

STAFF REPORT ACTION REQUIRED

Non- Residential Demolition Application 8 Oak Street

Date:	December 15, 2016
To:	Etobicoke York Community Council
From:	Acting Director of Toronto Building
Wards:	Ward 11, York South-Weston
Reference Numbers:	File No. 2017 EY001 Folder No. 16 240256 DEM 00 DM

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 Oct 20th, 2016, Toronto Building received a demolition permit application to demolish a two storey office building located at 8 Oak Street. A building permit application for a replacement building has not been received. The building is located within Ward 11 – York South-Weston.

RECOMMENDATIONS

Toronto Building recommends that the City Council give consideration to the demolition application for 8 Oak Street and choose one of the following options:

1. Approve the application to demolish the two storey industrial building without entering into a beautification agreement with the City and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

ALTERNATIVE RECOMMENDATION

1. Approve the application to demolish the two storey industrial building 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.

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 Bylaw 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.

COMMENTS

On October 20th, 2016, Ingrid Engman of Priestly Demolition Inc., an agent for the owner submitted a demolition permit application to demolish a two storey, 167 square meters office building at 8 Oak Street. Other buildings located on the site are not being proposed to be demolished at this site. This site is owned by Satin Finish Hardwood Flooring (Ontario) Limited. In 2013 the owners applied for a rezoning of the property to allow residential developments.

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 building. 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 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 for an approval.

Site and Surrounding Area

The subject property is located south of Hwy 401, east of Weston Road and south of the CN lands. The property is subject to the York Zoning By-law 1-83 and is zoned PE-Prestige Employment Zone.

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

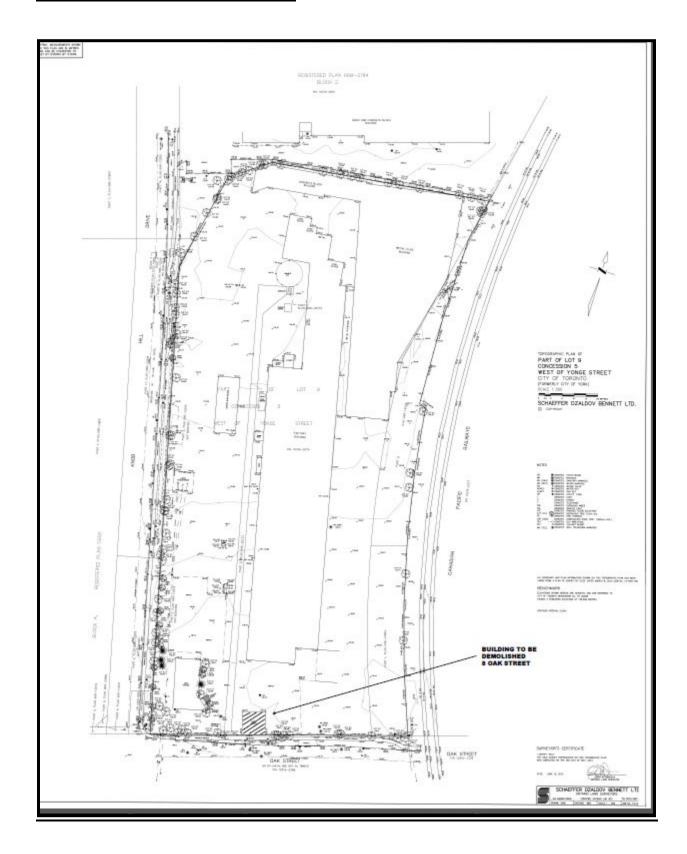
SIGNATURE

Tim Crawford Acting Director of Toronto Building Etobicoke York District

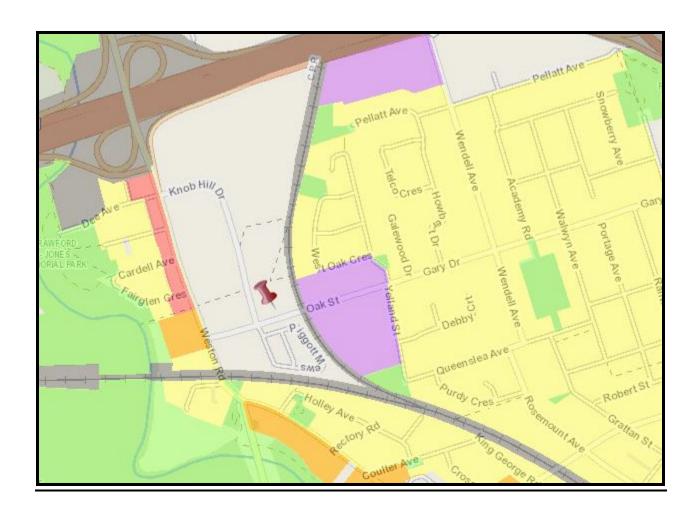
ATTACHMENTS

- 1. Site Plan 8 Oak Street
- 2. Key Plan
- 3. Photos of 8 Oak Street from Google Map

<u>Attachment 1 Site Plan – 8 Oak Street</u>



<u>Attachment 2 Key Plan – 8 Oak Street</u>



Attachment 3: Photos - 8 Oak Street, York, Ontario



