

## **Request to Demolish the Non-Residential Building at 911X Castlefield Drive**

**Date:** June 25, 2020  
**To:** North York Community Council  
**From:** Director, Toronto Building, North York District  
**Wards:** Ward 8 Eglinton - Lawrence

### **SUMMARY**

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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**

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Toronto Building Division recommends that City Council give consideration to the demolition application for 911X Castlefield Drive and decide to:

1. Approve the application to demolish the single 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; or

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

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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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**

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On May 19, 2020, Toronto Building received an application to demolish an existing non-residential building at 911X Castlefield Drive. In a letter dated January May 28, 2020, the applicant indicated that the building is a small single storey building located inside the Fairbank Transformer Station complex. The building is no longer in use and the owner does not intend on replacing it.

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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Gene Lee, P.Eng,  
Manager, Plan Review,  
Tel: 416-395-7555; Fax: 416-696-4173  
E-mail: gene.lee@toronto.ca

## **SIGNATURE**

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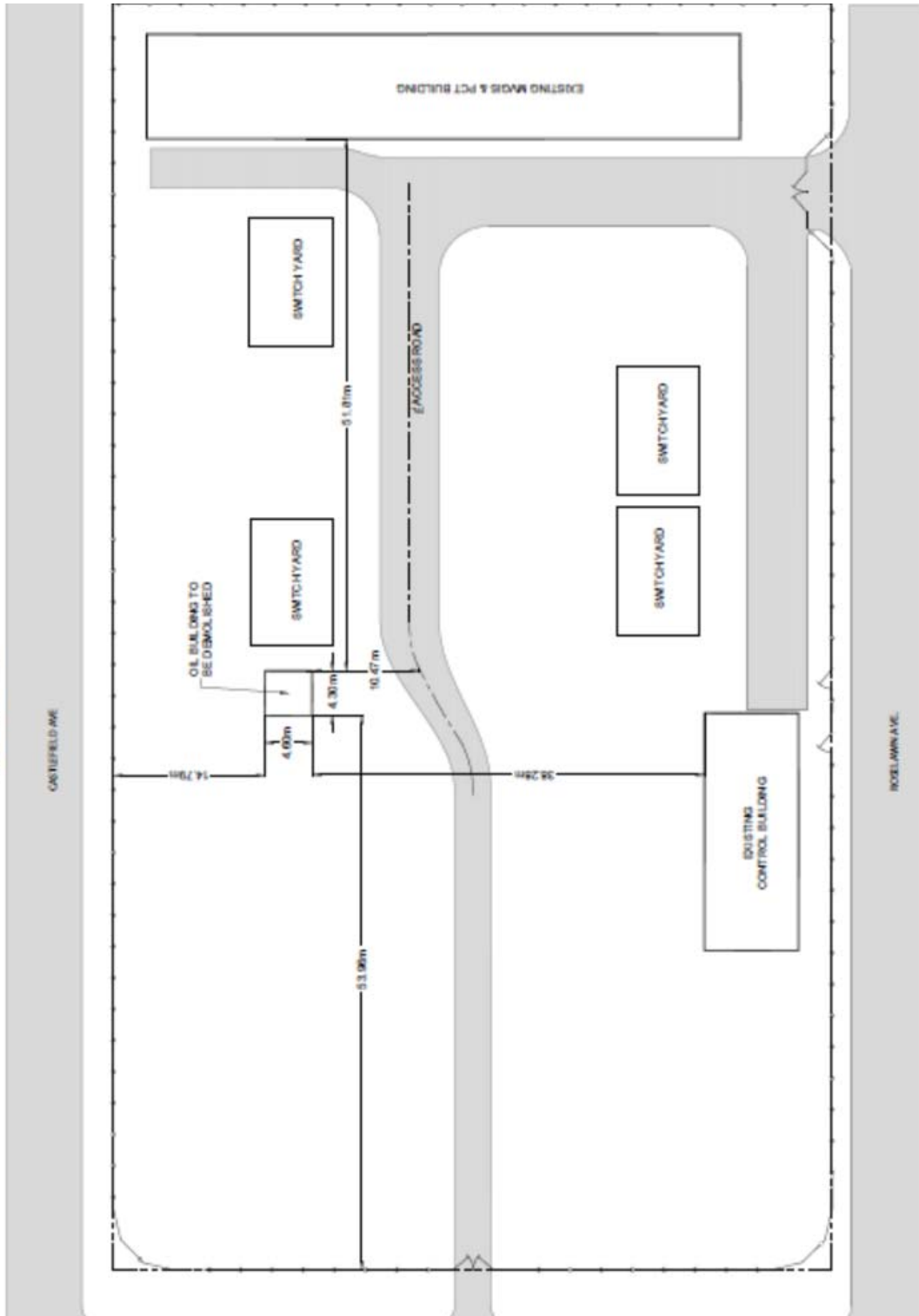
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Alan Shaw,  
Director and Deputy Chief Building Official  
Toronto Building,  
North York District

## **ATTACHMENTS**

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1. Site Plan
2. Email from applicant

DEMOLITION PERMIT SITE PLAN  
FAIRBANK T.S.



Attachment 1

Hydro One Networks Inc.  
483 Bay Street, 12<sup>th</sup> Floor  
Toronto, ON, M5G 2P5



Date: May 28, 2020

Attn: Gene Lee, P.Eng.  
Manager, Plan Review  
Toronto Building – City of Toronto  
North York Civic Centre, 1<sup>st</sup> Floor  
5100 Yonge St., Toronto, ON, M2N 5V7

Re: Oil Building Demolition at 911X Castlefield Ave. (Permit 20-146336-DEM)

Dear Gene,

This letter is in response to your request on May 28, 2020 concerning the former City of York demolition by-law for the proposed demolition of the former Oil Building at Fairbank Transformer Station (TS), located at 911X Castlefield Ave. (a.k.a. 950 Roselawn Ave.) in Toronto.

As mentioned above, Hydro One is planning to demolish the existing Oil Building; an industrial one-storey building that is no longer in use. It has a building area of 19 m<sup>2</sup>, approximate height of 3 m, and was constructed of metal walls and roof with a concrete foundation. Hydro One does not intend on replacing the building.

Building image:



The property is owned by Hydro One and is a critical power transforming station for the distribution of public electricity and servicing Toronto Hydro customers. Fairbank TS is currently undergoing construction and being upgraded to improve reliability in the local area.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Bronicki".

Patrick Bronicki  
Architectural Technologist  
Hydro One Networks Inc.

Attachment 2