

Request to Demolish the Non-Residential Building at 911X Castlefield Avenue

Date: May 14, 2025
To: North York Community Council
From: Director, Toronto Building, North York District
Wards: Ward 8 Eglinton - Lawrence

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, this demolition permit application is submitted to City 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 give consideration to the demolition application for 911X Castlefield Avenue and decide to:

1. Approve the application to demolish the single storey building subject to the following conditions:
 - a. The owner agree 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 single storey building 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 single storey building without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

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 September 18, 2024, Toronto Building received application **24 214563 DEM 00 DM** to demolish an existing non- residential building at 911X Castlefield Avenue. In an email letter dated February 17th 2025 and prior letter dated December 22, 2020 from Hydro One, the applicant indicated that the building is a small single storey storage building located inside the Fairbank Transformer Station complex and part of future work scheduled for 2025. The building is no longer in use and the Hydro One does not intend on replacing it.

The demolition application is being referred to City Council because the building proposed to be demolished is located in the former City of York and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, By-law 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

Andrew Wild Manager,
Plan Review,
Tel: 416-392-7562;
email: Andrew.Wild@toronto.ca

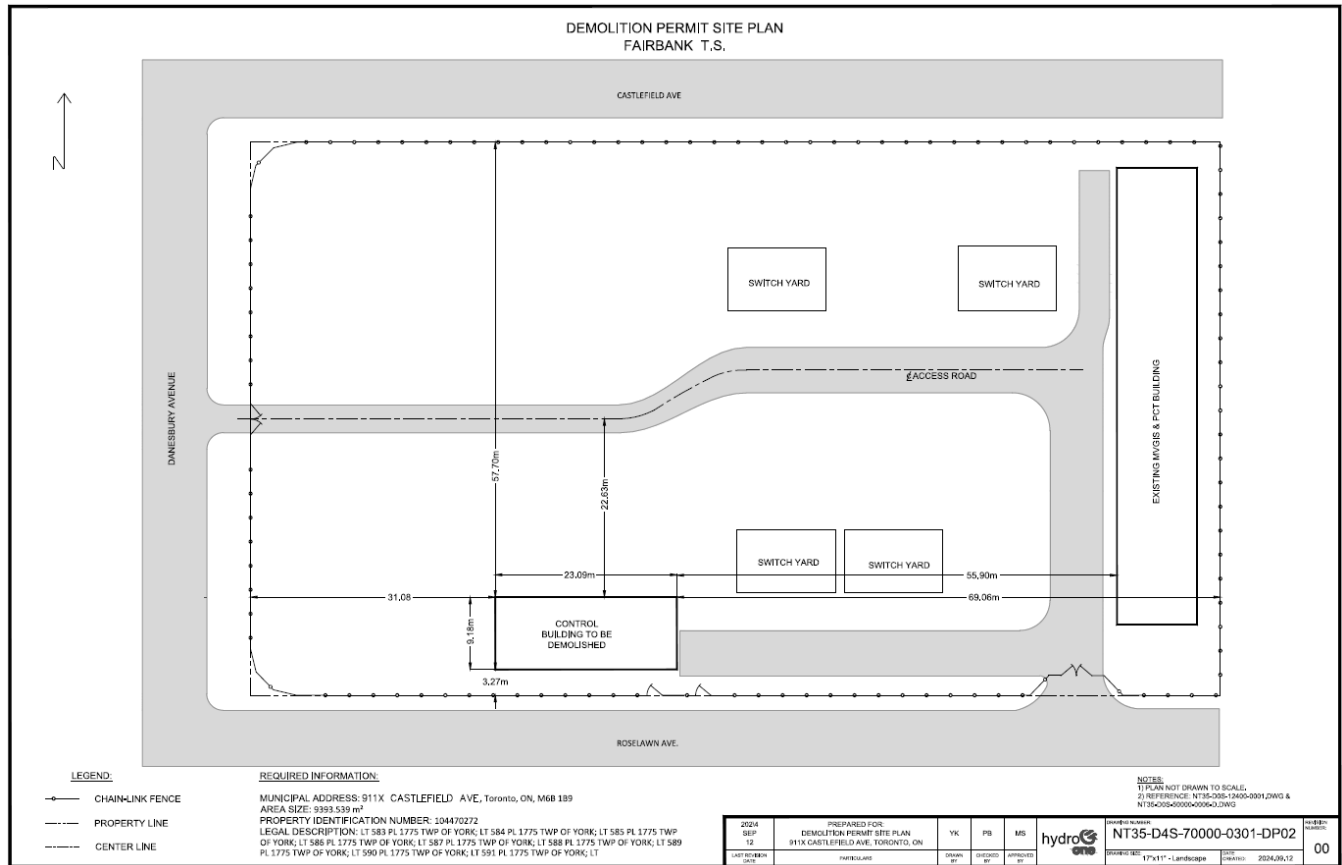
SIGNATURE

Anthony De Francesca
Director and Deputy Chief Building Official (A)
Toronto Building

ATTACHMENTS

1. Site Plan
2. Letter dated December 22, 2020
3. Letter Dated February 13, 2025

Attachment 1



Attachment 2

Hydro One Networks Inc.
483 Bay Street
South Tower, 6th Floor
Toronto, Ontario M5G 2P5
www.HydroOne.com

Tel: 416-345-4321
Email: Daniel.Levitan@HydroOne.com



Daniel Levitan
Vice President, Stakeholder Relations

Councillor Michael Colle
City of Toronto, Ward 8 Eglinton-Lawrence

December 22, 2020

Dear Councillor Colle:

Re: Hydro One's commitment to working with the City on enhancing the community near Fairbank Transformer Station at 911X Castlefield Avenue

Thank you again for making your staff and the City's Community Planning representatives available and for taking the time to meet with Hydro One staff on October 19 and at a subsequent site meeting on November 2. Our discussions focused on working in cooperation to enhance the community near our Fairbank Transformer Station (TS), with the overall vision to create linkages to existing green space.

Our goal is to always ensure that our infrastructure reflects host communities with safety, operations and corporate citizenry at the forefront. Your advocacy and advice has been extremely helpful towards that goal.

Hydro One is seeking to obtain the demolition permit for 911X Castlefield Avenue to avoid critical and costly delays to this project. The refurbishment of equipment at Fairbank TS is critical to maintain uninterrupted electrical power to the community.

Due to underground and overhead hydro lines and security requirements, there is no potential for beautification on the Fairbank TS property at 911X Castlefield Avenue. Additional landscaping would not likely survive, the area is not suitable for benches, and solid fencing would introduce a security risk. However, as discussed with yours and City staff, we have identified opportunities to work together to enhance the area. We submit this letter outlining our commitment to working in partnership with the City of Toronto on the following:

- The property at 901 Roselawn Avenue is part of the provincially-owned hydro corridor and connects Roselawn Avenue to the York Beltline Park. A space approximately 4 metres wide on the east side of this property could potentially be available for the City to license. Should the City pursue a secondary land use agreement, Hydro One is prepared to support and assist, where possible, in the process. Should a license be granted, following completion of our station construction project in 2025, Hydro One could also contribute through site preparation, by adjusting fencing, and by remediating with pollinator seeding, as shown in Attachment 2. It is understood that it would be the City's responsibility to design and pay to connect the south property line of 901 Roselawn Avenue to the York Beltline Park multiuse trail via the Toronto Housing Community property at 855 Roselawn Avenue.

- The open space connection between Castlefield Avenue and Briar Hill Road just north of Fairbank TS is also part of the provincially-owned hydro corridor. Should the City pursue a secondary land use agreement, Hydro One is prepared to support and assist, where possible, in the process. This will require the City's coordination with all relevant parties, including Toronto Hydro.
- Hydro One would be pleased to work with the City's Transportation Services staff on the planned reconstruction of Roselawn Avenue as it relates to the removal of the north/south rail spur. Hydro One is particularly interested in the scope and scheduling of that work and any potential effects on our construction at Fairbank TS. It is understood that there is no timeline on Transportation Services staff completing this work and charging the cost of removal back to Hydro One.

It is important to note that Infrastructure Ontario (IO) is the provincial agency that executes secondary land use agreements based on Hydro One's recommendations. IO has specific requirements for these types of applications, while Hydro One manages, administers provides guidance to proponents (including the City of Toronto) in support of the community's needs throughout this process.

We are committed to continuing discussions with the City regarding partnering on the above options and working together to enhance the community. If for any reason you would like to further discuss this site or any other matter of importance to your constituents, please don't hesitate to reach out.

Respectfully,

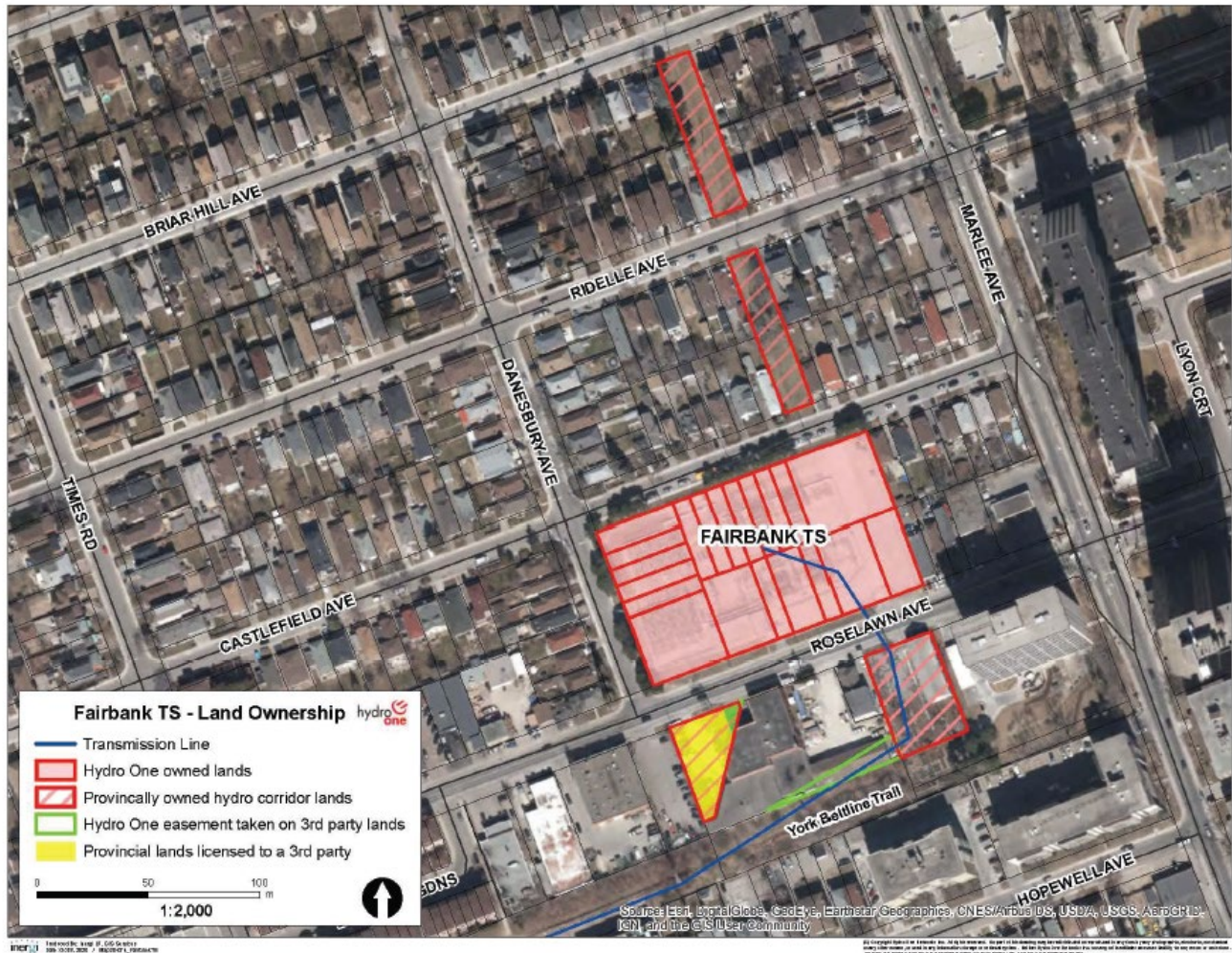


Daniel Levitan
Vice President, Stakeholder Relations
Hydro One Networks Inc.

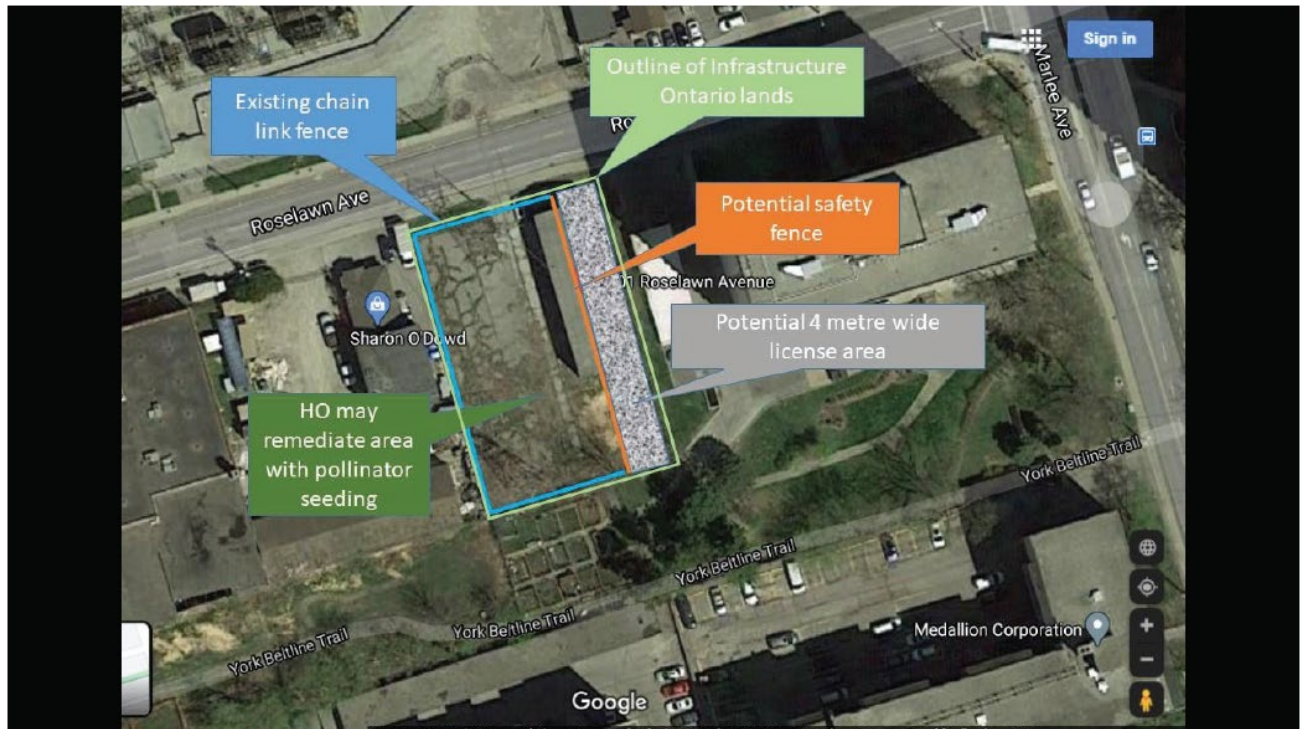
CC: Al Rezoski, Manager, Community Planning, City of Toronto
Kaari Kitawi, Urban Designer, City of Toronto
Dawn Hamilton, Program Manager, Urban Design, City of Toronto
Lola Dandybaeva, Chief of Staff, Councillor Colle, City of Toronto
Daniel Kolominsky, Planning Assistant, Councillor Colle, City of Toronto
Gene Lee, Toronto Building, City of Toronto
Mark Berkovitz, Asset Management Unit, Transportation Services, City of Toronto
Orin Pereira, Manager, Facilities Management, Hydro One

Attachment 1: Property ownership map in the vicinity of 911X Castlefield Avenue
Attachment 2: Potential option for provincially-owned 901 Roselawn Avenue
Attachment 3: Statement of intent from City Planning, City of Toronto

Attachment 1: Property ownership map in the vicinity of 911X Castlefield Avenue



Attachment 2: Potential option for provincially-owned 901 Roselawn Avenue





February 13, 2025

Patrick Bronicki
Hydro One Networks Inc.
483 Bay Street
Toronto, ON M5G 2P5

Attn: Andrew Wild
City of Toronto
100 Queen St. West
Toronto, ON M5H 2H2

Re: Building Demolition at 911X Castlefield Avenue / 950 Roselawn Avenue

Dear Mr. Andrew Wild,

I am writing to formally request the City of Toronto's consideration and approval for the demolition of an existing building located at 911X Castlefield Avenue / 950 Roselawn Avenue. This building has been made obsolete by a modern facility that was constructed in 2020 (building permit 19 253163 BLD) as part of our station refurbishment project. The overall Fairbank TS refurbishment project is required to upgrade aging station equipment to ensure continuous supply of safe and reliable electricity to Toronto Hydro to power the local community.

With the new facility in operation, there is no need or functional purpose for the existing building. Due to the building location, the area is a part of the station yards and will be graveled. We recognize the demolition of this building requires City Council approval under by-law No. 569-2013. We met and shared information regarding the secondary land-use program with Councillor Cole in 2020 and are committed to working with the City should it pursue this option.

We kindly request that City Council review this request and grant approval for the demolition of the existing building at Fairbank TS. We look forward to hearing from you on this matter and can answer any questions you may have. Thank you for your time and consideration.

Sincerely,

Patrick Bronicki
Architectural Technologist
Hydro One Networks Inc.