

## **Non-Residential Demolition Applications - 175 and 185 Eileen Avenue**

**Date:** September 5, 2024

**To:** Etobicoke York Community Council

**From:** Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District

**Wards:** Ward 5 (York South-Weston)

### **SUMMARY**

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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 applications for demolition of the existing industrial buildings located on the lands municipally known as 175 Eileen Avenue and 185 Eileen Avenue is submitted to City Council for consideration and decision to grant or grant with conditions, approval of the demolition permit applications, 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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The Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District recommends that City Council gives consideration to the demolition applications for 175 and 185 Eileen Avenue, and decide to:

1. Approve the applications to demolish the existing one-storey industrial buildings 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 applications to demolish the existing one-story industrial buildings 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 applications to demolish the existing one-story industrial buildings 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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There is no decision history for this property.

## **COMMENTS**

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On June 25, 2024, the following demolition applications were submitted to Toronto Building for the demolition of non-residential one-story industrial buildings located at 175 and 185 Eileen Avenue.

- 175 Eileen Avenue – 24 169816 DEM 00 DM

- 185 Eileen Avenue – 24 169823 DEM 00 DM

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 industrial buildings to redevelop the site to construct 58 back-to-back townhouses in two blocks.

The 3rd planning resubmission is currently in circulation. NOAC has not been issued. In support of the request for demolition, a letter has been supplied by TFC Developments Inc., and is attached here as attachment 4.

The applications for the demolition have been circulated to the Ward Councillor.

These applications for demolition of the non-residential buildings are being referred to City Council because the site is located in the former City of York and contains non-residential buildings 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**

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Plan Review Manager  
Etobicoke York District  
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E-mail: [Sam.Sarkhosh@toronto.ca](mailto:Sam.Sarkhosh@toronto.ca)

## **SIGNATURE**

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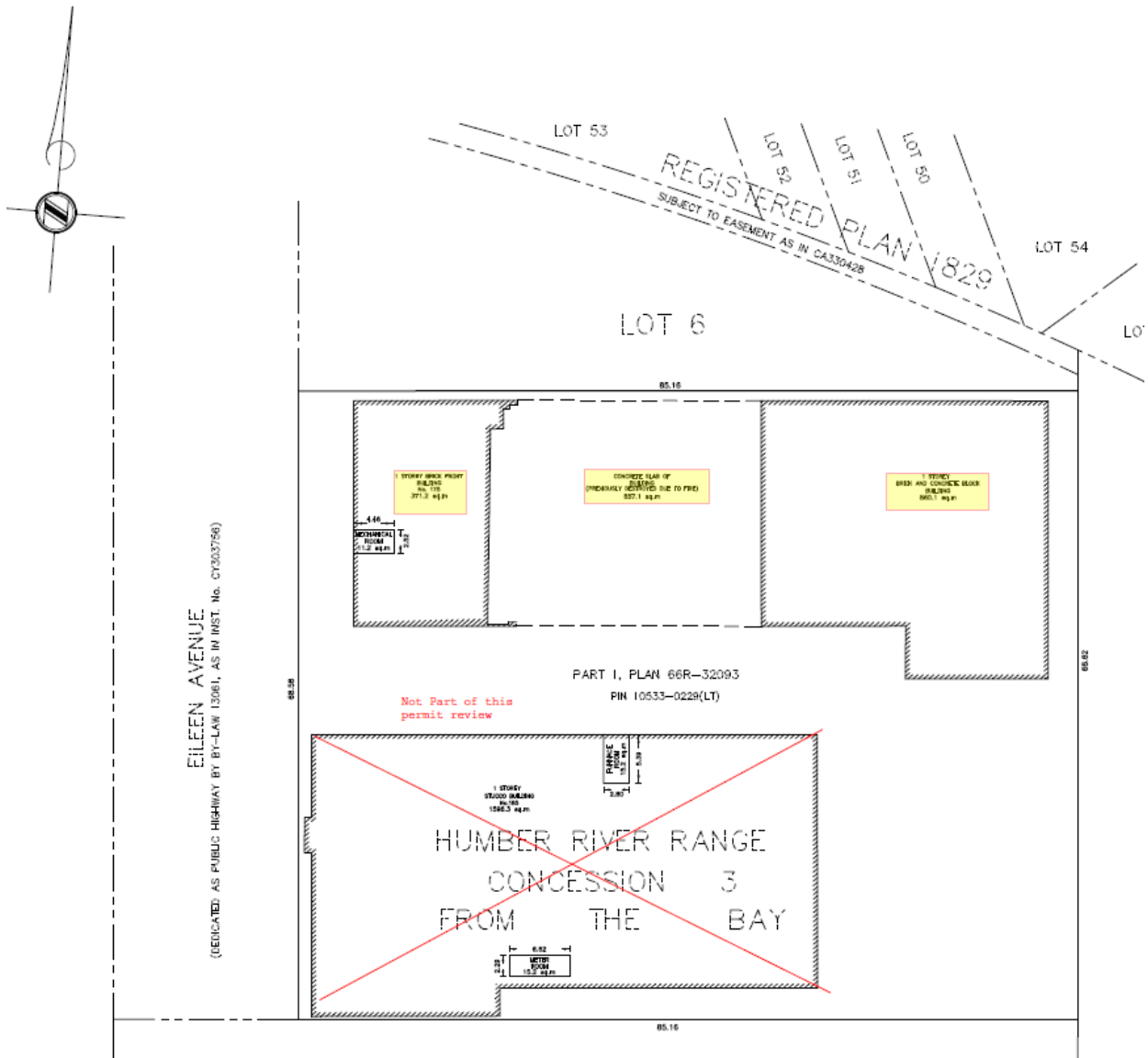
Frank Stirpe  
Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District

## **ATTACHMENTS**

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Attachment 1 - Site Plan  
Attachment 2 - Google Map  
Attachment 3 - Photos  
Attachment 4 - Applicant's letter

Attachment 1 - Site Plan-175 and 185 Eileen Avenue.



Attachment 2 - Google Map-175 and 185 Eileen Avenue.



Attachment 3 - Photos





## Attachment 4 - Applicant's Letter



August 7, 2024

Toronto Building Plan Review  
Etobicoke-York District  
55 John Street, 22<sup>nd</sup> Floor  
Toronto, ON  
M5V 3C6

Sent via email: [Sam.Sarkhoshi@toronto.ca](mailto:Sam.Sarkhoshi@toronto.ca)

**Attention:** Sam Sarkhosh, Manager of Plan Review

**Re:** Demolition Permit Request Letter  
24-169816 DEM & 24-169823 DEM  
175 & 185 Eileen Avenue – TFC Developments Inc.

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TFC Developments Inc. owns lands located at 175 and 185 Eileen Avenue (the "Subject Lands"), within the City of Toronto.

TFC Developments Inc. have made demolition permit applications for the buildings at 175 and 185 Eileen Avenue and have provided all required information and materials for the permits. TFC Developments Inc. have not been renewing leases, tenants are moving out and the buildings will be fully vacant by September or shortly thereafter. For safety reasons and to avoid vandalism, rather than leave the buildings vacant throughout the winter and risk break in's, it would be better to demolish the buildings in advance of receiving the replacement building permit. Since the Subject Lands fall under the former Municipality of York, we are making a formal request to Council herein, that the demolition permits be issued in advance of the replacement building permit.

Sincerely,

**TFC DEVELOPMENTS INC.**