55 Ypres Road – Demolition Approval

Date: December 19, 2012
To: Etobicoke York Community Council
From: Director of Building and Deputy Chief Building Official, Etobicoke York District
Wards: Ward 12- York South-Weston
Reference Number: 2013EY004

SUMMARY

On December 11, 2012, Toronto Building received a demolition permit application to demolish the existing Silverthorn Elementary school. Toronto Building has not received any building permit applications to replace the building to be demolished as of this date.

In accordance with By-law No 3102-95 (former City of York), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, and whether to refuse or grant 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.

RECOMMENDATIONS

Toronto Building Division recommends that:

1. The application to demolish the building at 55 Ypres Road be approved pursuant to By-law 3102-95 of the former City of York without the owner entering into a beautification agreement with the City, or

2. The application to demolish the buildings at 55 Ypres Weston Road be approved 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
3. City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner and,

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 legislation and By-law are still in force and effect.

ISSUE BACKGROUND

Proposal
A demolition permit application have been received to demolish a two-storey building with a one (1) level basement structure, formerly known as Silverthorn Jr. Public School and municipally known as 55 Ypres Road. The footprint of this structure is approximately 1,700 sq. meters.

A report on Designated Substances Survey prepared by Toronto Inspection Ltd. and an Asbestos Building Materials Survey prepared by Golder Associates Ltd. were reviewed by Healthy Environments, Toronto Public Health. Toronto Public Health staff advised Toronto Building that it has no objection to the issuance of the demolition permit. Public Health issued a letter to the owners outlining the recommendations to be followed before and during the demolition work.

Site and Surrounding Area
The subject property is located 1 block East of Keele Street and 3 blocks South of Eglinton Ave. West, on the south side of Ypres Road. The site is zoned R2 and is surrounded by residential R2 areas.

Official Plan
These lands are designated Neighbourhoods by Toronto Official Plan, Map 17.

Zoning
The entire site is zoned R2 - Residential Zone.
Site Plan Control
On October 1, 2012, an application for a subdivision approval was received by the Planning Division. The proposal is to construct 44 new freehold residential units (8 single family detached dwellings and 36 semi-detached dwelling units). This application is still under review.

COMMENTS

Approval of the demolition permit application is recommended with either of the 2 options below:

1. The applications to demolish the building at 55 Ypres Road be approved pursuant to By-law 3102-95 of the former City of York without the owner entering into a beautification agreement with the City, or

2. The applications to demolish the building at 55 Ypres Road be approved 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.

CONTACT
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SIGNATURE

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M. Sraga
Deputy Chief Building Official/Director – Toronto Building
Etobicoke York District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Zoning Map
Attachment 3: Area Map
Attachment 4: Photos
Attachment 1 – Site Plan
Attachment 2: Zoning Map

Attachment 3- Area Map
Attachment 4- Photos 55 Ypres Rd
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