



SENT VIA EMAIL: TAMER.MIKHAIL@TORONTO.CA

Thursday, February 10, 2022

Mr. Tamer Mikhail,
Manager, Plan Review at City of Toronto, Etobicoke York District,
2 Civic Centre Court, 1st Floor,
Toronto ON,
M9C 2Y2

RE: MEMORANDUM FOR JUSTIFICATION OF DEMOLITION PERMIT 971 WESTON RD, YORK, ON M6N 3R4

Dear Mr. Tamer Mikhail,

In accordance with City of York, Special Demolition Control By-law 3102-95, and the City of York Act 1994 (No. 2), 971 WESTON ROAD DEVELOPMENT INC. is hereby requesting for demolition approval of an existing vacant two-storey non-residential building located on the lands municipally known as 971 Weston Road. On October 21st, 2021, an Official Plan Amendment, Zoning Bylaw Amendment, and Site Plan Control application was submitted to City Planning for the redevelopment of the site; the City Application # 21 228762 WET O5 OZ and City Application # 21 228761 WET O5 SA.

As such, we request that this application be is being referred to City Council to 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 971 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 971 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:
971 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 referred to the Etobicoke York Community Council. We are requesting 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 971 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 and our other property located next to 971 Weston Road, which is located at 975 Weston Road (Demolition Permit # 21 171195 DEM OO DM). This environmental work program of drilling; soil and ground water sampling and this geotechnical investigation must be completed prior to developing the design for the foundation and support of the building, as unanticipated footing conditions may alter the design of the building.
- 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. COMPRISED STRUCTURAL INTEGRITY OF THE BUILDING:

- The building has fallen into a state of disrepair and unsafe conditions may now be present, which is due to the loss of structural integrity of the foundation walls and footings, mold, and rot of the wood roof elements. Our Structural Engineering Consultant, SIGMUND SOUDACK & ASSOCIATES INC. have informed us 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 building has been vacant for a while, and there are many areas of water ingress through the roof and exterior walls with areas of ponding of water on the floor slab.
- The structural steel posts are deteriorated.
- There are areas of mold growth on the wood elements forming the roof structure.
- In addition, the property has been subject to on-going trespassing and building material theft. The building has had a couple of situations where it was utilized for illicit activities and are of concern. There are some potential structural and fire hazards which were noticed during our routine investigation for the building.

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.

DEMOLITION PROCEDURE FOR 971 WESTON ROAD:

The site will be cleared and protected with the use of fencing and hoarding around the site. **971 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
SENIOR DEVELOPMENT MANAGER FOR 971 WESTON ROAD DEVELOPMENT INC.



APPENDIX A:

