

Request to Demolish the Non-Residential Building at 1924-1928 Eglinton Avenue West

Date: January 17, 2020
To: North York Community Council
From: Director, Toronto Building, North York District
Wards: Ward 8 Eglinton - Lawrence

SUMMARY

This staff report is about a matter which must be referred to City Council for consideration and decision.

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 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.

RECOMMENDATIONS

Toronto Building Division recommends that City Council give consideration to the demolition application for 1924-1928 Eglinton Avenue West and decide to:

1. Approve the application to demolish the 2 storey building subject to the following conditions:
 - a. The owner agree to a beautification plan that is satisfactory to the Chief Planner, or their designate, and includes provision for the site to be backfilled with clean fill and installation of base landscaping;
 - b. The owner entering into a beautification agreement with the City that secures the beautification plan, in a form satisfactory to the City Solicitor;
 - c. The owner registering the beautification agreement on title to the property and providing proof of registration to the City Solicitor;

d. That a construction fence be erected in advance of demolition and maintained until the site has been backfilled, in accordance with Chapter 363 of the Municipal Code, if deemed appropriate by the Chief Building Official;

e. That all debris and rubble be removed immediately after the demolition; and,

f. That the site be maintained in accordance with the beautification plan agreed upon and secured by agreement.

2. Approve the application to demolish the 2 storey building with the following conditions:

a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;

b. That all debris and rubble be removed immediately after demolition;

c. That sod be laid on the site and that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and

d. That any holes on the property are backfilled with clean fill; or

3. Approve the application to demolish the 2 storey building without any conditions.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

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 August 13, 2019, Toronto Building received an application to demolish an existing non-residential building at 1924-1928 Eglinton Avenue West. In an email dated January 16, 2020, the applicant indicated that the building is a vacant 2 storey building previously consisting of retail uses on the ground floor and offices on the second floor. The property will be developed for an 8 storey mixed use building. Planning applications and building applications have been made and review is in progress. The applicant is requesting the demolition application to be approved without entering into a beautification agreement or conditions.

This application has been circulated to Urban Forestry and the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services has also confirmed that the property is not on any potential list.

The demolition application is being referred to City Council because the building proposed to be demolished is located in the former City of York and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, By-law 3102-95 requires Council to issue or issue with conditions, including the requirement for the owner to enter into a beautification agreement, the demolition permit.

CONTACT

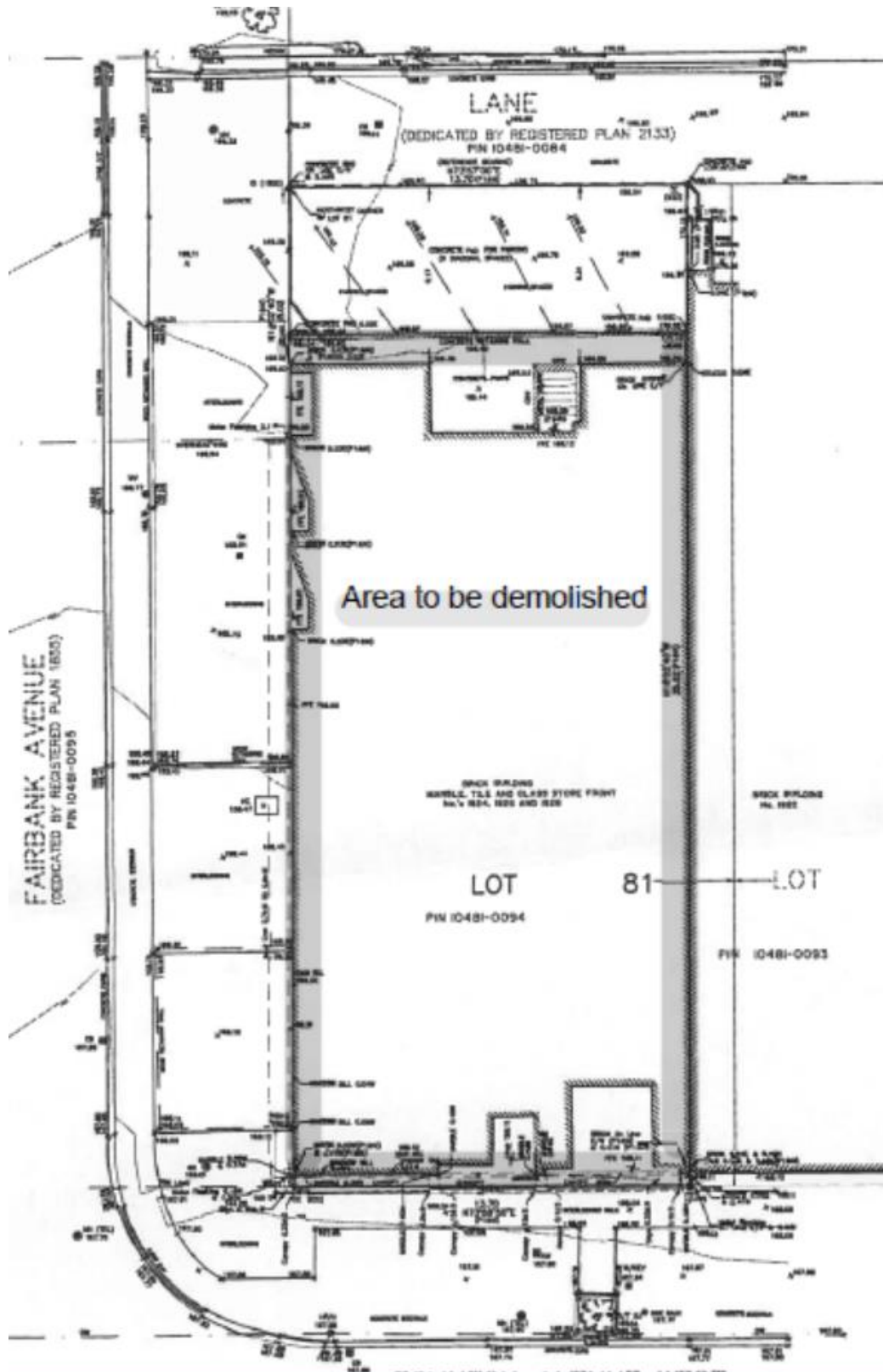
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SIGNATURE

Alan Shaw,
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Email from applicant



Attachment 1

From: Caitlin Allan [mailto:callan@bousfields.ca]
Sent: January-16-20 10:07 AM
To: Gene Lee <Gene.Lee@toronto.ca>
Cc: mwilliams@cliftonblake.com
Subject: 1924-1928 Eglinton

Gene,

As discussed, Clifton Blake is requesting that City Council approve the application to demolish the existing non-residential building on 1924-1928 Eglinton Avenue West ("the subject site"), pursuant to By-law 3102-95 of the former City of York without the owner entering into a beautification agreement with the City and without any conditions.

The subject site is currently occupied by a 2-storey non-residential building containing retail uses at grade and offices on the second level. The building is vacant and has been for over a year.

There is an active redevelopment application on the subject site and the demolition of the building is imminent. Clifton Blake wishes to demolish the building due to ongoing safety concerns. Even with security and boarding up the window, the site continues to be vandalized and broken into. In addition, receiving a demolition permit will allow for the early preparation for the replacement building, which is generally in keeping with the built form anticipated by the Eglinton Connects Planning Study. There are also economic advantages to receiving the demolition permit in order to reduce current security expenses on the vacant building. As this is going to be purpose-built rental building, addressing these matters help to maintain the economic feasibility of the project and ensure that can be built as rental.

A minor variance application was approved by the Committee of Adjustment on October 24, 2019 to permit an 8-storey mixed-use building on the site (file number A0543/19NY). An associated Site Plan Control application has been processed concurrently, first filed in February 2019 (file number 19 112144 NNY 08 SA). The most recent resubmission (third submission overall), filed in November 2019, is anticipated to have dealt with all outstanding comments so that a Planner can proceed to the issuance of the Notice of Approval Conditions and ultimately a Site Plan Agreement.

Please let me know if you require more information.

Kind regards,
Caitlin

Caitlin Allan
Associate
Bousfields Inc.

Attachment 2