

1415 Weston Road – Demolition Approval

Date:	November 17, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	08 219720 WET 11 TM

SUMMARY

The owner of the property has applied to demolish the existing vacant building at 1415 Weston Road. Demolition approval under former City of York By-law No. 3102-95 is recommended subject to the owner entering into a beautification agreement containing a beautification plan prior to the demolition permit being issued. The agreement is to be registered on title to the lands.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The application to demolish the buildings at 1415 Weston Road be approved pursuant to By-law No. 3102-95 of the former City of York subject to a beautification agreement containing a beautification plan to be entered into with the City and arrangements made to the satisfaction of the City Solicitor, for registration of the agreement.
2. Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner.
3. The owner be advised of the following:
 - (a) the requirement to remove any existing curb cuts on Weston Road and Jane Street that are no longer required and restore the respective public right-of-ways to City of Toronto standards, at no cost to the City;

- (b) the requirement to submit to the Executive Director Technical Services for review and acceptance, a storm water management report and grading drawing showing how stormwater within the site is to be handled, prior to commencement of demolition work;
 - (c) the requirement to apply to the Executive Director Technical Services for the abandonment of any existing drain or water service connections, prior to the issuance of a demolition permit;
 - (d) the need to make separate application to the Executive Director Technical Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-way; and
 - (e) that, at the time of redevelopment of this site and in accordance with the City's Official Plan, an approximately 1.89 metre wide strip of land, along with submission of associated environmental reports, is required to be conveyed to the City for widening this portion of Weston Road;
 - (f) Part 8 of the Ontario Fire Code (OFC) also has applicable requirements for demolition which will be reviewed through Toronto Building demolition permit review.
4. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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 By-law is still in force and applies.

ISSUE BACKGROUND

Proposal

A demolition permit application has been received to demolish a one-storey industrial

building on the Irving Tissue lands, municipally known as 1415 Weston Road. The building has a floor area of 3 400 square metres.

Site and Surrounding Area

The site is located on the east side of Weston Road. The site is within an employment area. Land uses surrounding the site are as follows:

North – Industrial, Irvine Tissue Plant

East – Commercial and residential uses on the east side of Jane Street

South – Industrial building

West – Riverboat landing sales pavilion on a vacant site

Official Plan

The lands are designated Employment Areas on Map 14, Land Use Plan of the Official Plan.

Zoning

The entire property is zoned SI Strategic Industrial Employment.

Site Plan Control

The applicant has indicated that the subject lands are to remain vacant until the owner proceeds with plans to redevelop the parcel. No development plans have been submitted to City staff at this time.

Agency Circulation

Community Planning staff have received no concerns in relation to the proposed demolition from the Technical Services Division, Toronto Building, Fire Prevention and Toronto Hydro.

The owner should be advised of the following comments from Development Engineering:

- (i) the requirement to remove any existing curb cuts on Weston Road and Jane Street that are no longer required and restore the respective public right-of-ways to City of Toronto standards, at no cost to the City;
- (ii) the requirement to submit to the Executive Director Technical Services for review and acceptance, a storm water management report and grading drawing showing how storm-water within the site is to be handled, prior to commencement of demolition work;

- (iii) the requirement to apply to the Executive Director Technical Services for the abandonment of any existing drain or water service connections, prior to the issuance of a demolition permit;
- (iv) the need to make separate application to the Executive Director Technical Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-way; and
- (v) that, at the time of redevelopment of this site and in accordance with the City's Official Plan, an approximately 1.89 metre wide strip of land, along with submission of associated environmental reports, is required to be conveyed to the City for widening this portion of Weston Road.

Toronto Fire Services has no objection to the demolition but advises that the applicant should be made aware that Part 8 of the Ontario Fire Code (OFC) also has applicable requirements for demolition that will be addressed through the demolition permit process with Toronto Building.

COMMENTS

This site abuts another site owned by Irvine Tissue at 1425 Weston Road and 1320 Jane Street to the north that was the subject of a previous demolition approval granted by City Council in September 2003.

The demolition approval for 1425 Weston Road and 1320 Jane Street was conditional upon the owner entering into a beautification agreement with the City to provide for some remedial landscape beautification along Weston Road. The landscape improvements consisting of street tree and street planting on the boulevard and perimeter fencing have been completed. The site remains vacant.

The subject property is a prominent site by virtue of its size and location in the employment area. The aesthetic appearance of the site when demolished and in a vacant state can have a large influence on the attractiveness of the area, especially along Weston Road.

Beautification measures (similar to those secured at 1425 Weston Road, secured through a beautification agreement) should be required for the site that is the subject of this demolition application.

Staff therefore recommends approval of the demolition permit application subject to the owner entering into a beautification agreement with the City which agreement shall contain a beautification plan prepared in consultation with the Ward Councillor. The agreement shall be prepared, executed and arrangements for registration shall be made to the satisfaction of City Legal, prior to a demolition permit being issued.

CONTACT

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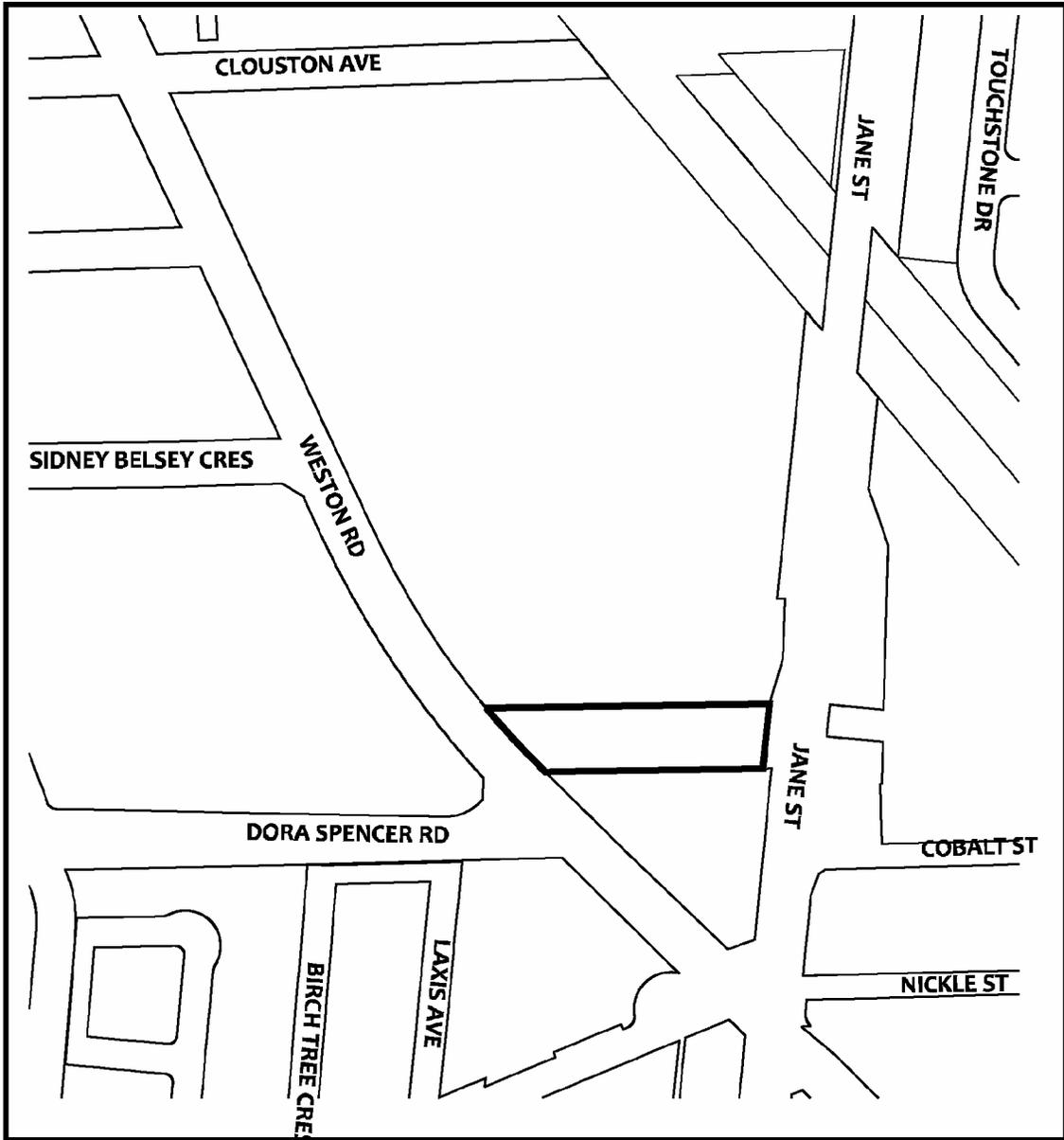
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Building to be Demolished

Attachment 1: Location Map



Toronto City Planning
Building to be Demolished

1415 Weston Rd
File # 08_219720



SUBJECT SITE

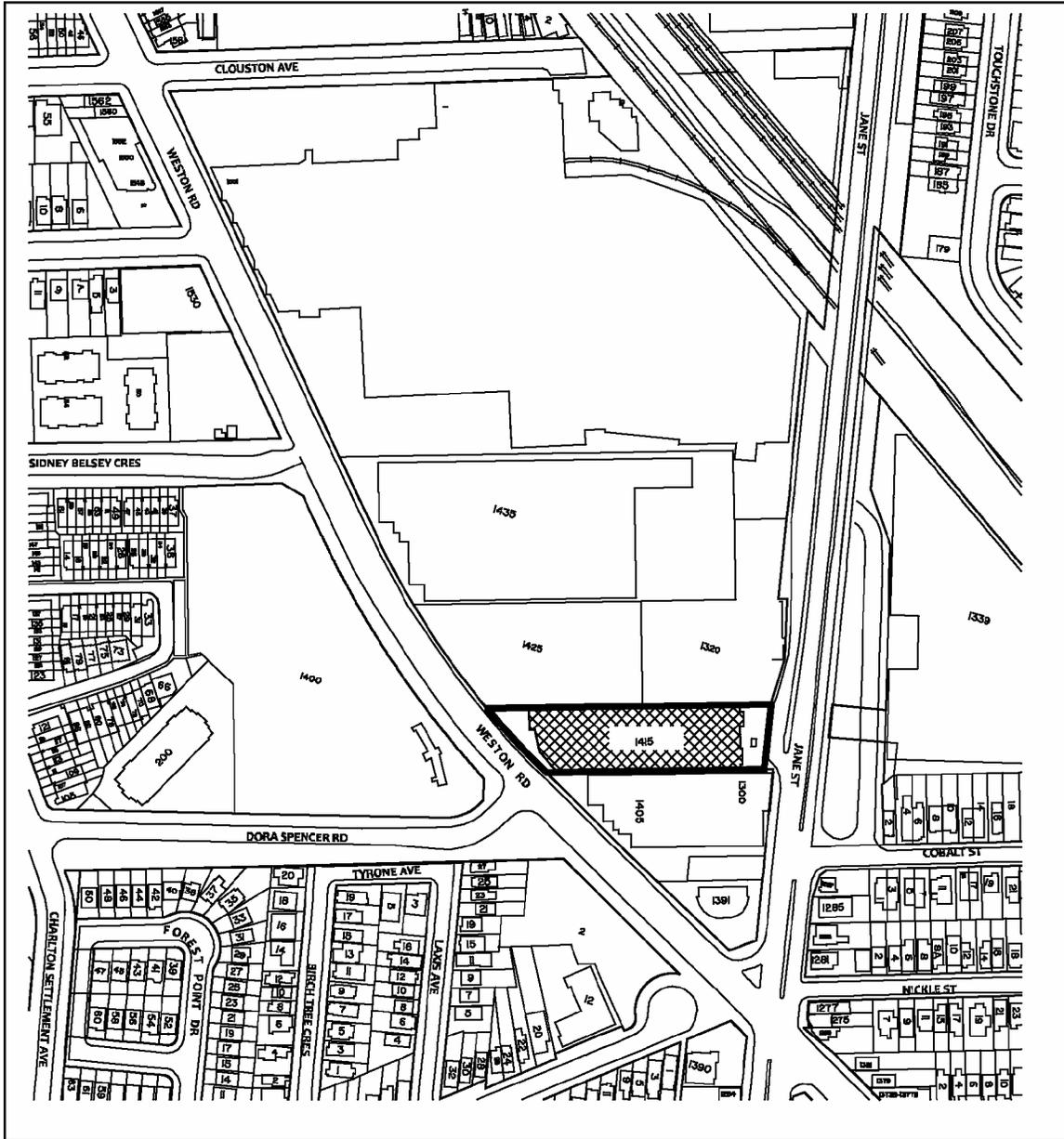


Attachment 1

Not to Scale

Extracted 11/05/2008

Attachment 2: Building to be Demolished



TORONTO City Planning
Building to be Demolished

1415 Weston Rd
File # 08_219720

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Not to Scale

Attachment 2

Extracted 11/05/2008