Non-Residential Demolition Application –3484 Dundas St. W.

Date:  September 18, 2017  
To:  Etobicoke York Community Council  
From:  Acting Director, Toronto Building, Etobicoke York District  
Wards:  Ward 13 (Parkdale - High Park)

SUMMARY

This demolition permit application is submitted to City 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.

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.

On August 8th, 2017, Toronto Building received a demolition permit application to demolish two one storey vacant buildings located at 3484 Dundas Street West. A building permit application for a replacement building has not been received. The building is located within Ward 13 – Parkdale – High Park.

RECOMMENDATIONS

 Toronto Building recommends that the City Council give consideration to the demolition application for 3484 Dundas Street West and choose one of the following options:

1. Refuse the application to demolish the existing two one-storey small vacant buildings at 3484 Dundas St West because a building permit has not been issued for a replacement building on this site; or in the alternative

2. Approve the application to demolish the two one storey small buildings 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, 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; or

3. Approve the application to demolish the two one storey small vacant buildings without entering into a beautification agreement with the City subject to the following conditions:

   a) A construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official.
   b) All debris and rubble be removed immediately after demolition.
   c) Any holes on the property are backfilled with clean fill.

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 and are applicable law under the 2012 Ontario Building Code, Ontario Regulation 332/12. Applicable Law must be satisfied to enable the Chief Building Official to issue a building or demolition permit under S. 8.(2) of the Building Code Act, 1992 S.O. 1992, Chapter 23.

The existing buildings on the property have been vacant for a number of years and are causing concern to the property owner. As per the owner's letter attached, although structurally sound these vacant buildings may encouraged trespassers to utilize the structure. The owners did not provide any information regarding their plans for these lands.
COMMENTS

On August 8th, 2017, Daniel Campkin, of Priestly Demolition Inc., an agent for the owner submitted a demolition permit application to demolish two one storey with a total of 300 square meters buildings at 3484 Dundas St West.

The demolition application is being referred to City Council because the building is proposed to be demolished and the applicant has not applied for a permit to replace the buildings. The subject property is located in the former City of York, where as By-law No. 3102-95 and City of York, Bill Pr147 is applicable. This by-law requires Council to either issue the demolition permit without entering into a beatification 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 for an approval.

CONTACT

Galina Veltman, P.Eng.Manager, Plan Review.Etobicoke York District
T (416) 394-8072 F (416) 394- 8209 E-mail: galina.veltman@toronto.ca

SIGNATURE

Tim Crawford
Acting Director Toronto Building,
Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Zoning Map
3. The buildings to be demolished
4. Owner's letter
1. SITE PLAN
2. ZONING MAP
3. BUILDINGS TO BE DEMOLISHED
4. OWNER’S LETTER

3484 DUNDAS ST WEST LIMITED
95 St. Clair Avenue West, Suite 1403
Toronto, Ontario, M4V 1N6

Toronto City Hall
Toronto Building
12th Fl. E.,
100 Queen St. W.
Toronto ON M5H 2N

Attention: Ms. Galina Veltman

Re: 3484 Dundas Street West

This letter is to advise that we would like to demolish the building structures on the property due to liability and safety issues. The buildings, while structurally sound, are in poor condition and are not in use so we are concerned that trespassers may be encouraged to utilize the structure.

We believe this is a prudent course of action.

If you have any questions or concerns please feel free to contact me.

Regards,

Laurence Goldstein
416.728.9844
ASO