

Non-Residential Demolition Application- 975 Weston Road

Date: August 20, 2021
To: Etobicoke York Community Council
From: Deputy Chief Building Official and Director,
Toronto Building, Etobicoke York District
Wards: Ward - 5 - York South-Weston

SUMMARY

This staff report is about a matter that shall be referred to City Council for consideration and final decision in respect of the former City of York By-law 3102-95.

In accordance with City of York, Special Demolition Control By-law 3102-95 and the City of York Act 1994 (No. 2), the application for demolition of an existing vacant one-storey non-residential building located on the lands municipally known as 975 Weston Road is being referred to City Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Etobicoke York District recommends that City Council give consideration to the demolition application for 975 Weston Rd, and decide to:

1. Refuse the application to demolish the vacant one-storey non-residential building because there is no permit application for a replacement building on the site;

OR

2. Approve the application to demolish the vacant non-residential one-storey building with the following conditions:

- a. the owner agree to a beautification plan that is satisfactory to the Chief Planner, or their designate, and include provisions to the site to be backfilled with clean fill and installation of base landscaping;
- b. the owner enter into a beautification agreement with the City that secures the beautification plan, in a form satisfactory of the City Solicitor;
- c. the owner must register the beautification agreement on title to the property and provide proof of registration to the City Solicitor;
- d. a construction fence be erected in advance of the demolition and maintained until the site has been backfilled, in accordance with Chapter 363, Article 7 of the Municipal Code, if deemed appropriate by the Chief Building Official;
- e. all debris and rubble be removed immediately after the demolition; and
- f. the site be maintained in accordance with the beautification plan agreed upon and secured by agreement.

OR

3. Approve the application to demolish the vacant non-residential one-storey building with the following conditions:

- a. 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. all debris and rubble be removed immediately after demolition;
- c. 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. any holes on the property are backfilled with clean fill.

OR

4. Approve the application to demolish the vacant non-residential one-storey building with no 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 (No. 2), 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. This property falls within the former City of York boundaries.

COMMENTS

On June 16, 2021, an application was submitted to Toronto Building for the demolition of a vacant non-residential one-storey building located at 975 Weston Road. A building permit application for a replacement building has not been submitted at this time. This request is to permit the demolition of the existing building in advance of a replacement building permit.

A review of the City's database reveals that a recent pre-consultation meeting was held City Planning on April 21, 2021. Details provided by the Owner indicate that the subject lands would form part of an assembly together with the adjacent vacant parcels at 955 Weston Road and 965-969 Weston Road upon which a new mid-rise residential development will be proposed. While a planning application for future development of the land assembly has not been submitted at this time, the Owner advises that it is their intention to submit a redevelopment proposal on or about September 10th, 2021.

In support of the request for demolition, a letter dated June 14, 2021 has been supplied by the Owner (975 Weston Road Development Inc.-Haven Developments) and identifies the following reasons for requesting a demolition permit at this time:

a. Environmental Investigation: In order to prepare their submission for Record of Site Condition (RSC) to the Ministry of Environment, Culture and Parks (MECP), they are required to complete comprehensive environmental investigations. This will require drilling and soil and ground water sampling on the property, including the ground under which the building is located.

b. Public Safety: The developer has received an Engineer's letter recommending demolition. In the Engineer's letter, the engineer stated, "we are of the opinion that, due to the lack of maintenance, the building has fallen into a state of disrepair and unsafe conditions many now be present (loss of structural integrity of the north wall, mould and rot of the wood roof elements). We are of the opinion that any attempt to repair the

structure would be hazardous to workers and, if the building remains as is, will eventually collapse. This collapse would also affect the safety of users of the roadway and/or sidewalk on Lambton Avenue".

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

Toronto Building staff have confirmed that the building is not presently subject to the Ontario Heritage Act nor are the lands located within an area regulated by the Toronto and Region Conservation Authority.

Toronto Building staff have additionally confirmed that the proposed demolition of the building is not located on a property within the Eglinton-Crosstown West Transit Corridor requiring permit approval from Metrolinx.

This application for demolition of the non-residential building is being referred to City Council because the site is located in the former City of York and contains a non-residential building that is proposed to be demolished where the owner has not obtained a permit to replace the buildings on the site at this time.

CONTACT

Tamer Mikhail, P.Eng.
Manager, Plan Review,
Etobicoke York District
T (416) 394-8010
E-mail: Tamer.Mikhail@toronto.ca

SIGNATURE

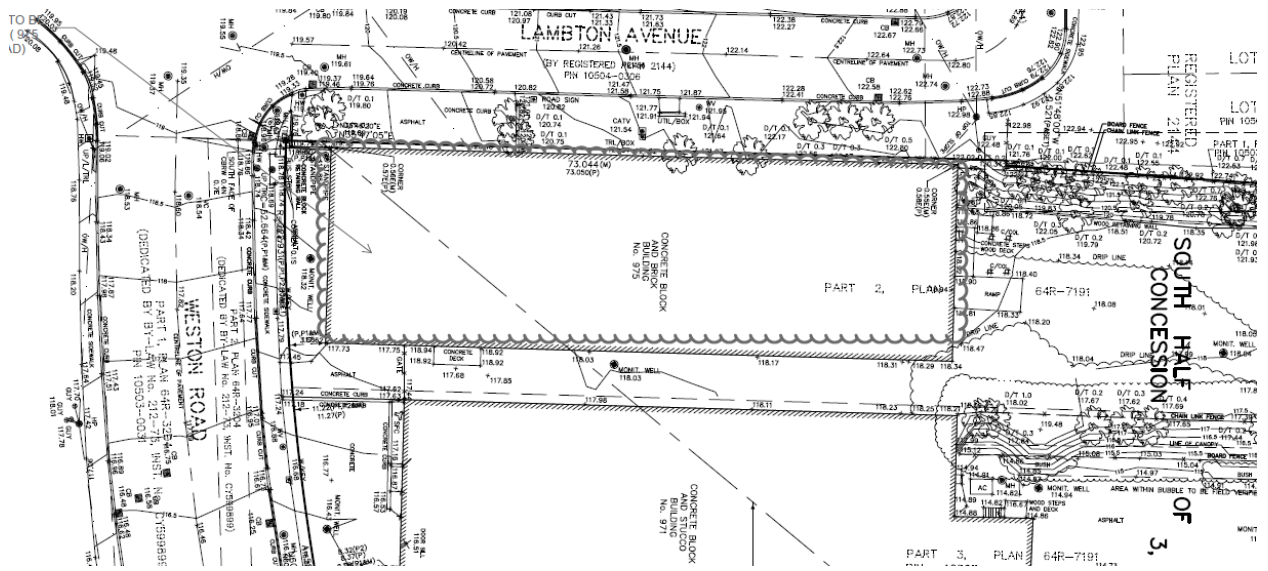
Sandra Burrows, P. Eng.
Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District

ATTACHMENTS

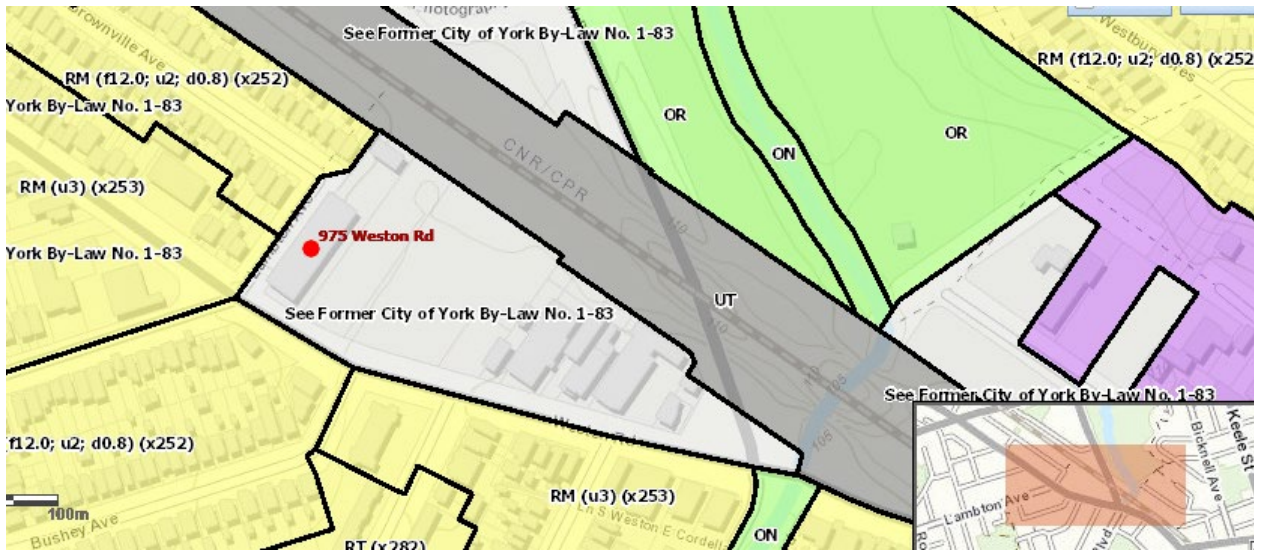
1. Site Plan

2. Zoning Map
3. Google Map - 975 Weston Rd
4. Applicant's letter (including Engineer's Report)

1. Site Plan



2. Zoning Map



3. Google Map - 975 Weston Rd.



4. Applicant's letter including an engineer letter.



SENT VIA EMAIL: TAMER.MIKHAIL@TORONTO.CA

Monday, June 14, 2021

Mr. Tamer Mikhail,
Manager, Plan Review at City of Toronto, Etobicoke York District,
2 Civic Centre Court, 1st Floor,
Toronto ON,
M9C2Y2

RE: MEMORANDUM FOR JUSTIFICATION OF DEMOLITION PERMIT FOR 975 WESTON RD, YORK, ON
M6N 3R4

Dear Mr. Tamer Mikhail,

975 Weston Road Development Inc. hereby requests that the Building Department, Etobicoke York Community Council and City Council grant us a demolition permit for the subject site located at 975 WESTON RD, YORK, ON M6N 3R4. As such, please accept this letter as support and justification for our request for a permit to demolition of the following non-residential property, which is in advance of a replacement building permit:

DEMOLITION ADDRESS:	DEMOLITION TYPE:
975 WESTON RD, YORK, ON M6N 3R4	NON-RESIDENTIAL

We understand that the site is within the area of Special Demolition Control under *By-law 3102-95*, and to this effect, the demolition permit applications are being referred to the Etobicoke York Community Council. It is requested that this item is considered at Community Council as early as possible to ensure the viability of the in the development.

We require a demolition permit, in advance, of a replacement building permit for the following reasons:

1. **ENVIRONMENTAL INVESTIGATION:**

- The demolition of the 975 Weston Road is required at this time to permit unrestricted access to the lands to advance our comprehensive environmental investigations related to the preparation of a Record of Site Condition (RSC) for the subject site. This environmental work program of drilling; soil and ground water sampling, will be required as we plan to redevelop the site in the next couple of months and will be making a formal submission to City Planning for the subject site. It is critical to proceed with demolition and environmental site work as soon as possible for the subject site. To this effect, any delay in the issuance of the demolition permit will directly delay financing approval and the subsequent start date for construction for the redevelopment of the site.

2. **PUBLIC SAFETY:**

- It is our opinion, along with our structural engineering consultant, the vacant building and its apparent that the structure has fallen into such disrepair that has become a public safety concern. The building has fallen into a state of disrepair and unsafe conditions may now be present, such as the

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loss of structural integrity of the north wall, mold, and rot of the wood roof elements. We are of the opinion that any attempt to repair the structure would be hazardous to workers and, if the building remains as is, will eventually collapse. This collapse would also affect the safety of users of the roadway and/or sidewalk on Lambton Avenue.

As such, we will ensure minimal impact will occur to the community with our demolition activities, it is important that the existing building be demolished, and the site be cleared.

The site will be cleared and protected with the use of fencing and hoarding around the site. 975 Weston Road Development Inc. will install, and erect construction fencing in accordance with the provisions of the *Municipal Code, Chapter 363, Article III*, and we will carry out the demolition work in the following manner:

- a. That all debris and rubble be removed from the site immediately after demolition.
- b. That any holes on the property resulting from the demolition of the buildings or resulting from the proposed investigation of soil conditions and environmental site remediation are backfilled with clean fill.
- 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

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



DANIEL TEPERMAN
PROJECT MANAGER FOR 975 WESTON ROAD DEVELOPMENT INC.



1220 Sheppard Ave. E.
Suite 402
Toronto, ON M2K 2S5
CONSULTING STRUCTURAL ENGINEERS
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June 10, 2021

Project No.: 2021-126

975 WESTON ROAD DEVELOPMENT INC.
1275 Finch Avenue West, Unit 803
Toronto, Ontario, M3J 0L5

Attention: Daniel Teperman, Project Manager

Re: Review of Demolition of Existing Structure
975 Weston Road, Toronto

We are writing to confirm that Sigmund Soudack & Associates Inc. will be the engineer of record in regard to the demolition of existing structure at this development. In this regard a site visit was performed by Mr. Ed Brencis, P. Eng. with Sigmund Soudack & Associates Inc., on May 21, 2021.

The building is a 1 level structure with no basement.

The structure was constructed in the 1950's (refer to photograph numbered 1).

The structure is currently vacant. Previously, we understand, it had been used as a custom kitchen cabinet manufacturing facility.

The total size of the building is approximately 1180 square metres.

Based on our site review, we understand that the structures were built using the following components:

- Cast in place concrete floor slab on grade.
- Masonry perimeter foundation walls.
- Structural frame is interior steel columns and wood/steel beams (refer to photograph numbered 2) and the exterior supporting walls are concrete block.
- The exterior walls are masonry on the front face with the block walls being exposed on the other faces (refer to photographs numbered 1 and 3).
- The roof structure is wood joists and wood decking resting on the steel frame.

At the rear of the property there is a steel storage shed covering approximately 110 square metres (refer to photographs numbered 4 and 5).

Sigmund Soudack & Associates Inc is of the opinion that there are no prestressed or post tension cables in the structures to be demolished at 975 Weston Road, Toronto, Ontario.

We would note that the north wall of the building retains the soil adjacent to the side street (Lambton Avenue) which is at a higher elevation than Weston Road at the entrance to the building (refer to photographs numbered 6 and 7).

It appears that the building has been vacant for an extended period of time. There are many areas of water ingress through the roof with areas of ponding of water on the floor slab. There are areas of mold growth on the wood elements forming the roof structure.

In addition, the north wall of the building has undergone some lateral movement due to the pressure of the adjacent soil. When the building was in use, there would have been heat loss through the wall into the adjacent soil, keeping the soil from freezing during the winter months.

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SOUDACK.COM

However, since the building has not been heated, the adjacent soil would have been saturated and then froze, exerting additional lateral pressure on this wall.

We are of the opinion that, due to the lack of maintenance, the building has fallen into a state of disrepair and unsafe conditions may now be present (loss of structural integrity of the north wall, mold and rot of the wood roof elements). We are of the opinion that any attempt to repair the structure would be hazardous to workers and, if the building remains as is, will eventually collapse. This collapse would also affect the safety of users of the roadway and/or sidewalk on Lambton Avenue.

We recommend that the demolition procedures will be as follows:

- Install perimeter hoarding.
- Disconnect all services (electrical, mechanical etc.) including exterior services attached to the subject buildings.
- Complete all removals of hazardous materials.
- Remove all interior finishes, etc., sort and dispose off site.
- Carefully remove by 'hand demolition' any portions of the structure that is adjacent to the street.
- Remove the existing structures in sections with excavator equipped with grapple or shears.
- Sort and remove all debris and rubble from site.
- Concrete and masonry debris will be utilized to provide a level surface at the completion of the project.

For ease of access the demolition work will likely be carried out from east to west. Care will be required to work from the top down to ensure the stability of the structures are maintained.

The north wall will require to be removed in sections and material will have to be placed to maintain the stability of the adjacent soil besides the sidewalk on Lambton Avenue.

The above procedure is based on the information available at the time of this inspection. We require timely notification should unforeseen conditions require changes to the above procedures and written acceptance by our firm must be received prior to implementation of such changes.

The above procedure relates to the structural removal of these units. A separate Job Safety Analysis is mandatory for such projects. This analysis should be carried out by a member of your Health and Safety department with a CRSP designation.

Should you have any questions, or require any additional information, please contact the undersigned.

Yours truly,
SIGMUND SOUDACK & ASSOCIATES INC.



Ed Brencis, P.Eng.
EB:ms



PHOTO NUMBER 1: Front view of 975 Weston Road



PHOTO NUMBER 2: Interior view of structure.



PHOTO NUMBER 3: Rear (east face) of building



PHOTO NUMBER 4: Steel shed at rear of property



PHOTO NUMBER 5: Interior view of steel shed



PHOTO NUMBER 6: North exterior wall and adjacent street sloping up.



PHOTO NUMBER 7: North exterior wall at east end. Adjacent grade is near elevation of roof of building