

Non-Residential Demolition Application- 1736 and 1746 Weston Road

Date: April 2, 2025

To: Etobicoke York Community Council

From: Director and Deputy Chief Building Official Toronto Building

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 applications for demolition of the existing commercial buildings located on the lands municipally known as 1736 and 1746 Weston Road are being referred to City Council to grant or grant with conditions the demolition applications, 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 recommends that City Council gives consideration to the demolition applications for 1736 and 1746 Weston Road and decide to:

1. Approve the applications to demolish the existing commercial 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 commercial 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 62911; and
 - d. That any holes on the property are backfilled with clean fill; or
3. Approve the applications to demolish the existing commercial buildings 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 November 28 and November 29, 2024, demolition applications were submitted to Toronto Building for the demolition of 2 commercial buildings located at 1736 Weston Road (24 244552 DEM 00 DM) and 1746 Weston Road (24 244965 DEM 00 DM).

This request is to permit the demolition of the existing buildings to redevelop the site to permit a 38-storey mixed use building with a 7-storey podium, containing 421 residential units. A building permit application for a replacement building has not been submitted at this time.

In support of the request for demolition, a letter has been supplied by Arkfield real estate investment group and is attached here as attachment 4.

The subject buildings are neither listed nor designated under the Ontario Heritage Act. The lands are not within a Toronto and Region Conservation Authority regulated area.

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

CONTACT

Sam Sarkhosh, P.Eng. Plan Review Manager City of Toronto
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E-mail: Sam.Sarkhosh@toronto.ca

SIGNATURE

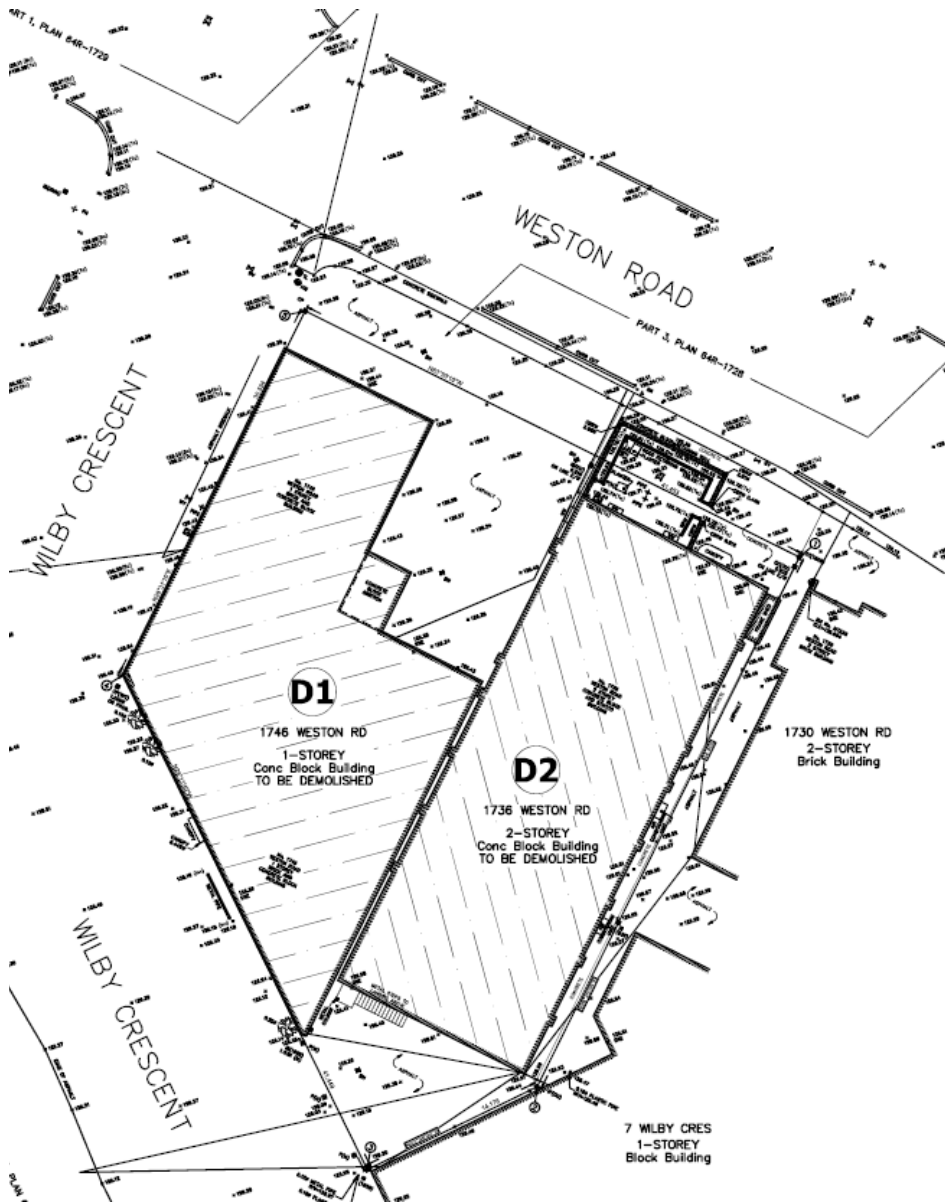
Frank Stirpe
Director and Deputy Chief Building Official Toronto Building

ATTACHMENTS

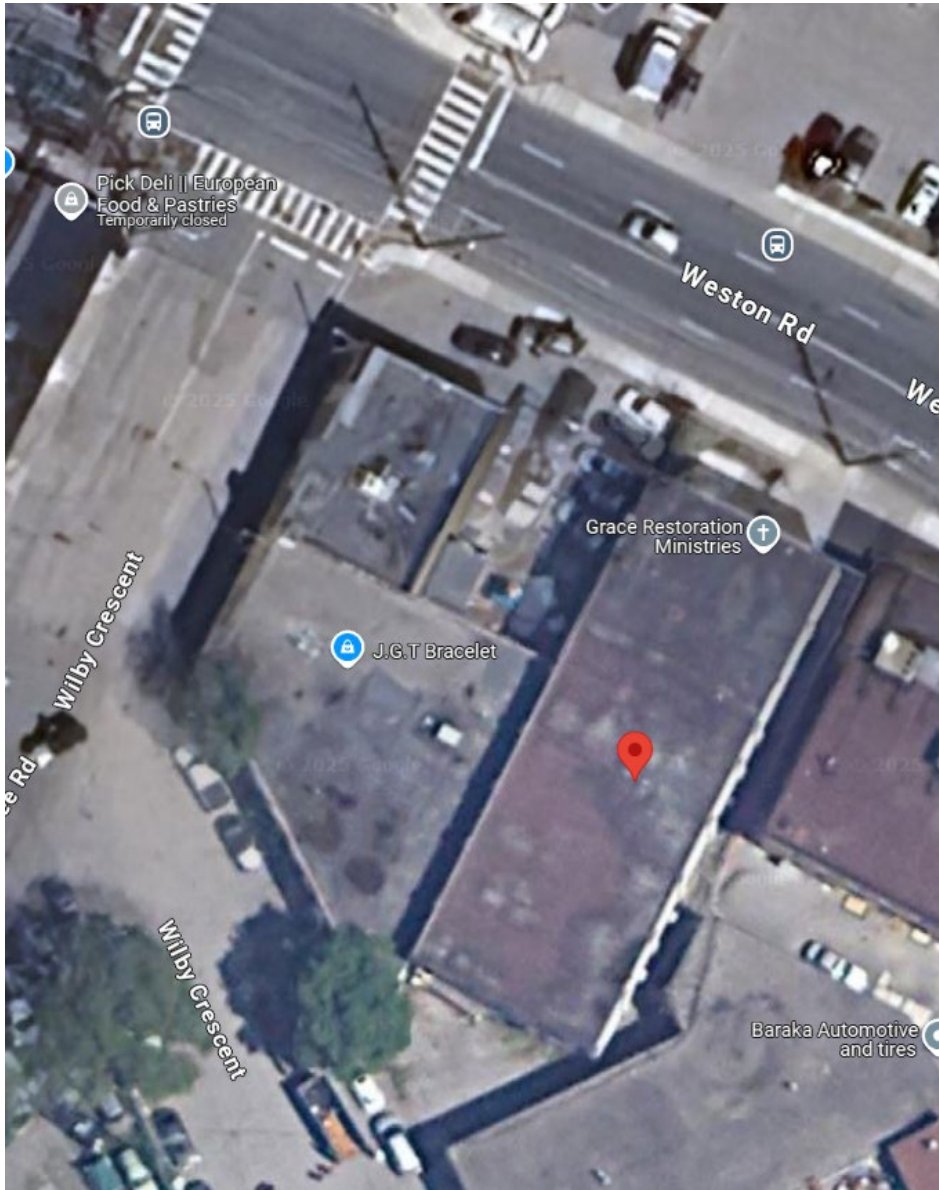
1. Site Plan
2. Google Map
3. Photos
4. Applicant's letter

Attachments

1. Site Plan



2. Google Map



3. Photos





4. Applicant's Letter

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ARKFIELD

February 24th, 2025

Attention:

Sam Sarkhosh
Plan Review Manager
Scarborough Civic Centre
150 Borough Dr. 3rd FL
Scarborough, ON
M1P 4N7

**RE: Demolition Permit Applications (24 244965 DEM 00 DM) & (24 244552 DEM 00 DM)
1736-1746 Weston Rd.**

Dear Mr. Sarkhosh,

Petra Consultants Ltd., on behalf of Arkfield, filed applications to demolish the above-noted properties on December 6, 2024. The Code Review was closed on January 8, and the Zoning Review notice has been sent.

Following the Ontario Land Tribunal (OLT) decision, a rezoning application was resubmitted on October 11, 2024. Since then, all zoning conditions have been satisfied, with the Zoning By-Law review imminent and a submission to the OLT forthcoming. Concurrently, a Site Plan Approval (SPA) submission was made on October 11, 2024, with comments currently being addressed and coordinated with the City.

The Environmental Site Assessments Report (ESAs) has identified one location where a soil sample contained a lead concentration marginally exceeding the standards. The issuance of the Demolition Permit will enable us to conduct additional soil and groundwater testing, a critical step in finalizing the required Record of Site Condition (RSC). Additional soil testing may also be necessary beneath the existing building to meet regulatory requirements. Since the RSC process is lengthy, obtaining the demolition permit will allow remediation to begin as soon as possible.

It is our understanding that the demolition permit requires Council approval in the absence of a building permit application having been submitted for the subject site. We request that Building advance a report and required materials on the demolition permit to the first available Community Council or Council meeting as required for consideration of our request for the release of the demolition permit.

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ARKFIELD

We appreciate your ongoing support and look forward to advancing the submission.

Regards