

Non-Residential Demolition Application – 463 Vaughan Road

Date: February 03, 2023
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 12 (Toronto - St. Paul's)

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. Demolition permit application #22 240410 DEM 00 DM is submitted to Community 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 gives consideration to the demolition application for 463 Vaughan Road, and decide to:

1. Approve the application to demolish the existing 1-storey car dealership subject to the following conditions:
 - a. The owner agrees 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 existing 1-storey car dealership 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 existing 1-storey car dealership 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 December 16, 2022, Toronto Building received an application #22 240410 DEM 00 DM to demolish an existing non-residential building at 463 Vaughan Road. In a letter dated January 31, 2023, attachment 3, the applicant stated that the building that would be demolished is a single storey building used as a car dealership/service station. The applicant described the building structure condition as unsafe, unhealthy and unsecure and recommended the demolition of the building to mitigate potential risk of damage and safety impact on the neighborhood. The owner intends to undertake land remediation/cleanup in preparation for future residential or mixed commercial/residential use.

This application has been circulated to the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act.

The land is not within a Toronto and Region Conservation Authority regulated area.

The demolition application is being referred to City Council because the building proposed to be demolished is located in the former City of York, the owner did not submit a building permit application for a replacement building or to redevelop the site. In such cases, Bylaw 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

Diana Yacoub, Manager, Plan Review Manager
Toronto and East York District
T (416) 395-7534
E-mail: Diana.Yacoub@toronto.ca

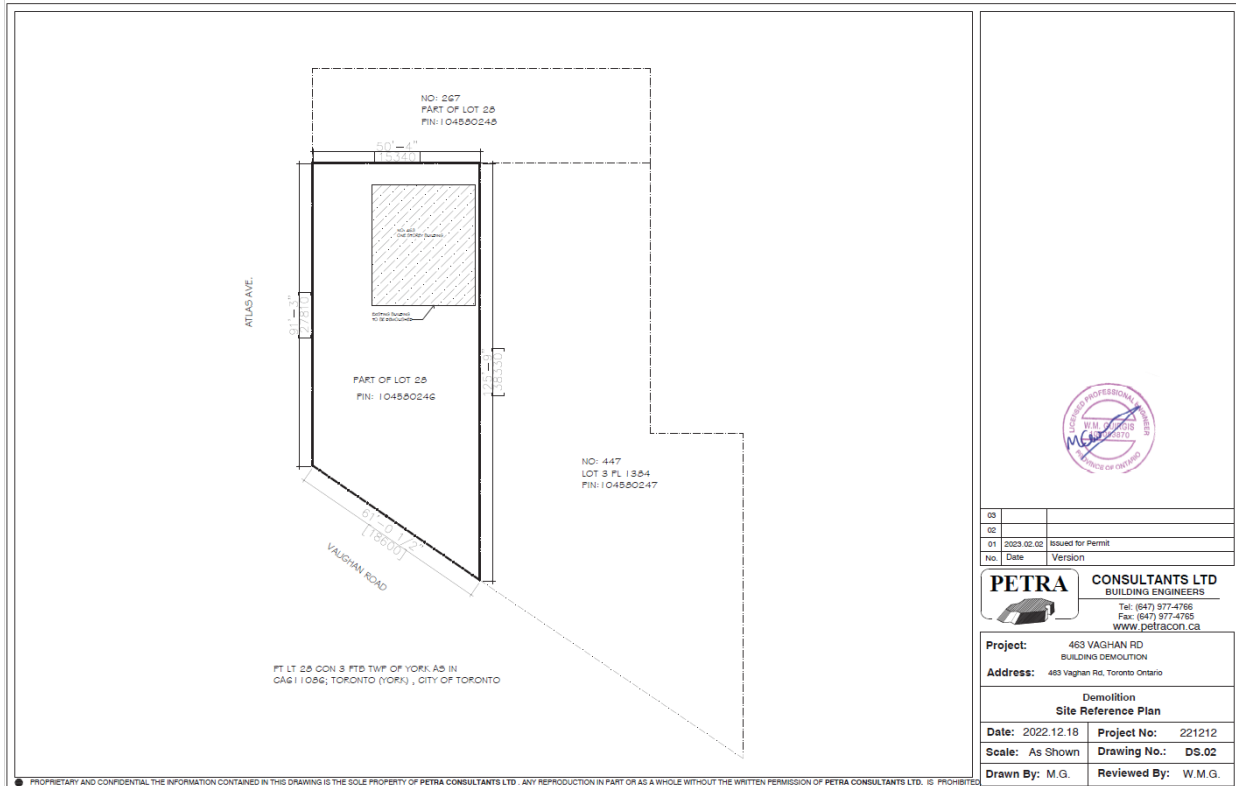
SIGNATURE

Bill Stamatopoulos
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Site Plan
2. Google Street View
3. Letter from applicant

1. Site Plan



03	
02	
01	Issued for Permit
No.	Date
	Version

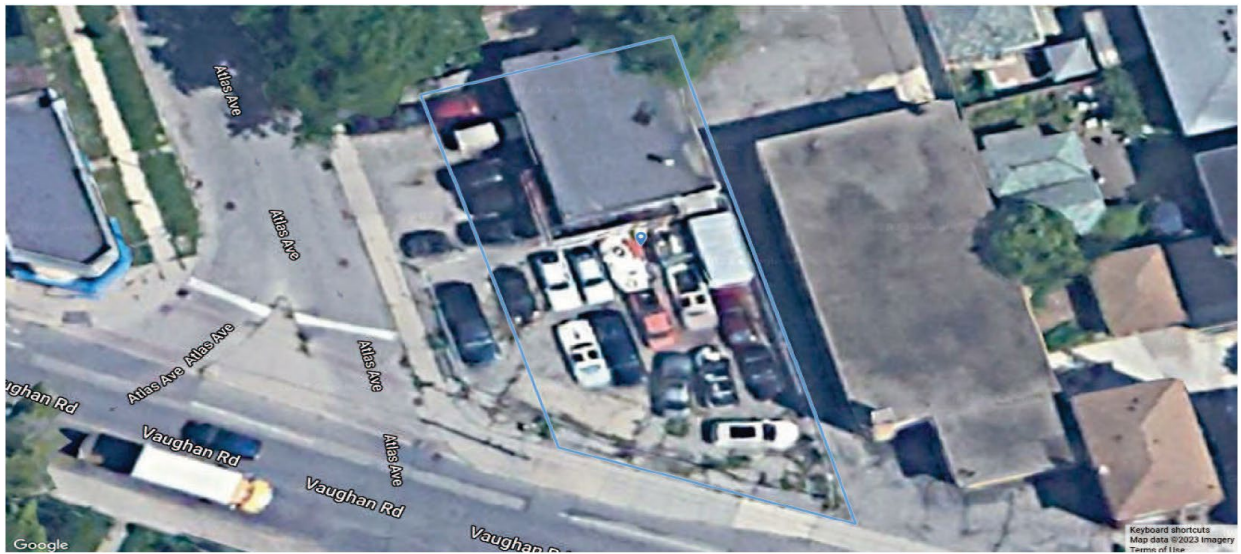
PETRA CONSULTANTS LTD
BUILDING ENGINEERS
Tel: (647) 977-4765
Fax: (647) 977-4765
www.petracon.ca

Project: 463 VAGHAN RD
BUILDING DEMOLITION
Address: 463 Vaughan Rd, Toronto Ontario

Demolition Site Reference Plan	
Date: 2022.12.18	Project No.: 221212
Scale: As Shown	Drawing No.: DS.02
Drawn By: M.G.	Reviewed By: W.M.G.

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF PETRA CONSULTANTS LTD. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF PETRA CONSULTANTS LTD. IS PROHIBITED.

2. Google Street View



3. Letter from Applicant

petra consultants ltd

BUILDING ENGINEERS

www.petracon.ca

221212

January 31, 2023

City of Toronto
100 Queen St W, A17
Toronto, ON M5H2N2

Attention: Mr. Josh Matlow
Ward 12 Councillor
Toronto St Paul's

c/o: Property Owner
463 Vaughan Limited
Ms. Shadi Arani, CEO

Re: Condition Assessment
Commercial Building
463 Vaughan Rd
Toronto Ontario

Dear Sir:

Petra Consultants Ltd visited the property located at the above noted address to conduct visual inspection/investigation of the general condition and to address concerns of the owners that may arise and affect the neighbourhood. Photos were taken during our review (enclosed within the report)

We summarize our findings and recommendations over the following Report.

GENERAL DESCRIPTION

- Use was car dealer/service station.
- Building Height is one-storey (no basement)
- Roof is wood structure with load bearing walls.
- At the time of inspection, the building was vacant/shuttered.

#104- 93 Dundas St E Mississauga ON L5C1E4,

petra consultants ltd

BUILDING ENGINEERS
www.petracon.ca

Assessment Report
Commercial Property
463 Vaughan Rd
Toronto Ontario

EXISTING CONDITIONS

At the time of inspection, the following have been observed:

- It appears that the facility/building has not been in use for a while.
- Roof waterproofing/insulation affected by water infiltration, triggering health concerns.
- Idle HVAC Ductwork may house mould and bacteria representing other health hazards.
- Some windows & overhead doors were broken exposing the place to weather conditions.
- Roof timber construction condition will be deteriorating given the factors listed herein.
- Mould and wood rot are potential on the wall/roof framing as well as the entire structure.
- Piles of tires/dirt outside are accumulating being known not in control is fire/safety peril.
- Wandering around (potential invasive) for illegal activity represent community hazard.

OBSERVATION

Based on the above we conclude the following:

- The building/structure is in general unsafe, unhealthy, and unsecure condition.
- Structural components if compromised may result in unknown out of control instability.
- Mould and Rot in wood structure if progressing, are very difficult to treat at any stage.
- Structure would have to be virtually demolished to remove/replace any damage.
- Owners' response to neighbourhood concerns is a community perspective.

PROJECT PROSPECTIVE

The following information are projected:

- The future use of the property is anticipated mix commercial/residential clean use.
- Given the previous use was car service station, land contamination may be present.
- Testing including bore holes, is required to confirm if land contamination is existing.
- Removal of the building will provide better testing conditions for more accurate results.
- In case contamination exists, excavation for land remediation and cleanup are required.
- Studies/Plans preparation/discussion/updates for future use is quite lengthy operation.
- Interim use proposed by the owner would be clean public/private park/parking lot.

RECOMMENDATION

Based on our conclusions we recommend the following:

- The subject building represents health and safety hazards.
- Demolition/Removal of the building being planned sooner or later, the sooner the better.
- In order to mitigate potential liability, demolition of the structure is recommended, following the Ontario Building Code requirements and best engineering practice.

petra consultants ltd

BUILDING ENGINEERS
www.petracon.ca

Assessment Report
Commercial Property
463 Vaughan Rd
Toronto Ontario

We trust that the above is sufficient for your current needs, however if you have any questions do not hesitate to contact our office.

Yours truly,
Petra Consultants Ltd.



Mike Guirgis, P.Eng.
Principal, BCIN 23308