



STAFF REPORT ACTION REQUIRED

Demolition Control Applications 6 Aldgate Avenue

Date:	April 2, 2007
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 5
Reference Number:	2007EY009

SUMMARY

On February 22, 2007, Toronto Building received a demolition permit application to demolish a one-storey single family dwelling, at 6 Aldgate Avenue. The owner would like to develop this property as part of 250 The Queensway, which is a gas station. Toronto Building has not received a building permit application to replace the building to be demolished.

In accordance with By-law No 1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, as to whether or not to refuse or grant the demolition permit application, including conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council approve the application to demolish a one-storey single family dwelling at 6 Aldgate Avenue.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report

ISSUE BACKGROUND

In March 2006, an application was submitted to Planning Division for Site Plan Approval, and Official Plan and Re-zoning for this site. The objective of this application is to remove the single family dwelling, re-zone the lot as a commercial property, and designate the vacant lot to be part of 250 The Queensway, which presently, is an ESSO Gas Station.

At its meeting of September 25, 26 and 27 of 2006, City Council approved the Official Plan Amendment and Re-zoning Application for 6 Aldgate Avenue.

In November 2006, the applicant submitted an application to Committee of Adjustment, to sever the lot for the purpose of two lot additions as follows:

- a) one northerly lot with 1.5 metres frontage and 22.86 metres deep, with an area of 36 square metres to be conveyed to 8 Aldgate Avenue;
- b) remainder of the existing lot with a 6.16 metres frontage and an area of 198 square metres, will be part of the existing abutting lands known as 250 The Queensway.

At its' meeting of December 19, 2006, Committee of Adjustment approved the Consent Application with conditions. Presently, the applicant is in the process of complying with the Committee's conditions.

COMMENTS

On February 22, 2007, Toronto Building received a demolition permit application for a single family dwelling at 6 Aldgate Avenue. The building is not listed on the City's Inventory of Heritage Properties, and is currently vacant.

Memorandums were forwarded to the Area Councillor, Urban Forestry, and Heritage staff, for review and response. To date, Toronto Building has not received any response from the Area Councillor, Urban Forestry or Heritage staff.

During a recent inspection, it was observed that the building was not demolished.

This application is being forwarded to the Etobicoke York Community Council because no building permit for a replacement building has been issued. In such cases, By-law 1009-2006 and the Municipal Code, require Community Council to issue or refuse the demolition permit.

It is the applicant's intention to demolish the single family dwelling and incorporate the site as part of the gas station in order to enlarge the existing canopy. Toronto Building received a building permit application in February 2007, for the canopy enlargement, indicating that the areas be partially hard-surfaced and landscaped.

Toronto Building recommends that the Etobicoke York Community Council approve the issuance of the demolition permit for 6 Aldgate Avenue.

CONTACT

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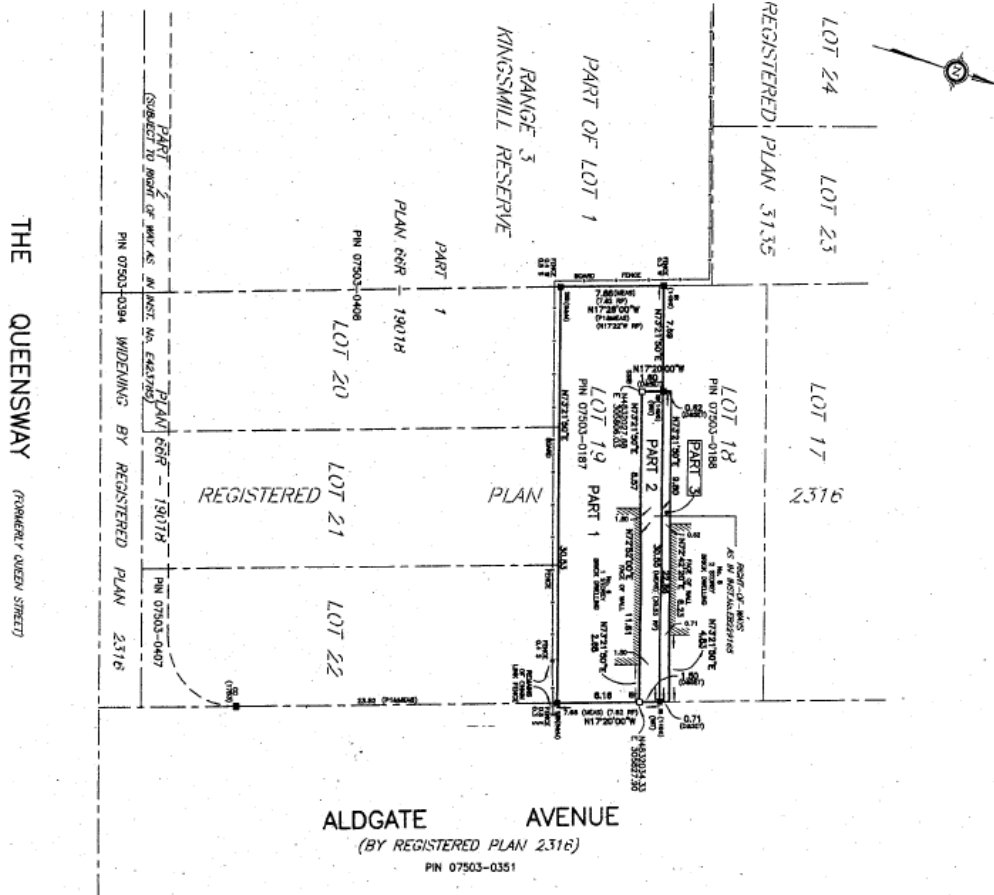
SIGNATURE

Edward Tipping, P.Eng
Director of Building and
Deputy Chief Building Official
Etobicoke York District

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ATTACHMENTS

1. Site Plan
2. Picture
3. Picture



Site Plan



6 Aldgate Avenue



250 The Queensway and 6 Aldgate Avenue