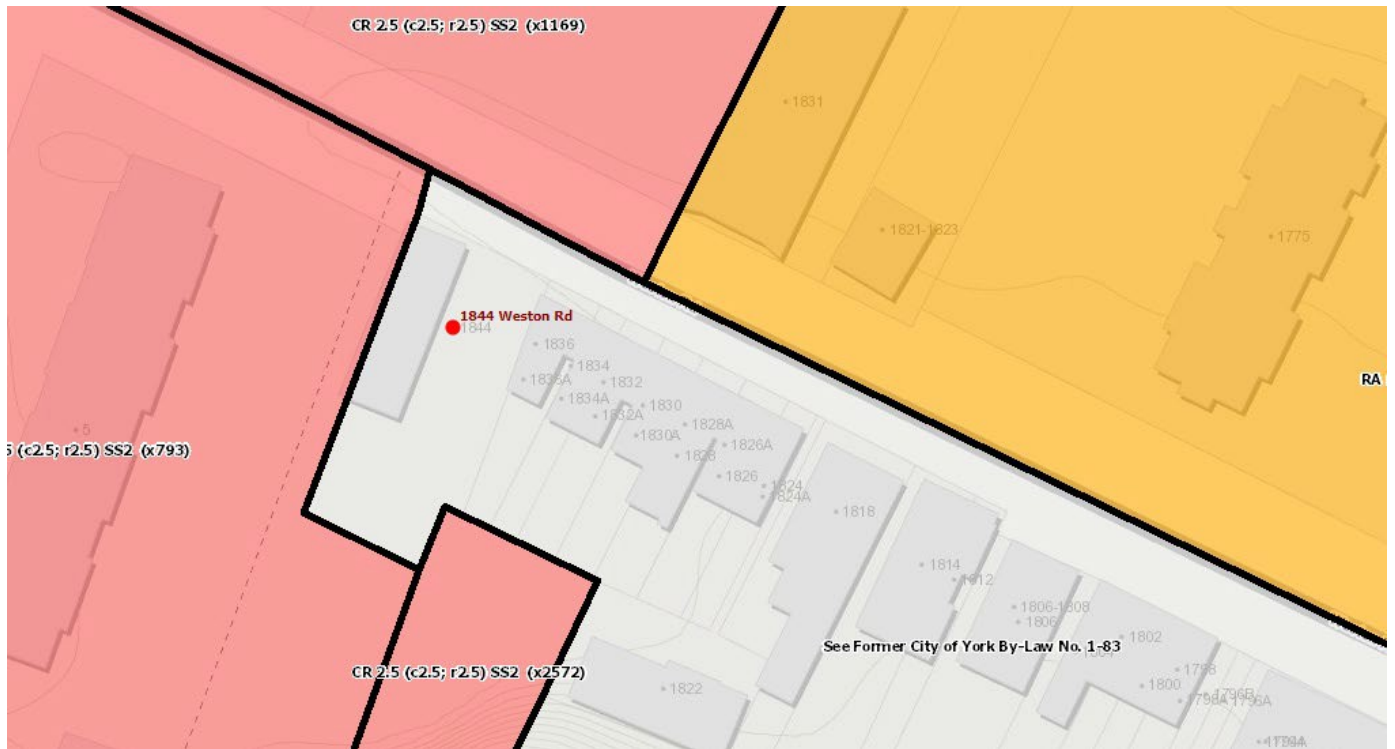


Sandra Burrows, P. Eng, MCIP, RPP
Deputy Chief Building Official and Director, Toronto Building
Etobicoke York District

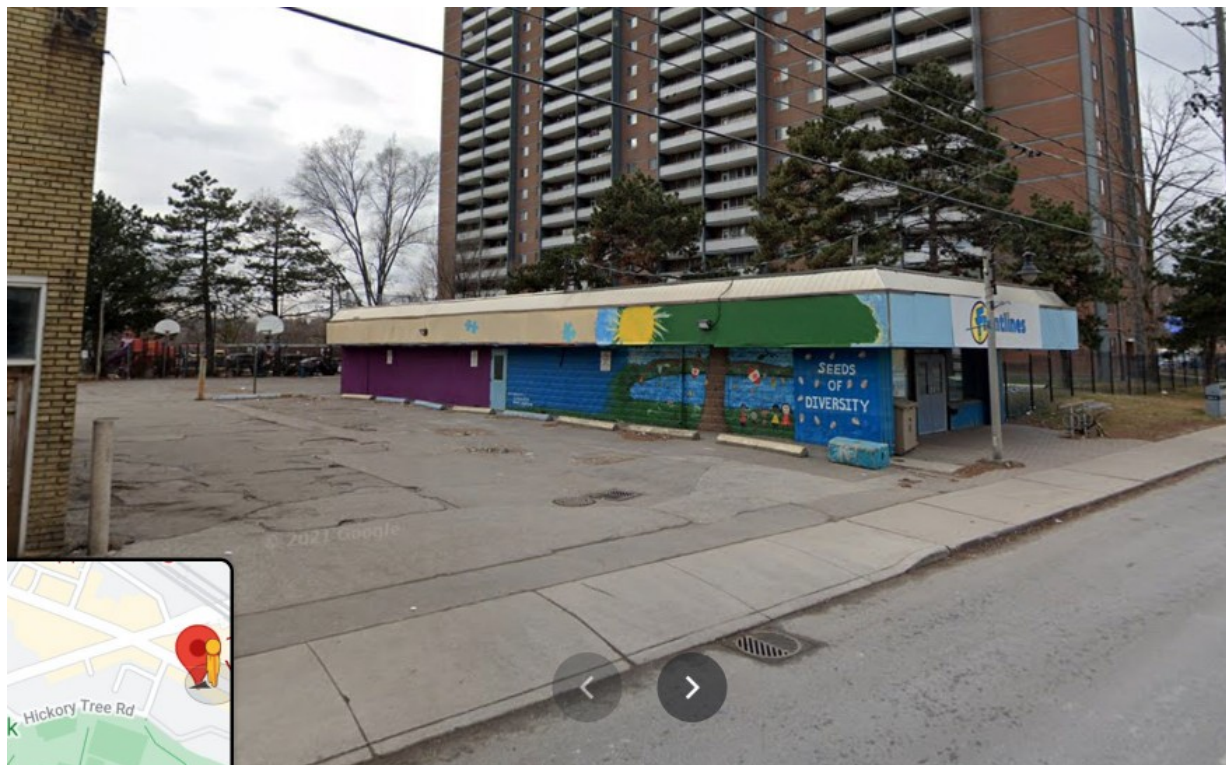
ATTACHMENTS

1. Site Plan of 1844 Weston Rd.
2. Zoning Map
3. Google Map - 1844 Weston Rd.
4. Applicant's letter (including Engineer's Report)

2. Zoning Map



3. Google Map - 1844 Weston Rd.



4. Applicant's letter including engineer's report



180 Bloor Street West, Suite 701
Toronto, ON, M5S 1T6

October 18, 2021

Sent via email

Tamer Mikhail, P.Eng.
Manager, Plan Review, Toronto Building
Etobicoke York – North Team
Etobicoke Civic Centre, 2 Civic Centre Court
Tamer.Mikhail@toronto.ca

Dear Mr. Mikhail,

RE: 1844 Weston Road Demolition Permit

We are the owners of 1844 Weston Road and we submitted a demolition permit to the City of Toronto to demolish the existing one storey building on July 29, 2021. We understand that due to historic demolition control and beautification bylaws, additional information and Council approval is required since we are not replacing the building at this time.

The building is in very poor and unsafe condition and requires demolition. When we purchased the building earlier this year, the previous tenant Frontlines had to immediately vacate the building on an urgent basis due to a collapsing roof. We moved Frontlines to a new location in one of our buildings located at Weston Road.

Since purchasing the 1844 Weston Road site, we have secured and fenced the building and have hosted pop-up community events on site with local community organizations, including Shakespeare in Action, Frontlines, UrbanArts and the Weston Village BIA. We have also invested in planters and other on-site beautification.

We envision that we will replace the building at some point in the future, but in order to create a safe environment today for the community, it is critical for us to demolish this existing structure on site as soon as possible.

Following the demolition, we intend to continue to offer the site for pop-up community events to support the revitalization of the Weston Village community.

We trust that the above is helpful to allow the City to complete its review.

Please feel free to contact us if you have any questions or require any additional information.

Sincerely,
1844 Weston Inc.

A handwritten signature in black ink, appearing to read "James Manley", written over a horizontal line.

James Manley
Director of Construction, Castlepoint Numa
james@castlepointnuma.com



JABLONSKY, AST AND PARTNERS
Consulting Engineers

400-3 Concorde Gate
Toronto, Ont. M3C 3N7
Telephone (416) 447-7405
Fax (416) 447-2771
www.astint.on.ca
e-mail jap@astint.on.ca

STRUCTURAL CONDITION ASSESSMENT OF EXISTING BUILDING AT 1844 WESTON ROAD - CITY OF TORONTO

Prepared for 1844 Weston Inc.

Scope of Work

This report is prepared as a guide to the condition of various building elements based largely on visual inspections during a site visit of this existing building conducted on the morning of November 5, 2021. Our comments are limited to the following:

- Perimeter Masonry Walls
- Interior spaces and Rooms

Photos of the site visit and photo provided to us are included in this report Appendix "A"

Prepared By R. Asman of Jablonsky, Ast and Partners -
Consulting Engineers

11/9/2021

P.F. Ast, P.ENG D. Tari., P.ENG M. Shiu, P.ENG R. Asman, P.ENG
J.N. Vivian, P.ENG R.J. Watson, P.ENG C.J. Slama, P.ENG R. Martinez, P.ENG

STRUCTURAL CONDITION ASSESSMENT OF EXISTING BUILDING AT 1844 WESTON ROAD - CITY OF TORONTO

Prepared for 1844 Weston Inc.

Introduction:

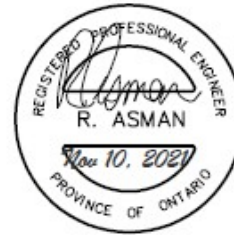
This report has been prepared with the intention of determining the overall integrity of the existing building at 1844 Weston Road. The building was previously used as an assembly space with a central room and a number of secondary rooms off of the main room. We understand that the previous tenant vacated the building due to the roof condition and the impacts on the interior areas. This building consists of masonry walls and roof. The roof, it is assumed, consists of a roof deck and joist system. While not able to be certain of when it was built it would be at or approaching the end of its normal life cycle. For this type of building, it is not always obvious from looking at the masonry façade with punched door openings. The problem with this type of building is usually, what is not visible.

Observations

- The perimeter masonry walls generally appear in good to condition. This is illustrated in Appendix "A" photos 1 through 4. The awning at the top is in good condition.
- Remaining photos are of the interior of the building. The condition of the interior is consistent with a building of this age. However, of major concern are the evidence of water leaks at the dropped ceiling and plumbing drain issues.
- From the photos #12 to #15, taken within the space of the dropped ceiling it is not possible to determine the condition of the structural framing or even what type it is.

CONCLUSIONS:

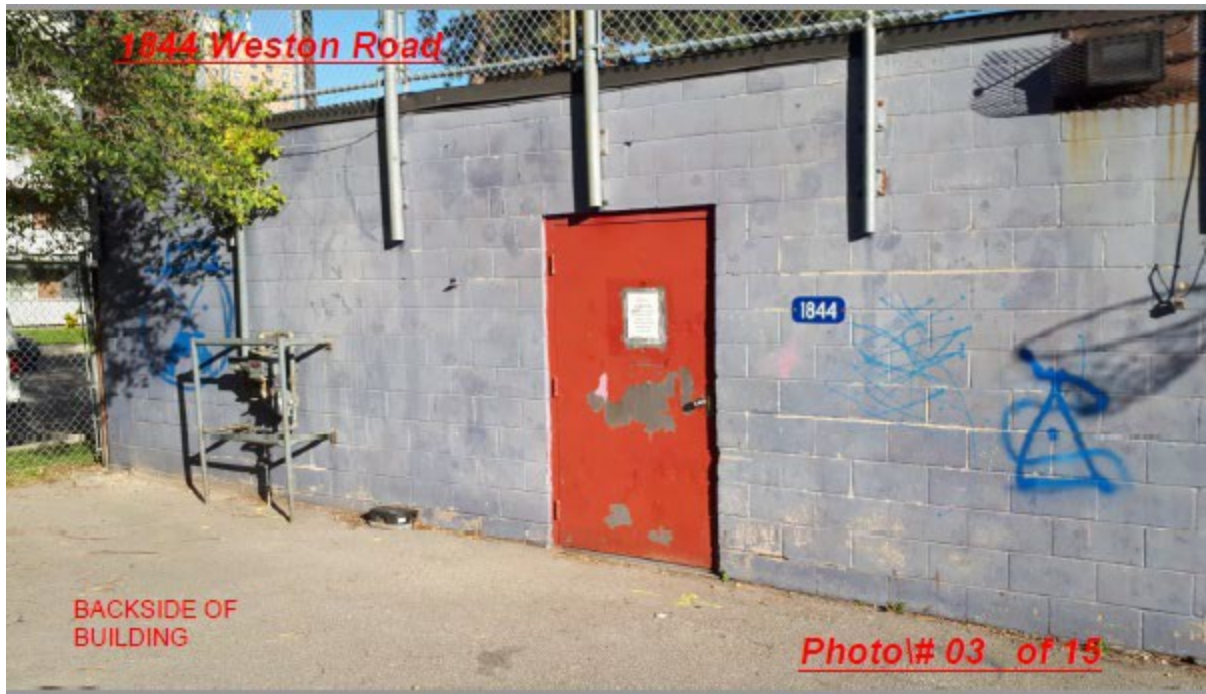
- The exterior of the building, being of masonry construction is in good condition. However, the condition of the roof is of a concern. The problem of this type of construction is that short of initiating demolition of the roof it is not always clear to what extent corrosion of the supporting structural has affected the overall load carrying of the members.
- It is reasonable to state that:
 1. From an inspection of the interior there is evidence of water leaking and above the dropped ceiling.
 2. The type of construction used in this building is of a type that does not allow for a straightforward determination of the condition of the structural support framing. To be able to determine this would involve some demolition.
 3. This building is probably either approaching or at the end of its life cycle.
- Based on the items listed above it our opinion that, barring some new previously unavailable new information brought to light, it is not possible to state that this building can be safely open to the public. To that end, the proposed demolition of the 1844 Weston Road building is appropriate and supported.



APPENDIX "A"

(ANNOTATED PHOTOS NOVEMBER 5 SITE VISIT)







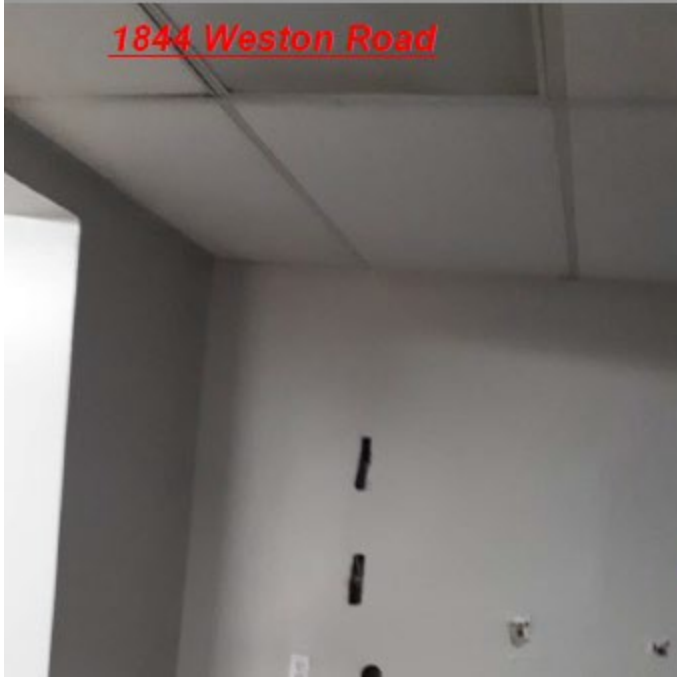
1844 Weston Road



OPENING AT
DROPPED CEILING

Photo# 07 of 15

1844 Weston Road



INTERIOR ROOM
WALLS

Photo# 08 of 15

1844 Weston Road



EVIDENCE OF LEAKING
THROUGH
ROOF/PIPE/DRAIN

Photo\# 09 of 15

1844 Weston Road



EVIDENCE OF/ PIPE/DRAIN
BACK FLOW

Photo\# 10 of 15



EVIDENCE OF
DETERIORATION/RUSTING
OF STEEL ELEMENTS

Photo\# 11 of 15



LOOKING UP INTO CEILING
SPACE

Photo\# 12 of 15



LOOKING UP INTO CEILING SPACE. EVIDENCE OF CRUMBLING DRYWALL ON CEILING.

Photo# 13 of 15



LOOKING UP INTO CEILING SPACE EVIDENCE OF LEAKING ROOF

Photo# 14 of 15



LOOKING UP INTO CEILING
SPACE EVIDENCE OF
LEAKING ROOF

Photo# 15 of 15

APPENDIX "B"

(ADDITIONAL PHOTO PROVIDED BY OTHERS)

