

2431 Weston Road – Demolition Approval Application – Final Report

Date:	November 23, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	10 288980 WET 11 TM

SUMMARY

Dave Tomei has submitted an application for demolition approval under the former City of York By-law 3102-95, for the proposed demolition of a vacant one-storey building, formerly used as an industrial paint coating facility at 2431 Weston Road.

By-law 3102-95 was passed to designate the entire former City of York as an area of demolition control for the purpose of requiring beautification measures as a condition of the issuance of demolition permits.

This report recommends approval of the application to permit the demolition of the subject property located at 2431 Weston Road, under former City of York By-law 3102-95. Further, approval should be subject to the owner entering into a beautification agreement to be registered on title to the lands, prior to the demolition permit being issued.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the application to demolish the existing

- building at 2431 Weston Road pursuant to By-law 3102-95 of the former City of York, subject to the owner entering into a Beautification Agreement, containing a beautification plan, with the City to be registered on title prior to the issuance of a demolition permit.
2. City Council authorize City Legal and City Planning staff to prepare the agreement containing a beautification plan that is prepared in consultation with the Ward Councillor and the owner.
 3. City Planning staff advise the owner of the following:
 - a. All services in the municipal right-of-way that are to be abandoned will be done so by City forces. The owner will abandon all services within private property. The owner must co-ordinate the abandoning of services in the municipal right-of-way with Bruce Grainger, Toronto Water, (416) 394-8454;
 - b. The owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact Tamara MacDonald, Right-of-Way Management Section, Etobicoke York District at (416) 394-8348;
 - c. The owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above-or below-grade municipal services/utilities that may be necessary for the completion of this project;
 - d. All By-laws relating to the protection of private trees are applicable for the subject property. There are no trees protected by the Street Tree By-law that will be impacted by the proposed demolition. Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must also ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. The property owner should contact Peter Dmytrasz (416) 394-8551 for further information. The requirement for additional street and private tree planting will be addressed through the beautification plan or the future planning approval process that will be required for any development on the lands, in consultation with Urban Forestry Services;
 - e. In the event that deeply buried archaeological remains are encountered on the property during demolition activities, the Heritage Operations Unit of the Ministry of Culture shall be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096; and,

- f. In the event that human remains are encountered during demolition, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8404.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Demolition Control

In 2006, City Council amended the Toronto Municipal Code to harmonize demolition control across the City of Toronto (By-law 1009-2006). In 2007, City Council further amended the Municipal Code (By-law 885-2007) to implement Residential Rental Properties Demolition and Conversion Control for residential rental properties with more than six units. City of York By-law 3102-95 establishes demolition control to enable beautification measures to be secured through a separate demolition process that requires City Council approval. This by-law and demolition approval applies only to the area of the former City of York and remains in effect.

Proposal

Under the City of York Act, 1994 (Bill PR147), By-law 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 City Council the authority to pass special demolition control legislation to secure beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of issuing demolition permits.

Dave Tomei has submitted an application for the purpose of demolishing a vacant one-storey building, formerly used as an industrial paint coating facility at 2431 Weston Road. While no redevelopment plans have been presented or discussed with Planning staff at this time, it is anticipated that a redevelopment proposal may be forthcoming in the future.

Site and Surrounding Area

The subject property is located at 2431 Weston Road adjacent to Oak Street with an approximated frontage of 32 metres along the east side of Weston Road. Surrounding land uses are service/retail commercial to the north, retail commercial to the south and east. West of the property is a vacant parcel of land, the Humber River and residential land uses.

Official Plan

The property is designated as *Employment Area* on Land Use Map 17 and is located within an Employment District on Urban Structure Map 2 in the City of Toronto Official

Plan. The site is also located in the Weston Area as identified in the Site Specific Area Policies on Map 25 in the Official Plan. However, there are no Secondary Plan Policies applicable to the subject property.

Zoning

The site is zoned Prestige Employment (PE) in the former City of York Zoning By-law which allows for industrial / office uses, retail and/or showroom uses accessory to industrial or office use, service / commercial uses, motor vehicle sales and rentals, recreational and day nursery uses.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received from Technical Services and Urban Forestry have been used to assist in evaluating the application and to formulate appropriate by-law standards and conditions.

COMMENTS

The structure proposed for demolition is setback approximately 8.5 metres from Weston Road, with a hard surfaced area used for parking in the front yard, along the Weston Road frontage. Given the 32 meter frontage, the aesthetic appearance of the site / streetscape and the existing front yard condition, remedial beautification is merited to improve the streetscape along this portion of Weston Road.

Landscape beautification measures are recommended on the site to improve the existing streetscape and overall aesthetic appearance of the site / area. The landscape improvements will be secured through a beautification agreement as a condition of demolition approval, which will contain a beautification plan developed in consultation with City Planning staff, Urban Forestry, and the Local Councillor.

The subject property is also within the archaeological Potential Screening Area. As such, the owner should be advised of the following comments:

- a. In the event that deeply buried archaeological remains are encountered on the property during demolition activities, the Heritage Operations Unit of the Ministry of Culture shall be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.
- b. In the event that human remains are encountered during demolition, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8404

The owner should be advised of the following comments from Technical Services.

- a. All services in the municipal right-of-way that are to be abandoned will be done so by City forces. The owner will abandon all services within private

property. The owner must co-ordinate the abandoning of services in the municipal right-of-way with Bruce Grainger, Toronto Water, (416) 394-8454;

- b. The owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact Tamara MacDonald, Right-of-Way Management Section, Etobicoke York District at (416) 394-8348; and
- c. The owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above-or below-grade municipal services/utilities that may be necessary for the completion of this project.

The owner should also be advised of the following comment from Urban Forestry Services.

- a. All By-laws relating to the protection of private trees are applicable for the subject property. There are no trees protected by the Street Tree By-law that will be impacted by the proposed demolition. Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must also ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. The property owner should contact Peter Dmytrasz (416) 394-8551 for further information.

The requirement for additional street and private tree planting will be addressed through the beautification plan or the future planning approval process that will be required for any development on the lands, in consultation with Urban Forestry Services.

CONTACT

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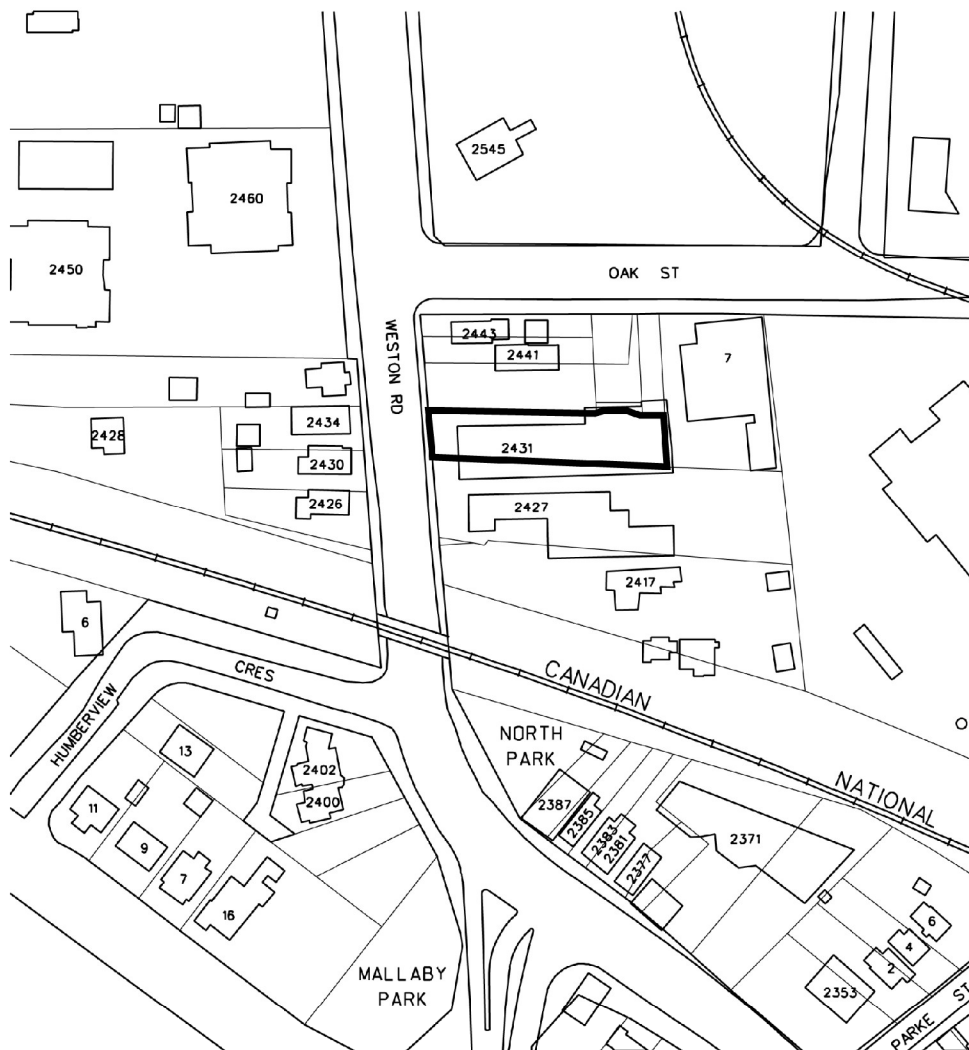
SIGNATURE

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

ATTACHMENTS

Attachment 1: Context Map

Attachment 1: Context Map



Context

2431 Weston Road

Applicant's Submitted Drawing

Not to Scale
11/23/10 

File # 10 288980 WET 11 TM