

Non-Residential Demolition Application- 971 Weston Road

Date: March 25, 2022
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 two-storey non-residential building located on the lands municipally known as 971 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 971 Weston Rd, and decide to:

1. Refuse the application to demolish the vacant two-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 two-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 two-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 two-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 February 23, 2022, a demolition application was submitted to Toronto Building for the demolition of a vacant non-residential one-storey industrial building located at 971 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 an Official Plan Amendment application, Zoning By-law Amendment application and a Site Plan Approval application were submitted for the properties located between 955-975 Weston Rd in the fall of 2021. The subject lands at 971 Weston Road form part of a land assembly of properties between 955-975 Weston Road upon which a redevelopment proposal has been received to construct a mid-rise 11 storey building containing 617 residential units.

In support of the request for demolition, a letter dated February 10, 2022 has been supplied by the Owner (971 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 the

building has fallen into a state of disrepair and unsafe conditions may now be present (loss of structural integrity of the foundation walls and footings, 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 Weston Road.

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.

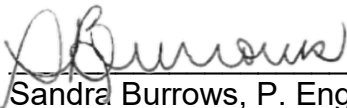
Toronto Building staff have additionally confirmed that the proposed demolition of the building is not located on a property within the Eglinton-Crosstown West Transit Corridor requiring permit approval from Metrolinx.

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. A similar recommendation for the demolition of 975 Weston Road was reviewed and adopted by City Council at its meeting on October 1, 2021.

CONTACT

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

SIGNATURE

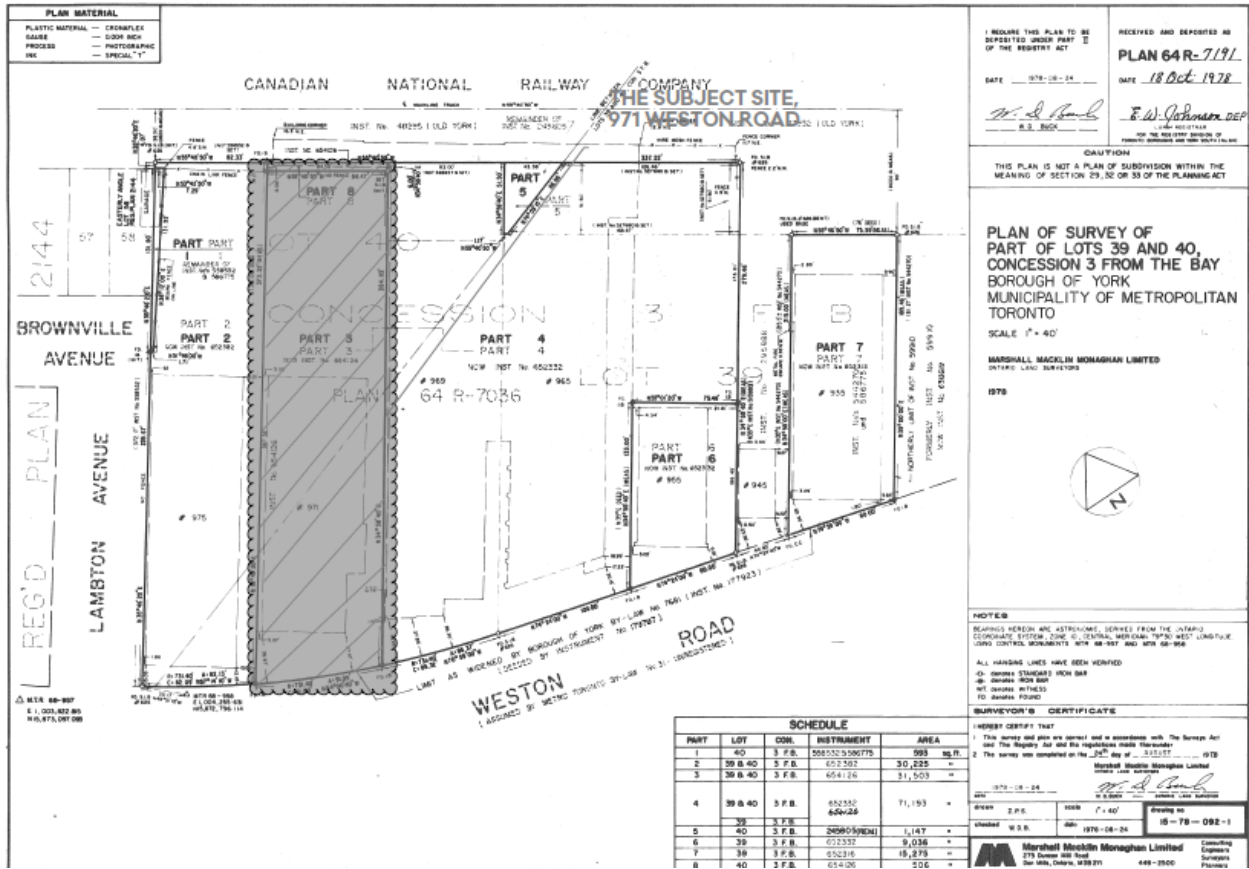


Sandra Burrows, P. Eng.
Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District
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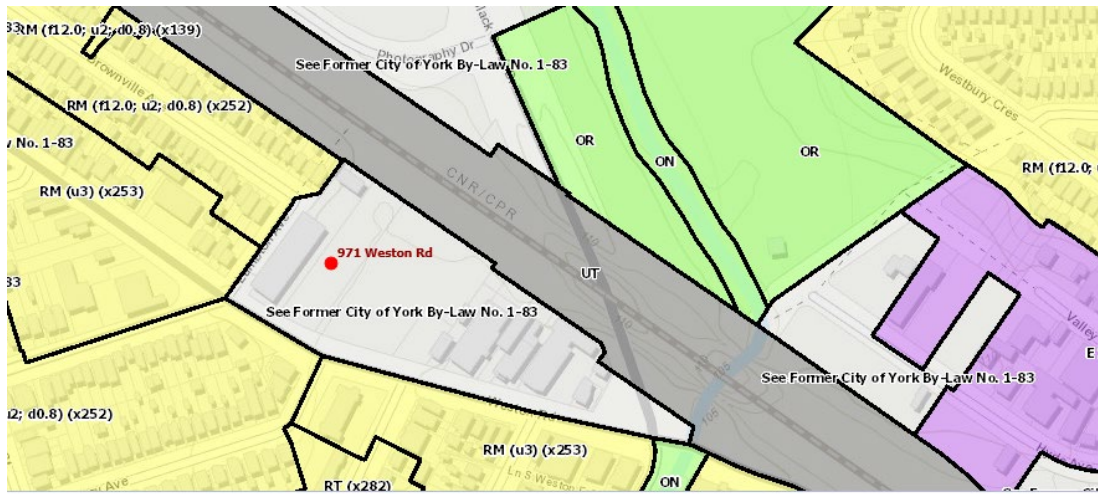
ATTACHMENTS

1. Site Plan
2. Zoning Map
3. Google Map
4. Applicant's letter
5. Engineer's Report

1. Site Plan



2. Zoning Map



3. Google Map - 971 Weston Rd.



4. Applicant's letter.

5. Engineer's Reports