

**Residential demolition application for 103 Sheppard Avenue East, subject to the Demolition Control By-law**

<b>Date:</b>	April 12, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	File No. 2007NY017 07 – 134613 DEM

**SUMMARY**

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This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

In accordance with section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 103 Sheppard Avenue E. is referred to Toronto North Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permit.

**RECOMMENDATIONS**

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**Toronto Building North York Division recommends that:**

1. The request to demolish subject residential building be approved with the following conditions:
  - a. All debris and rubble be removed immediately after demolition and the excavation be filled in.
  - b. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

The City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D(1)] requires that applications be referred to Community Council for consideration if no building permit is issued to erect a replacement building on the property.

On April 2, 2007, the owner of the property municipally known as 103 Sheppard Ave. E. submitted an application to demolish an existing one storey single family brick dwelling. The dwelling was the subject of a fire on December 30, 2006 and the owner is concerned about the safety of the building.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

## **ISSUE BACKGROUND**

The subject property is located on the south side of Sheppard Avenue east of Yonge St. and is designated C7 Mixed Use Commercial Area Zone in the North York Zoning By-Law No.7625.

The owner has stated he purchased the property in an “as is” condition on February 28, 2007 and that the property was last used as a grow house which may have led to the fire in December 2006. It is his intention to demolish the existing dwelling but he does not intend to construct a replacement dwelling. As the lands are zoned to permit a range of commercial uses, the owner proposes to construct a dental office building on the site once he obtains the necessary approvals from the City.

## **COMMENTS**

The owner has requested permission to demolish the existing fire damaged residential single family dwelling, and has agreed to remove all of the debris from the property once the demolition has been completed and fill in any excavation. The owner intends to work with an architect to obtain drawings suitable for a development application to be

submitted to the City for approval for a medical clinic. At this time the owner is unable to establish a timeframe within which a new development will take place.

The C7 zone in the North York Zoning By-law permits Commercial uses as of right, however Site Plan Approval will be required prior to redevelopment. Commercial uses are already evident in this area as some of the single family dwelling units fronting onto Sheppard Ave. E. have been converted or redeveloped for commercial uses.

## **CONTACT**

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## **SIGNATURE**

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Director of Building and  
Deputy Chief Building Official  
North District

## **ATTACHMENTS**

1. Owner's Letter
2. Zoning Map