



**STAFF REPORT
ACTION REQUIRED**

Residential demolition application for 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue W.

Date:	May 9, 2007
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23 - Willowdale
Reference Number:	File No: 2007NY020 07 - 175206 DEM 07 - 175148 DEM 07 - 175087 DEM

SUMMARY

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 bylaws.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11 “Demolition Control”, the applications for demolition of the three single family dwellings at 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue W. are referred to Toronto North Community Council to refuse or to grant the applications including any conditions, to be attached to the demolition permits.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential buildings 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

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

ISSUE BACKGROUND

Facilities and Real Estate were asked by the Transportation Services Division to make arrangements to purchase the properties at 47 Hounslow Avenue, 49 Horsham Avenue and 36 Finch Avenue West for the purpose of expanding the ring road in the North York Centre to alleviate traffic congestion from Yonge Street, as well as from the condominium development in the area.

The City of Toronto has completed the purchase of the properties known as 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue W., for the purpose of constructing a new service link road in the North York Center.

COMMENTS

The owner, The City of Toronto, proposes to demolish the existing three dwellings and has submitted applications for demolition permits on April 26, 2007. The City intends to commence demolition as soon as possible and will not build replacement dwellings.

The applications for the demolition of the three dwellings were circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

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

The City of Toronto having acquired the properties known as 36 Finch Avenue West, 47 Hounslow Avenue, 49 Horsham Avenue and 36 Finch Avenue West as part of a land assembly for the construction of future ring roads in the North York Centre, wishes to demolish the dwellings, and has agreed to fence and protect the site, to keep it clean and in a safe condition. The Transportation Services Division has not yet determined a timeframe for construction to begin.

CONTACT

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SIGNATURE

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North District

Attachments

1. Zoning map of area