



STAFF REPORT ACTION REQUIRED

Demolition Application 1845 Eglinton Ave. West

Date:	April 21, 2016
To:	Etobicoke York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 17 Davenport
Reference Numbers:	File No. 2016 EY011 Folder No. 16 131692 DEM 00 DM

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

On March 23, 2016, Toronto Building received a demolition permit application to demolish vacant two storeys commercial building at 1845 Eglinton Avenue West A building permit application for the replacement building has not been made. The building is located in the path of the proposed Crosstown L.R.T project.

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 Etobicoke 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.

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 1845 Eglinton Ave. West and decide to:

1. Approve the application to demolish the one storey commercial building without entering into a beautification agreement with the City.

ALTERNATIVE RECOMMENDATION

1. Approve the application to demolish the one storey commercial 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

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.

COMMENTS

On March 23, 2016, Larry Berti of Crosslinx Transit Solutions, submitted a demolition permit application to demolish vacant two storeys commercial building at 1845 Eglinton Ave. West. A building permit application for the replacement building has not been made.

In a letter dated April 18, 2016, the property owners provided information regarding the planned demolition of the property. Demolition of this structure is part of the large scale Metrolinx Eglinton Crosstown LRT project consisting of a 19 kilometre light rail transit (LRT) line that will run across Eglinton Avenue use the site for the temporary trailers and equipment during construction.

The demolition application is being referred to the Etobicoke York Community Council because the building proposed to be demolished and the applicant has not received a permit to replace the building or to redevelop the site. The subject property is located in the former City of York, where as By-law No. 3102-95 is applicable. This by-law requires Community Council to either issue the demolition permit without entering into a beautification agreement or issue the demolition permit subject to the owner entering into a beautification agreement with the City.

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

Site and Surrounding Area

The subject property is located on the south side of Eglinton Avenue West and west of Dufferin Street. The property is zoned CR- Commercial Residential Zone.

CONTACT

Galina Veltman, Manager Plan Review
Etobicoke York District
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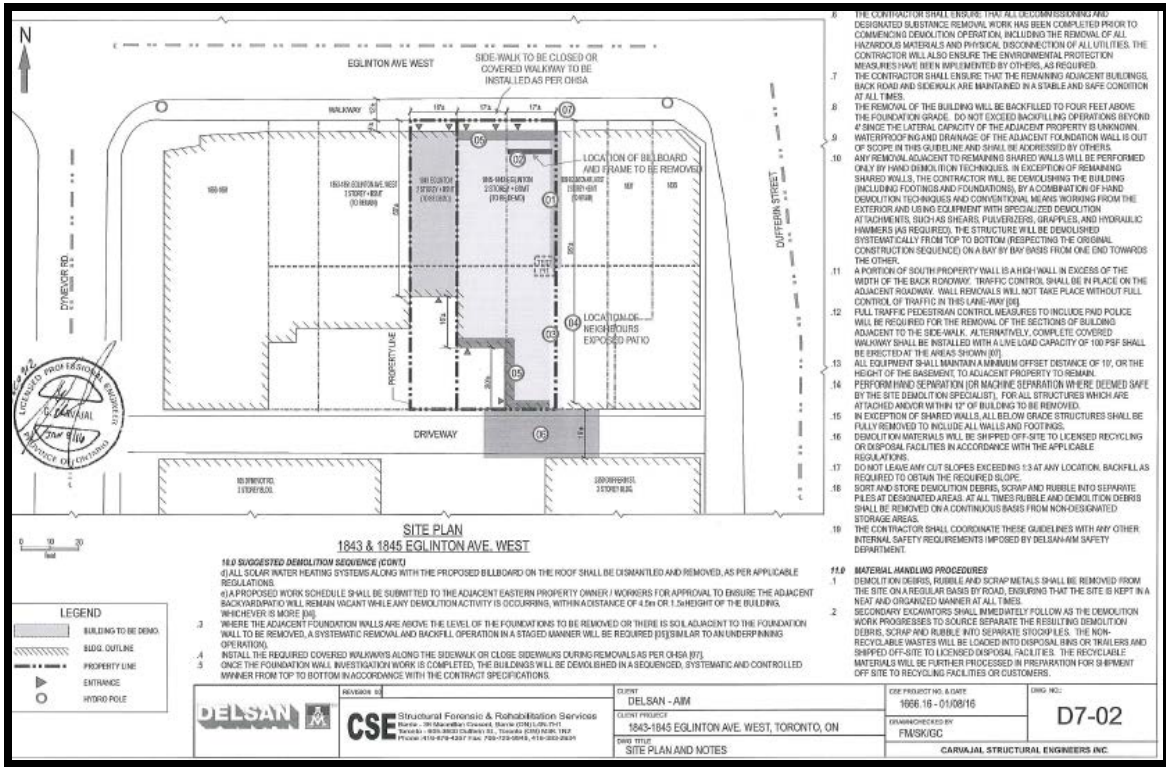
SIGNATURE

Rick Conard
Director and Deputy Chief Building Official
Toronto Building,
Etobicoke York District

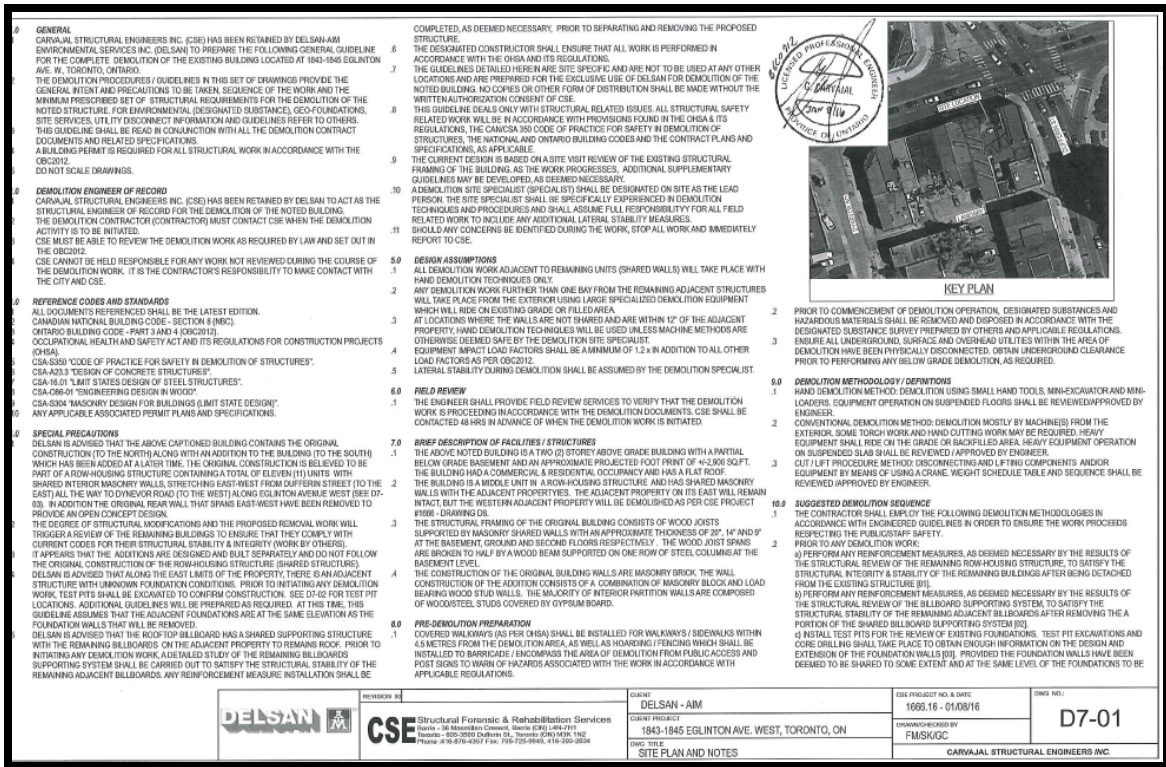
ATTACHMENTS

1. Site Plan 1845 Eglinton Ave. W.
2. Key Plan
3. Photo of 1845 Eglinton Ave. W. from Google Map
4. Applicant's letter

Attachment 1 Site Plan 1845 Eglinton Ave. W.

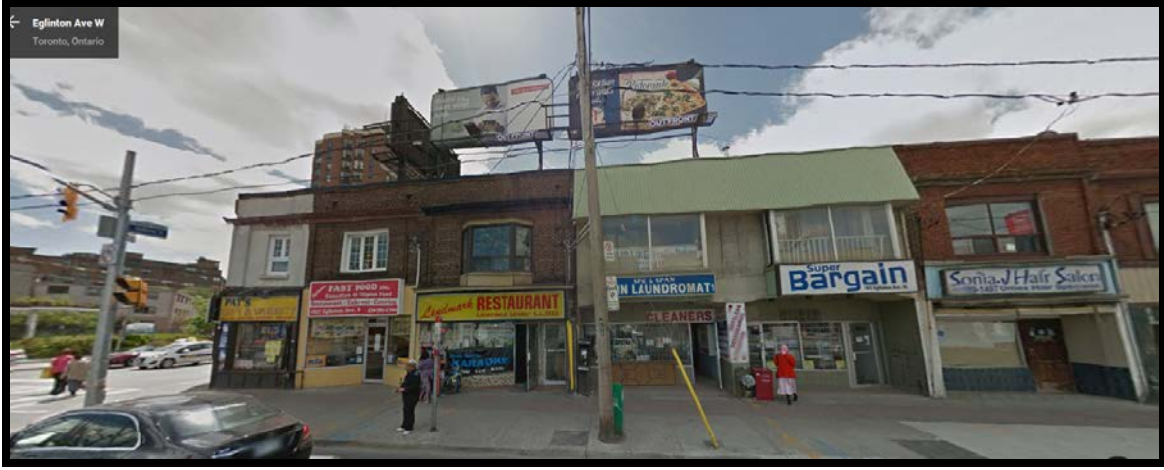


Attachment 2: Key Plan



Staff report for action – Demolition approval – 1845 Eglinton Ave W.

Attachment 3: Photo of 1845 Eglinton Ave. West from Google Map



Staff report for action – Demolition approval – 1845 Eglinton Ave W.

Attachment 4: Applicant's Letter



90 Eglinton Ave E
Toronto, Ontario, M4P 2Y3

April 18, 2016

Galina Veltman
Manager Plan Review
Etobicoke District
2 Civic Centre Court
Toronto, Ontario M9C 5A3

Dear Galina:

Eglinton Crosstown LRT: Demolition of 1845 Eglinton Ave. West, Toronto

Crosslinx Transit Solutions would like to provide the City of Toronto with information regarding the planned demolition of the structure located at 1845 Eglinton Ave. West in Toronto, Ontario. Demolition of this building is part of the large-scale Metrolinx Eglinton Crosstown LRT project consisting of a 19-kilometre light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. The Eglinton Crosstown LRT is one of the largest transit projects in the world and will transform regional transportation across the Greater Toronto Area.

Demolition of the building at 1845 Eglinton Ave. West will make way for the possible future development as requested by Metrolinx.

We are applying for a Demolition Permit in advance of the ultimate Building Permit because we need the site space for service building for the station. This is to undertake the installation of the shoring system and utility relocations for the Fairbank (Dufferin) Station.

Presently, the site comprises of a two storey commercial building with basement. Metrolinx is the registered owner of land and the site is currently vacant.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Larry Berti".

Larry Berti
Manager – Permits, Licenses and Approvals